

CITY PLAN COMMISSION

THURSDAY, JANUARY 23, 2025

FILE NUMBER: S245-067

SENIOR PLANNER: Hema Sharma

LOCATION: Hawes Avenue at Maple Avenue, southeast corner

DATE FILED: December 27, 2024

ZONING: IR, CS

CITY COUNCIL DISTRICT: 14

SIZE OF REQUEST: 3.407-acres

APPLICANT/OWNER: Amy Barricklow, Hawes EV, LP

REQUEST: An application replat a 3.407-acre tract of land containing all of Lots 3 and 5 and a tract of land in City Block 2570, and to include abandoned portion of right-of-way to create one lot on property located Hawes Avenue at Maple Avenue, southeast corner.

SUBDIVISION HISTORY:

1. S212-018 was a request at the same location as present request to create a 2.765-acre lot from a tract of land in City Block 2570 on property located on Hawes Avenue, southwest of Denton Drive. The request was approved on November 18, 2021 and recorded March 20, 2024.
2. S190-225 was a request southeast of the present request to create one 0.608-acre lot from a tract of land in City Block 4723 on property located on Maple Avenue, south of Fielder Court. The request was approved October 1, 2020 and recorded June 16, 2021.
3. S190-200 was a request southwest of the present request replat a 7.9923-acre tract of land containing all of Lots 2A, 2B, 4A, 5A, 5B, 5C, and 5D in City Block E/2367 to create 7 lots ranging in size from 9,551 square feet to 95,652 square feet and one common area on property located on Mockingbird Lane, south of Maple Avenue. The request was approved on August 20, 2020 and recorded December 23, 2020.

STAFF RECOMMENDATION: The request complies with the requirements of the IR Industrial Research District and CS Commercial Service District; therefore, staff recommends approval of the request subject to compliance with the following conditions:

General Conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.
2. Department of Development Services, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.

3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. *Section 51A-8.102(a), (b), (c), and (d)*
4. The number and location of fire hydrants must comply with the Dallas Fire Code.
5. Any new or existing structure may not extend across new property lines. *Section 51A-8.503(e)*
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature. The monuments must be verified by the Chief City Surveyors Office in the Public Works Department. *Section 51A-8.617*
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. Prior to the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is one.

Paving & Drainage Conditions:

12. Submit a full set of Civil Engineering Plans (drainage, paving, street signage/markings/lighting) prepared per City Standards by a licensed (TX) Professional Engineer to Engineering Division in Room 200, Oak Cliff Municipal Center (i.e. 311T/DP). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. 51A-8.102 (c); 8.601(b)(4),(5),(6),(7),(8),(9)
13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(c).
14. Place a note on the final plat stating "Lot-to-Lot drainage will not be allowed without proper City of Dallas Engineering Division approval" 51A 8.611(e)

Right-of way Requirements Conditions:

15. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of Hawes Avenue & Maple Avenue. Section 51A 8.602(d)(1)

16. A larger corner clip may be requested during engineering plan and traffic review to accommodate an adequate turning radius, or to maintain public/traffic appurtenances, within the area of the corner clip. *Section 51A 8.602(d)(1), 51A 8.608(a)*
17. Must coordinate with Transportation Department for any traffic signal requirements that are deemed necessary for improving pedestrian accessibility and safety related to site development (Contact Srinivasa Veeramallu with Traffic Signals). *51A-8.606, 51A-8.608*

Survey (SPRG) Conditions:

18. Prior to final plat, submit a completed final plat checklist and all supporting documents.
19. On the final plat, show the correct recording information for the subject property.
20. On the final plat, show how all adjoining right-of-way was created. *Section 51A-8.403(a)(1)(A)(xxii)*.
21. On the final plat, show distances/width across all adjoining right-of-way. *Platting Guidelines*.
22. On the final plat, show recording information on all existing easements within 150 feet of the property.
23. On the final plat, list utility easements as retained within street abandonments when stated in the abandonment ordinance or follow the City of Dallas standard affidavit requirements.
24. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. *Platting Guidelines*.
25. On the final plat, show or list the prior plat on the map, in the legal description, and/or title block. *Platting Guidelines*.
26. On the final plat, chose a new or different addition name.

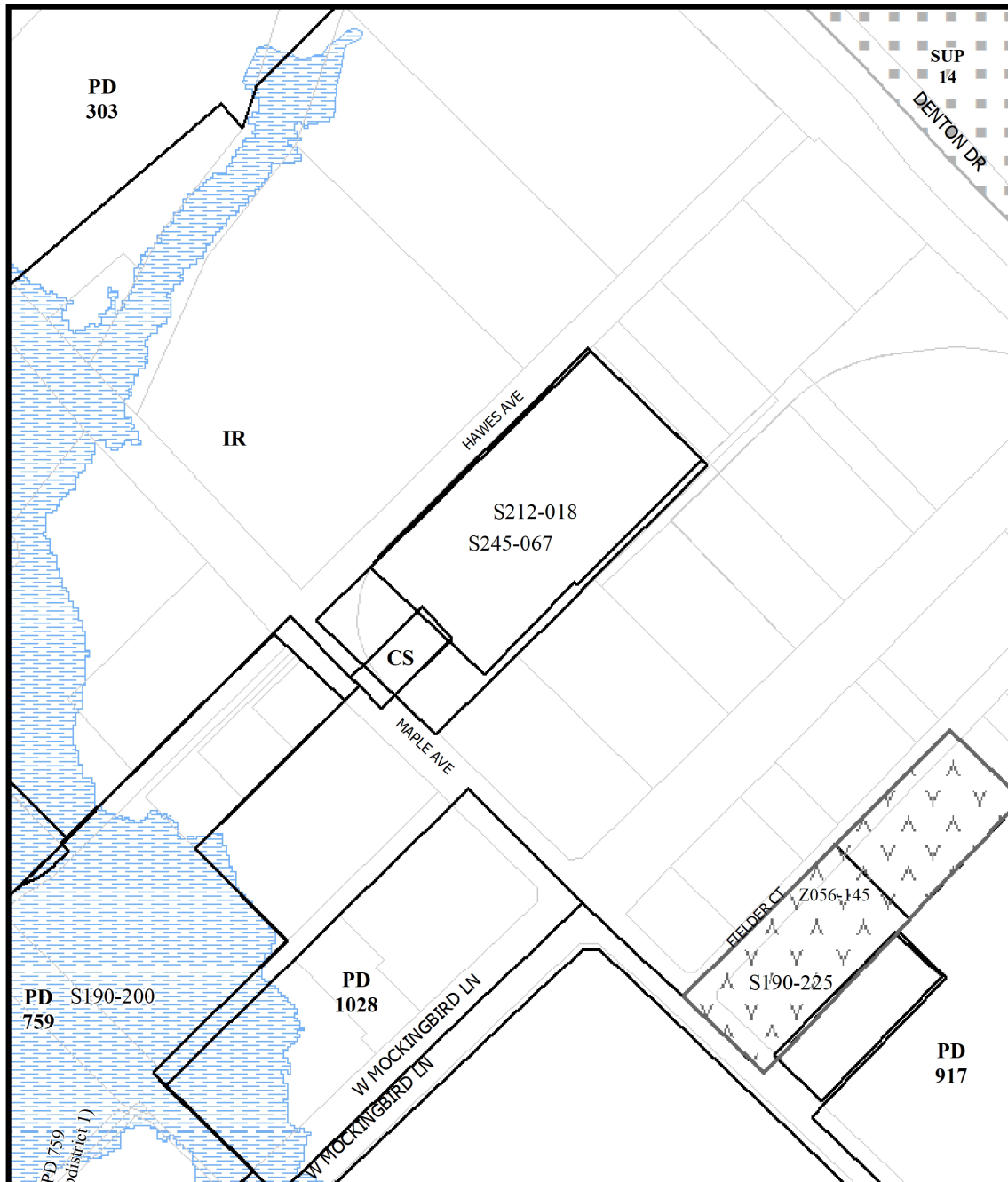
Dallas Water Utilities Conditions:


27. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

Real Estate/ Street Name/ GIS, Lot & Block Conditions:

28. Prior to the final plat, please note Hawes Street right-of-way abandonment on the plat at follows: Abandonment authorized by Ordinance No._____, recorded as Inst. Nos. (Cert. ORD No._____, QCD No._____). Utility Easements retained.
29. On the final plat, change “Maple Ave” to “Maple Avenue”. *Section 51A-8.403(a)(1)(A)(xii)*.

30. On the final plat, change “Hawes Ave” to “Hawes Avenue”. Section 51A-8.403(a)(1)(A)(xii).
31. On the final plat, identify the property as Lots 3A in City Block 2570.



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AERIAL MAP

- Area of Request
- Recent History

Case no: S245-067

Date: 1/6/2025

