

**CITY PLAN COMMISSION****THURSDAY, DECEMBER 07, 2023****FILE NUMBER:** S234-015**SENIOR PLANNER:** Hema Sharma**LOCATION:** Hull Street, north of Stokes Street**DATE FILED:** November 08, 2023**ZONING:** R-5(A)**CITY COUNCIL DISTRICT:** 7**SIZE OF REQUEST:** 4.615-acres**APPLICANT/OWNER:** Dallas Area Habitat for Humanity, Inc.

**REQUEST:** An application to replat a 4.615-acre tract of land containing part of Lot 3 in City Block 7640 to create 30 lots ranging in size from 5,375 square feet to 6,306 square feet on property located on Hull Street, north of Stokes Street.

**SUBDIVISION HISTORY:**

1. S223-166 was a request at the same location as the present request to replat a 4.615-acre tract of land containing part of Lot 3 in City Block 7640 to create 30 lots ranging in size from 5,375 square feet to 6,306 square feet on property located on Hull Avenue, north of Stokes Street. The request was denied by City Plan Commission on July 6, 2023.
2. S223-056 was a request south of the present request to create 6 residential lots ranging in size from 5,614 square feet to 8,014 square feet from a 0.950-acre tract of land in City Block 7637 on property located on Meek Street at Hull Street, at the terminus of Brownsville Avenue. The request was approved on February 2, 2023 but has not been recorded.
3. S212-267 was a request northeast of the present request to replat an 11.370-acre tract of land containing all of Lot 3 in City Block 7640 to create a 74-lot residential subdivision with lots ranging in size from 5,049 square feet to 6,561 square feet on property located on Hull Street, north of Stokes Street. The request was withdrawn on July 15, 2022.
4. S190-055 was a request south of the present request to create one 5,542-square foot lot and one 6,155-square foot lot from a 0.305-acre tract of land in City Block 7637 on property located on Fellows Lane at Hull Avenue, west corner. The request was approved on January 9, 2020 and recorded on June 23, 2022.

**PROPERTY OWNER NOTIFICATION:** On November 21, 2023, 48 notices were sent to property owners within 200 feet of the proposed plat.

**STAFF RECOMMENDATION:** Section 51A-8.503 states that "lots must conform in width, depth, and area to the pattern already established in the adjacent areas, having due regard to the character of the area, its particular suitability for development, and taking into consideration the natural topography of the ground, drainage, wastewater facilities, and the proposed layout of the streets."

- The properties to the west of the request have average lot widths of 50 feet and average lot areas of 7,500 square feet and are zoned as R-5(A) Single Family District. All lots are undeveloped. (*Please refer to the existing area analysis and aerial map*)
- The properties to the south of the request have lot widths ranging in size from 50 feet to 53 feet and lot areas ranging in size from 5,625 square feet to 7,453 square feet and are zoned an R-5(A) Single Family District. (*Please refer to the existing area analysis map and aerial map*)
- The property to the east is 6.775-acre tract of land containing remainder part of Lot 3.
- The property to the north is 11.59-acre tract of land containing all of Lot 2.

The request lies in an R-5(A) Single Family District which has a minimum lot area requirement of 5,000 square feet. The request is to create 30 lots ranging in size from 5,375 square feet to 6,306 square feet. The widths of the proposed lots are 50 feet.

Staff finds that the request is similar to the development pattern established within the immediate vicinity. The request complies with the zoning requirement of the R-5(A) Single Family District and is in compliance with Section 51A-8.503; therefore, staff recommends approval 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 30.

**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 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Hull Street. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*
16. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Pierce Lane. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*
17. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of Hull Street & Pierce Lane. Section 51A 8.602(d)(1)
18. 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)*
19. Provide a turn-around per the City of Dallas Standards at the end of Pierce Lane. *Section 51A-8.506(b).*

20. Provide adequate right-of-way for cul-de-sac within the platted area and outside of the floodplain area, design/construct to the city standards.

**Flood Plain Conditions:**

21. On the final plat, determine the 100-year water surface elevation across this addition.
22. On the final plat, dedicate floodway easement, floodway management area or floodway easement (within common area), with the appropriate easement statement included on the face of the Plat. 51A 8.611(d); DWU Floodplain Management; Drainage Design Manual Addendum V
23. On the final plat, include additional paragraph in Owner's Certificate (pertaining to the floodplain). 51A 8.611(d); DWU Floodplain Management; Drainage Design Manual Addendum V
24. On the final plat, specify minimum fill and minimum finished floor elevations. *Section 51A-8.611(d), Trinity Watershed Management.*
25. On the final plat, show the natural channel set back from the crest of the natural channel. *Section 51A-8.611(d), Trinity Watershed Management.*
26. Prior to submission of the final plat, set floodway monument markers and provide documentation that the monuments have been set. *Section 51A-8.617(d)(1), (2), (3), and (4)*
27. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for.

**Survey (SPRG) Conditions:**

28. Prior to final plat, submit a completed final plat checklist and all supporting documents.
29. On the final plat, show distances/width across all adjoining right-of-way
30. On the final plat, show recording information on all existing easements within 150 feet of the property.
31. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information.
32. On the final plat, show new/different plat name.

**Dallas Water Utilities Conditions:**

33. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f).
34. Additional design information may be 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

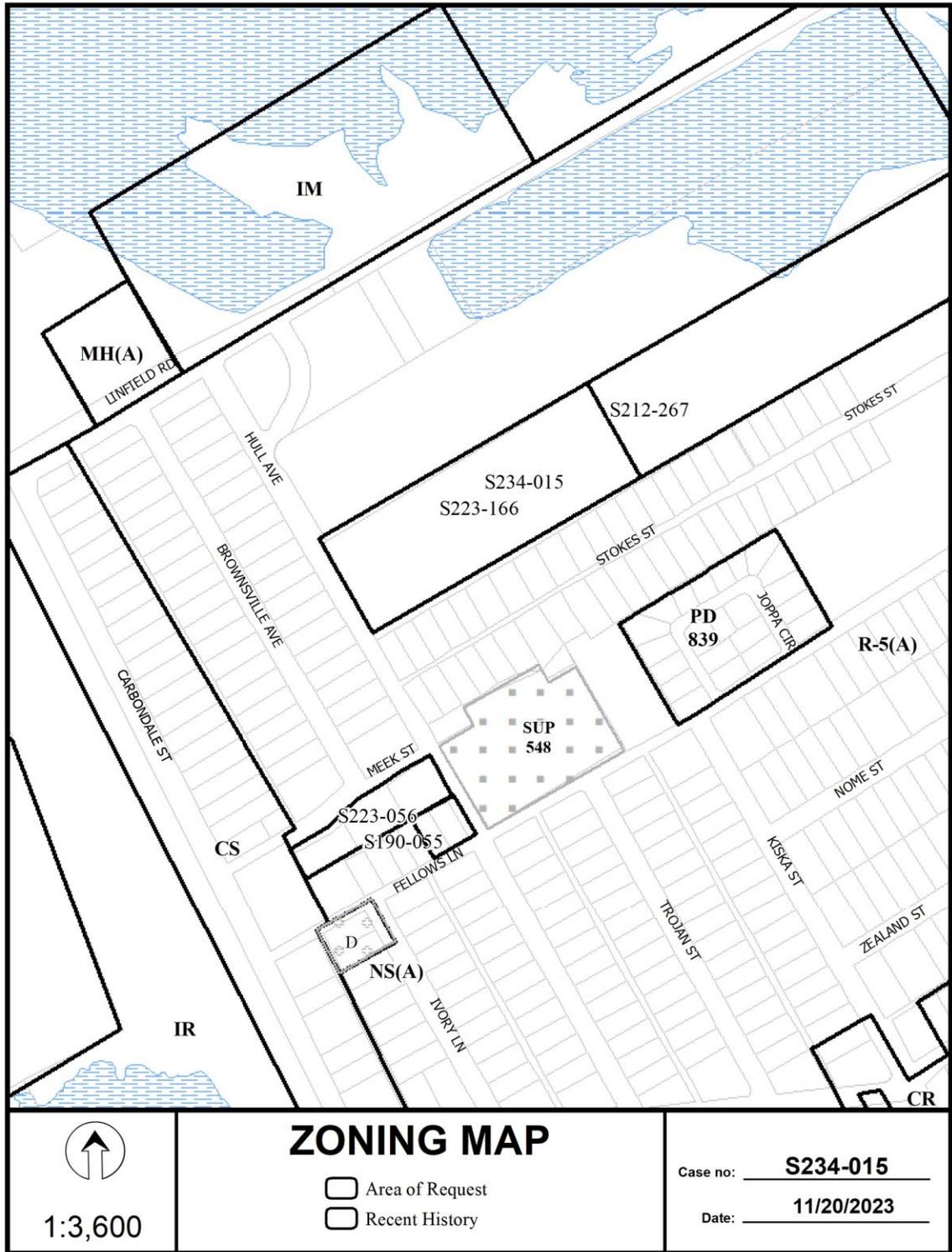
plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

35. Water and Wastewater main improvements is required by Private Development Contract. 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:**

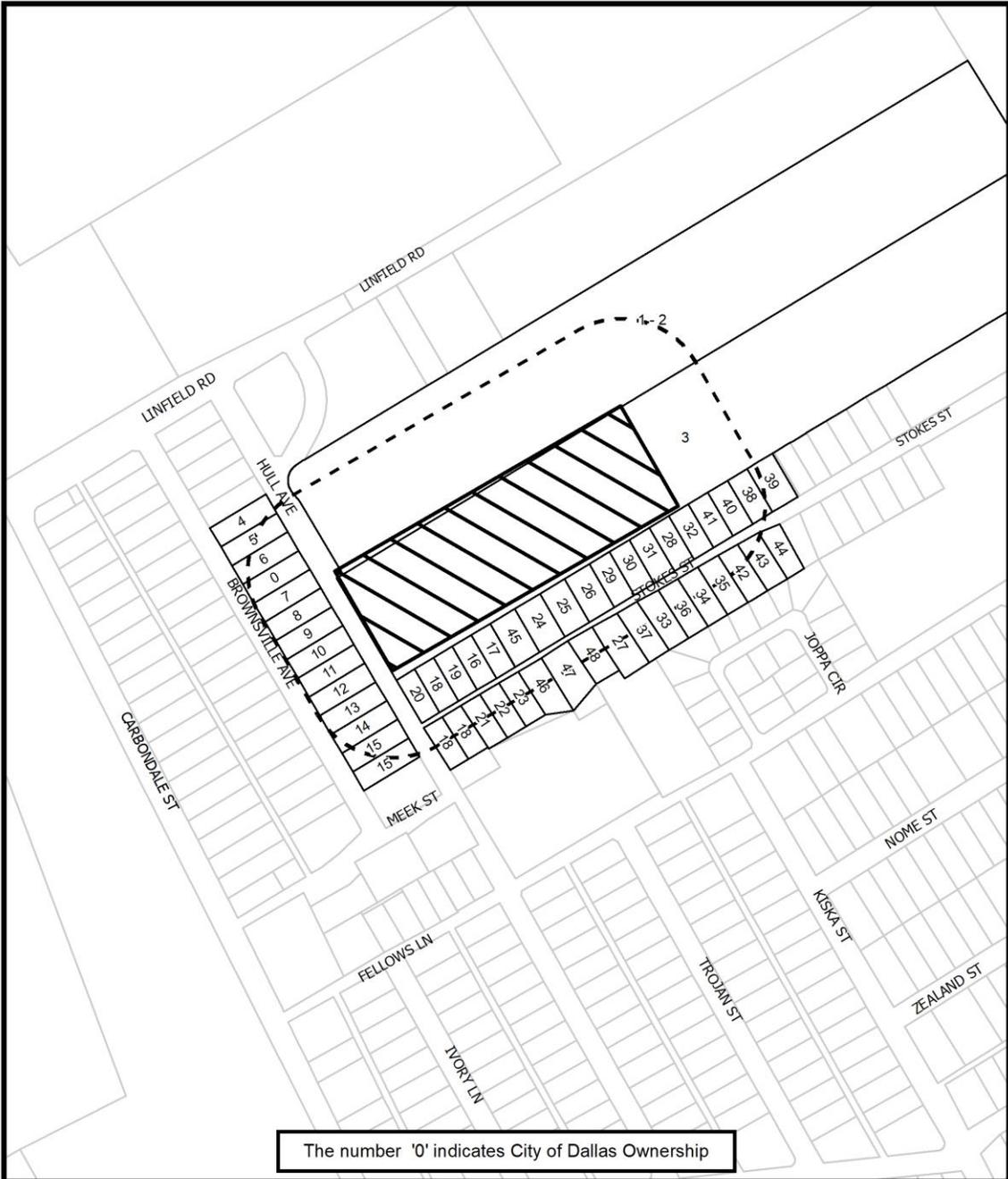
36. Prior to the final plat, please show on plat how Pierce Street is being dedicated or is an abandonment. If it is an abandonment. please show abandonment on plat as follows: Abandonment authorized by Ordinance No. \_\_\_\_\_, recorded as Inst. Nos. (Cert. ORD No. \_\_\_\_\_, QCD No. \_\_\_\_\_). Utility Easements retained.
37. On the final plat, please change "Hull Avenue" to "Hull Street".
38. On the final plat, please change "Stokes Street (Formerly Beaver Avenue)" to "Stokes Street (F.K.A Beaver Avenue)".
39. On the final plat, identify the property as Lots 1-15 in City Block 3A/7640 & Lots 1-15 in City Bock 3B/7640. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).







 1:3,600	<h2 style="text-align: center;">AERIAL MAP</h2> <p> <input type="checkbox"/> Area of Request  <input type="checkbox"/> Recent History         </p>	Case no: <u>          <b>S234-015</b>          </u> Date: <u>          <b>11/20/2023</b>          </u>
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 1:3,600	<h2>NOTIFICATION</h2>	Case no: <b>S234-015</b>
	<div style="display: flex; justify-content: space-between;"> <div style="border: 1px solid black; padding: 2px;">200'</div> <div>AREA OF NOTIFICATION</div> </div> <div style="display: flex; justify-content: space-between;"> <div style="border: 1px solid black; padding: 2px;">48</div> <div>NUMBER OF PROPERTY OWNERS NOTIFIED</div> </div>	Date: <b>11/20/2023</b>

11/16/2023

## ***Notification List of Property Owners***

***S234-015***

***48 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	7728 HULL AVE	WILLIAMS RICHARD &
2	7736 HULL AVE	CRAWFORD JAMES E &
3	7740 HULL AVE	DALLAS AREA HABITAT FOR
4	7724 BROWNSVILLE AVE	DALLAS AREA HABITAT FOR HUMANITY
5	7726 BROWNSVILLE AVE	CRAWFORD FRED LEE
6	7732 BROWNSVILLE AVE	J&K ENTERPRISE CUSTOM HOMES LLC
7	7740 BROWNSVILLE AVE	GREER BARBARA ANN &
8	7744 BROWNSVILLE AVE	DIBBLES LIVY ANN EST OF
9	7804 BROWNSVILLE AVE	JORDAN MARVENA S
10	7808 BROWNSVILLE AVE	AGUILAR DAYSI YAMELY G &
11	7810 BROWNSVILLE AVE	EVERETT ESSIE
12	7816 BROWNSVILLE AVE	BEASLEY JAMES EDWARD
13	7820 BROWNSVILLE AVE	NELSON MONICA D
14	7824 BROWNSVILLE AVE	JL CASA INVESTMENTS LLC
15	7826 BROWNSVILLE AVE	JACKSON TAMORA
16	4615 STOKES ST	GONZALEZ MARIA
17	4619 STOKES ST	REMODELING BY JC
18	4607 STOKES ST	NEW ZION MISSIONARY BAPTIST CHURCH
19	4611 STOKES ST	HOWARD ELI
20	4603 STOKES ST	NEW ZION MISSIONARY
21	4614 STOKES ST	MUMPHREY MARCUS
22	4616 STOKES ST	CHAMP JARI LEATRICE &
23	4620 STOKES ST	KELLEY JEANNIE
24	4627 STOKES ST	Taxpayer at
25	4635 STOKES ST	DOBIN LATARA
26	4639 STOKES ST	KENNEYBREW SHEMEKA

11/16/2023

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	4640 STOKES ST	DUNN NATASHA
28	4707 STOKES ST	CLEMONS SANDRA
29	4645 STOKES ST	GONSALES ROBERTO JR &
30	4649 STOKES ST	GONZALEZ IRENE
31	4703 STOKES ST	Taxpayer at
32	4711 STOKES ST	BANKS AKIVA LESHEA
33	4648 STOKES ST	Taxpayer at
34	4708 STOKES ST	HANNAH STEPHANIE
35	4712 STOKES ST	SHAMLIN AKITA MOYETTE
36	4704 STOKES ST	PANIGRAHY RINA
37	4646 STOKES ST	ALVAREZ BALDEMIRO
38	4723 STOKES ST	GONZALEZ ANITA & JULIO CHAPARRO
39	4727 STOKES ST	CASTILLO VICTOR JUAN &
40	4719 STOKES ST	RUBLES BARBARA
41	4715 STOKES ST	PRICE VERONICA NICOLE &
42	4716 STOKES ST	NARVAEZ VERONICA
43	4720 STOKES ST	DALLAS CITY OF COUNTY OF
44	4724 STOKES ST	RINGGOLD LANE 4444 LLC
45	4623 STOKES ST	COOPER LATASHA MICHOLE
46	4628 STOKES ST	SALMERON WILBER O &
47	4632 STOKES ST	SESSION TIFFANY LASHAWN
48	4636 STOKES ST	GARNER SHELIA



