

**CITY PLAN COMMISSION****THURSDAY, JULY 10, 2025****RECORD NO.:** PLAT-25-000025 (S245-189)    **SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** between Edwards Avenue and Hawes Avenue, north of Aubrey Avenue**DATE FILED:** June 11, 2025**ZONING:** IR**CITY COUNCIL DISTRICT:** 6**SIZE OF REQUEST:** 5.499-acres**APPLICANT/OWNER:** TPS Love Field Three, LLC

**REQUEST:** An application to replat a 5.499-acre tract of land containing all of Lots 1 through 5, Lots 24 through 28 in City Block C/4997, all of Lots 1 through 5, Lots 24 through 28 in City Block D/4998, part of Lots 1 through 5, and all of Lots 6 through 11 in City Block F/5000, abandoned portion of alleys, Thurman Avenue, and Rochester Street to create one lot on property located between Edwards Avenue and Hawes Avenue, north of Aubrey Avenue.

**SUBDIVISION HISTORY:**

1. S156-291 was a request southeast of the present request to create one 0.965-acre lot from a tract of land in City Block A/5719 on property located on 3140 W. Mockingbird Lane, northeast of Cedar Springs Road. The request was approved on October 6, 2016, and was recorded on June 15, 2018.

**STAFF RECOMMENDATION:** The request complies with the requirements of the IR Industrial/Research 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)
15. On the final plat, include a note that includes a note that the site is within the 70 DNL contour of Lovefield airport and this noise level may require special construction standards for certain uses per the building code. Dallas Building Code, Section 425.

**Survey (SPRG) Conditions:**

16. Submit a completed Final Plat Checklist and All Supporting Documentation.
17. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information.
18. List utility easements as retained within street abandonments when stated in ordinance.
19. Need new/different plat name.

**Dallas Water Utilities Conditions:**

20. 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.
21. Water and wastewater main improvements are required by Private Development Contract. Submit water/wastewater Engineering Plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
22. Existing and any proposed Water and Wastewater Easements must be shown and/or increased to conform to current design standards. **Notice:** Minimum DWU easement size 20' for one utility and 25' for both water and sewer. Larger diameter or deeper mains may require additional width.

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

23. Additional design information is required. Submit site plan and a short description of the project to Department of Transportation and public works to determine street lighting requirements. Attention: Daniel Silva
24. On the final plat, show the abandonments on the plat as: Abandonment authorized by Ordinance No.\_\_\_\_\_, recorded as Vol. Nos. (Cert. ORD No.\_\_\_\_\_, QCD No. \_\_\_\_\_). Utility Easements retained.
25. On the final plat, change “Hawes Ave.” to “Hawes Avenue”.
26. On the final plat, change “Ralston Ave.” to “Ralston Avenue”.
27. On the final plat, change “Edwards Ave. (Edward St.)” to “Edwards Avenue (FKA Edward Street)”.
28. On the final plat, identify the property as Lot 1A in City Block C/4997.









