

**CITY PLAN COMMISSION****THURSDAY, OCTOBER 6, 2022****FILE NUMBER:** S212-334**SENIOR PLANNER:** Mohammad H. Bordbar**LOCATION:** Morrell Avenue, east of Ewing Avenue**DATE FILED:** September 8, 2022**ZONING:** MF-2(A)**CITY COUNCIL DISTRICT:** 4**SIZE OF REQUEST:** 0.862-acre**MAPSCO:** 55E**APPLICANT/OWNER:** Atwell Capital Partners, LLC

**REQUEST:** An application to create one 0.862-acre lot from a tract of land in City Block 3395 on property located on Morrell Avenue, east of Ewing Avenue.

**SUBDIVISION HISTORY:** There has been no recent platting activity within close proximity to this request.

**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 within the immediate vicinity of the request vary in lot width, depth, and area and the majority of them have no defined shape nor defined widths or lot areas.

The request lies in an MF-2(A) Multi Family District which has a minimum lot area requirement of 1,000 square feet for single family structures and 3,000 square feet for duplex structures. Minimum lot area requirement for multifamily structures depends on the number of proposed bedrooms. The request is to create one 0.862-acre lot.

Considering the variety of lot areas in the immediate area of the request, staff concludes that there is no uniform lot pattern, and the request complies with the requirements of Section 51A-8.503 and the MF-2(A) Multi Family 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 30 feet of right-of-way (via fee simple) from the established center line of Morrell Avenue. Section 51A 8.602(c)
16. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of Ewing Avenue and Morrell Avenue. Section 51A 8.602(d)(1)
17. Prior to final plat, 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)

**Survey (SPRG) Conditions:**

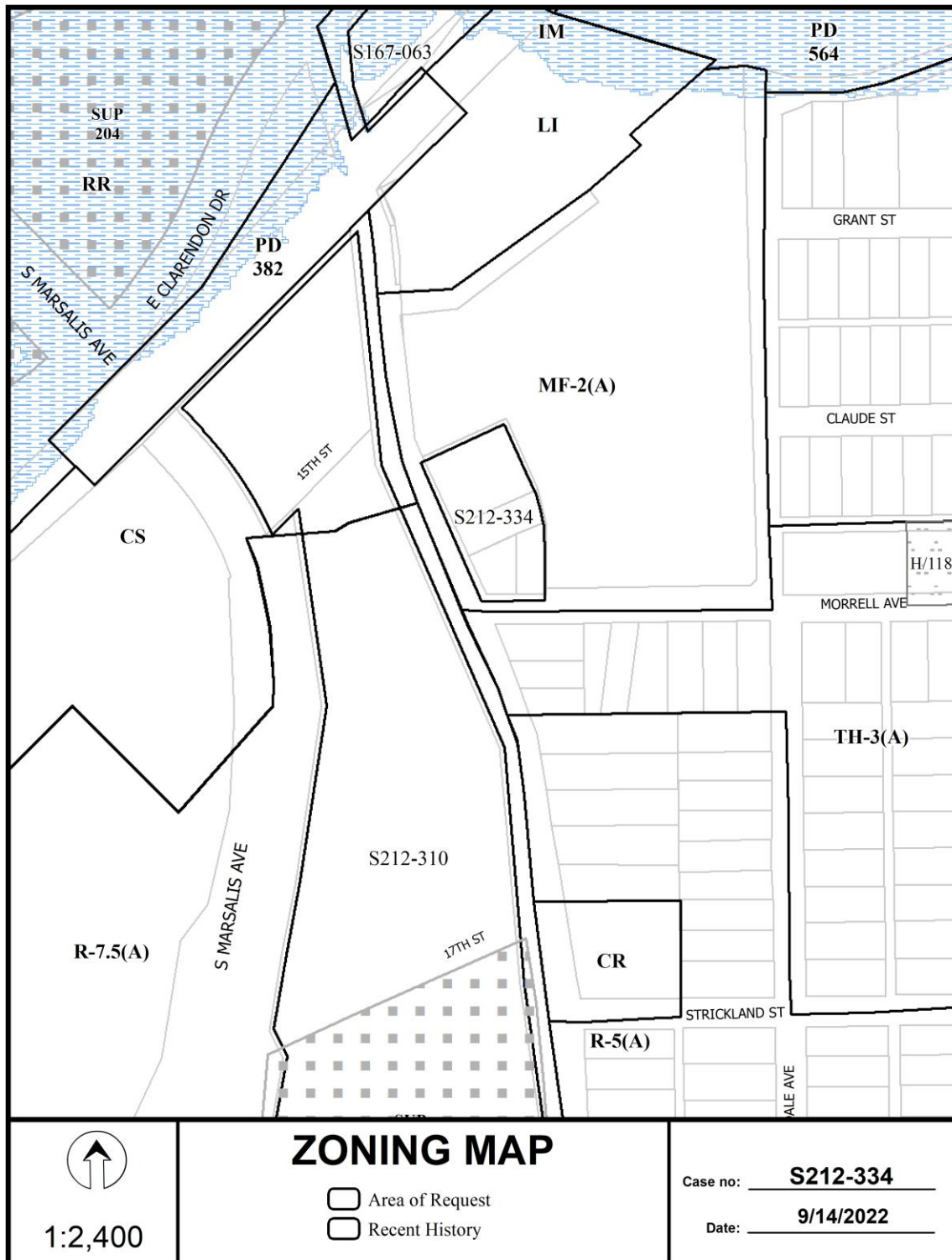
18. Prior to final plat, submit a completed final plat checklist and all supporting documents.
19. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).

**Dallas Water Utilities Conditions:**

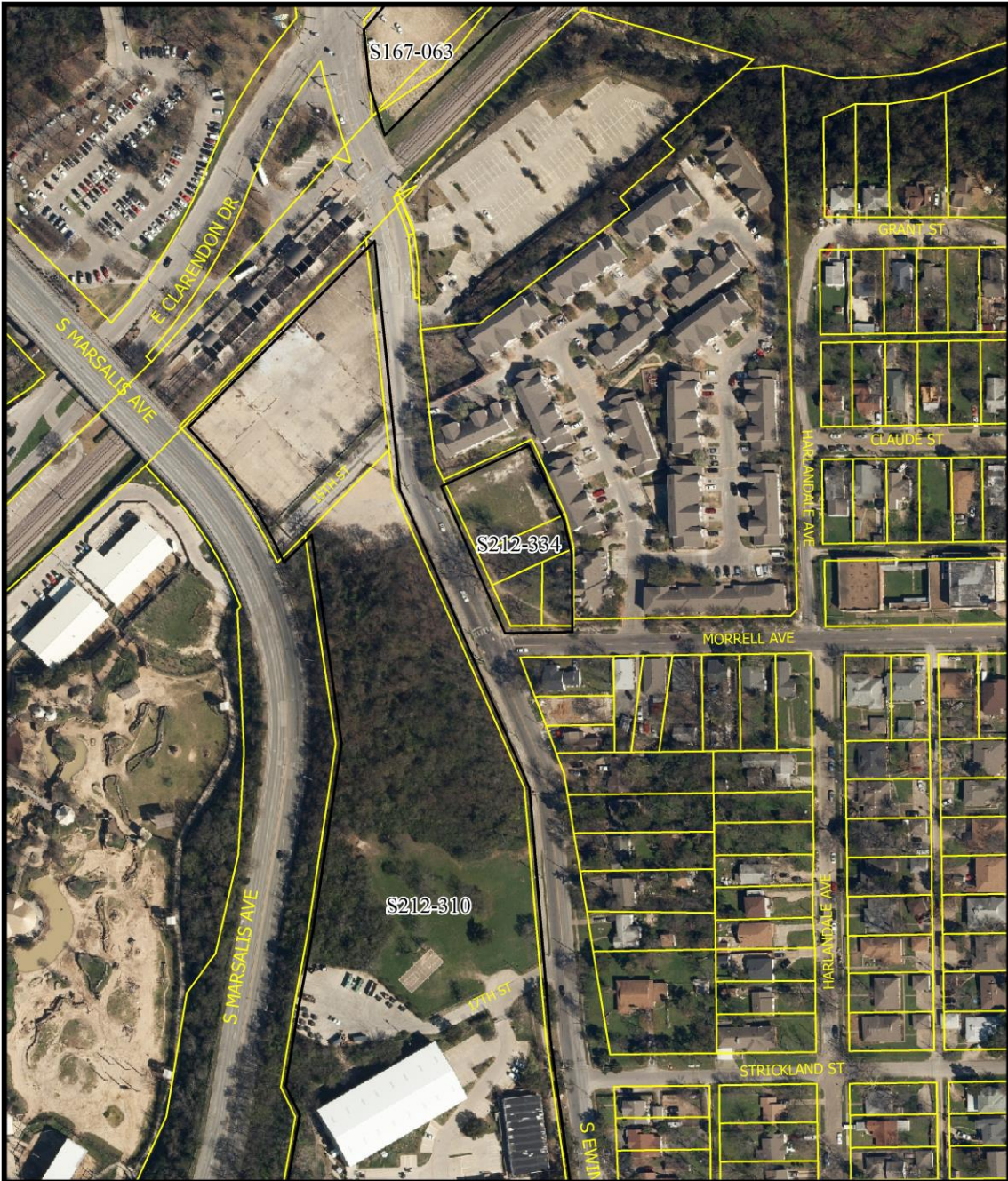
20. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering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


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

21. On the final plat, identify the property as Lot 2 in City Block 3395. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).







 1:2,400	<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>S212-334</b>          </u> Date: <u>          <b>9/14/2022</b>          </u>
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