

LOCATION: Akron Street, west of Guymon Street**DATE FILED:** April 3, 2024**ZONING:** TH-3(A)**CITY COUNCIL DISTRICT:** 6**SIZE OF REQUEST:** 0.482-acres**APPLICANT/OWNER:** WD Trinity, LLC

REQUEST: An application to create one 5,925-square foot lot, one 7,534-square foot lot, and one 7,554-square foot lot from a 0.482-acre tract of land in City Block 7238 on property located on Akron Street, west of Guymon Street.

SUBDIVISION HISTORY:

1. S201-760 was a request southeast of the present request to replat a 30.685-acre tract of land containing part of Lot 4, all of Lots 5 through 9 in City Block 5/7252, all of Lots 1 through 12 in City Block 6/7252, all of Lots 2 through 6 and all of Lots 10 through 12 in City Block 7/7252, a tract of land in City Block 7254, and portion of an abandoned Muncie Avenue and Bayonne Street to create one lot on property located on Singleton Boulevard, east of Vilbig Road. The request was approved on October 7, 2021, but has not been recorded.

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 lots are being created from a tract of land; therefore, it does not qualify for a residential replat and can be approved on the consent agenda.

The request lies in TH-3(A) Townhouse District which has a minimum lot area requirement of 2,000 square feet for single family structures and 6,000 square feet for duplex structures. The request is to create one 5,925-square foot lot, one 7,534-square foot lot, and one 7,554-square foot lot; and the proposed lot widths are 41 feet, 52 feet and 52 feet respectively.

Staff finds that there is a variation in lot pattern in the adjacent areas (*Refer to the existing area analysis map*); and the request is in compliance with Section 51A-8.503 and also with the requirements of the TH-3(A) Townhouse District 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 3.

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:

15. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Akron Street. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*

Survey (SPRG) Conditions:

16. Prior to final plat, submit a completed final plat checklist and all supporting documents.
17. On the final plat, show recording information on all existing easements within 150 feet of the property.
18. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information.

Dallas Water Utilities Conditions:

19. 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.
20. Water and wastewater main improvements may be required by Private Development Contract. Submit water/wastewater Engineering Plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

Street Name / GIS, Lot & Block Conditions:

21. On the final plat, change “Harston Street (FKA Clarkbury Avenue)” to “Harston Street (FKA Clarksbury Avenue FKA College Avenue)”.
22. On the final plat, change “Akron Street FKA Sarah Simpson Avenue)” to “Akron Street (FKA Sarah Avenue FKA Simpson Street)”.
23. On the final plat, identify the property as Lots 1, 2, and 3 in City Block K/7238.

ALL AREAS ARE IN SQUARE FEET







1:2,400

AERIAL MAP

- Area of Request
- Recent History

Case no: **S234-089**

Date: **4/19/2024**

