

**CITY PLAN COMMISSION****THURSDAY, FEBRUARY 6, 2025****FILE NUMBER:** S245-070**SENIOR PLANNER:** Hema Sharma**LOCATION:** Davis Street, east of Gail Street**DATE FILED:** January 8, 2025**ZONING:** MF-2(A)**CITY COUNCIL DISTRICT:** 1**SIZE OF REQUEST:** 11.7806-acres**APPLICANT/OWNER:** JPI, Alireza Eskandarlou

**REQUEST:** An application to create one 11.7806-acre lot from a tract of land in City Block 8339 on property located on Davis Street, east of Gail Street.

**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 to the north of the present request have areas ranging in size from 20,933 square feet to 452,436 square feet and are zoned PD 631. *(Please refer to the existing area analysis and aerial map)*
- The properties to the east of the present request have area of 944,877 square feet and are zoned PD 631. *(Please refer to the existing area analysis map and aerial map)*
- The properties to the south of the present request have lot areas ranging in size from 6,639 square feet to 367,892 square feet and are zoned R-7.5(A) Single Family District. *(Please refer to the existing area analysis map and aerial map)*
- The properties to the west of the present request have area of 117,288 square feet and are zoned PD 631. *(Please refer to the existing area analysis map and aerial map)*

On January 22, 2025, City Council approved the zoning case for the proposed request to change zoning district from PD 631 to MF-2(A) Multi Family District.

The request lies in MF-2(A) Multi Family District which has a minimum lot area requirement of 1,000 square feet for single family structures and 6,000 square feet for duplex structures. Minimum lot area for multifamily structures depends on number of bedrooms. The proposed lot area is 11.7806 acre (513,163 square feet).

Staff finds that there is a variation in lot pattern within the immediate vicinity of the request. *(Refer to the existing area analysis map)*. The request complies with the zoning requirement of the MF-2(A) Multifamily 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 one.

**Paving & Drainage Conditions:**

12. Submit a full set of Civil Engineering Plans (drainage, paving, street signage/marketing/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, add the note: "TxDOT approval may be required for any driveway modification or new access point(s)."

**Flood Plain Conditions:**

16. On the final plat, determine the 100-year water surface elevation across this addition.
17. 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
18. 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
19. On the final plat, specify minimum fill and minimum finished floor elevations. *Section 51A-8.611(d), Trinity Watershed Management.*
20. 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.*
21. 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)*
22. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for.

**Survey (SPRG) Conditions:**

23. Prior to final plat, submit a completed final plat checklist and all supporting documents.
24. On the final plat, show the correct recording information for the subject property.
25. On the final plat, show recording information on all existing easements within 150 feet of the property.
26. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
27. On the final plat, chose a new or different plat name (Plat's name cannot start with number)
28. Prior to final plat, verify, owner's deed volume 94049, page 651 described a tract of 4.1378 acres, but proposed plat boundary calls out a tract of 11.7806 acres

29. Prior to final plat, if existing gas lines within proposed plat are not to be removed, coordinate with owners to modify easements to include specific width. If lines are to be removed coordinate with owners for the release/abandonment of the easements.

**Dallas Water Utilities Conditions:**

30. 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).
31. 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.
32. 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.
33. 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.

**Street Name/ GIS, Lot & Block Conditions:**

34. On the final plat, change “West Davis Street (FKA State Highway 180)” to “Davis Street (FKA State Highway No. 180 FKA Dallas Forth Worth Road FKA U.S. Highway No. 80)”. Section 51A-8.403(a)(1)(A)(xii).
35. On the final plat, identify the property as Lot 1 in City Block A/8339.

**EXISTING AREA ANALYSIS MAP**

Area of Request  
Recent History

Case no: **S245-070**  
Date: **1/21/2025**

1:2,400









