

**RECORD NO.:** PLAT-25-000032 (S245-196) **SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Jim Miller Road, south of Elam Road**DATE FILED:** June 13, 2025**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 8**SIZE OF REQUEST:** 0.410-acres**APPLICANT/OWNER:** Marcer Construction Company, LLC

**REQUEST:** An application to create one 0.205-acre (8,934-square foot) lot and one 0.205-acre (8,946-square foot) lot from a 0.410-acre tract of land in City Block 6262 on property located on Jim Miller Road, south of Elam Road.

**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 lot is 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 properties to the north, east, south, and west of the present request have areas ranging in size from 13,717 square feet to 248,768 square feet and are zoned R-7.5(A) Single Family District and MF-2(A) Multifamily District. (*Refer to the existing area analysis map and aerial map*)

The request lies in R-7.5(A) Single Family District which has a minimum lot area requirement of 7,500 square feet. The request is to create one 0.205-acre (8,934-square foot) lot and one 0.205-acre (8,946-square foot) lot.

Staff concludes that there is not an established lot pattern in the adjacent areas, and the request complies with the requirements of Section 51A-8.503 and R-7.5(A) Single 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 2.

**Paving & Drainage Conditions:**

12. 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)
13. Submit drainage, paving, etc. plans prepared by a licensed (TX) Professional Engineer to Permit Center, Oak Cliff Municipal Center (i.e. non-311T/DP). *Section 51A- 8.102 (c); 8.601(b)(4),(5),(6),(7),(8),(9)*

**Right-of way Requirements Conditions:**

14. On the final plat, dedicate 50 feet right-of-way (via fee simple) from the established centerline of Jim Miller Road. *Section 51A 8.602(c)*

**Survey (SPRG) Conditions:**

15. Submit a completed Final Plat Checklist and All Supporting Documentation.

**Dallas Water Utilities Conditions:**

16. 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

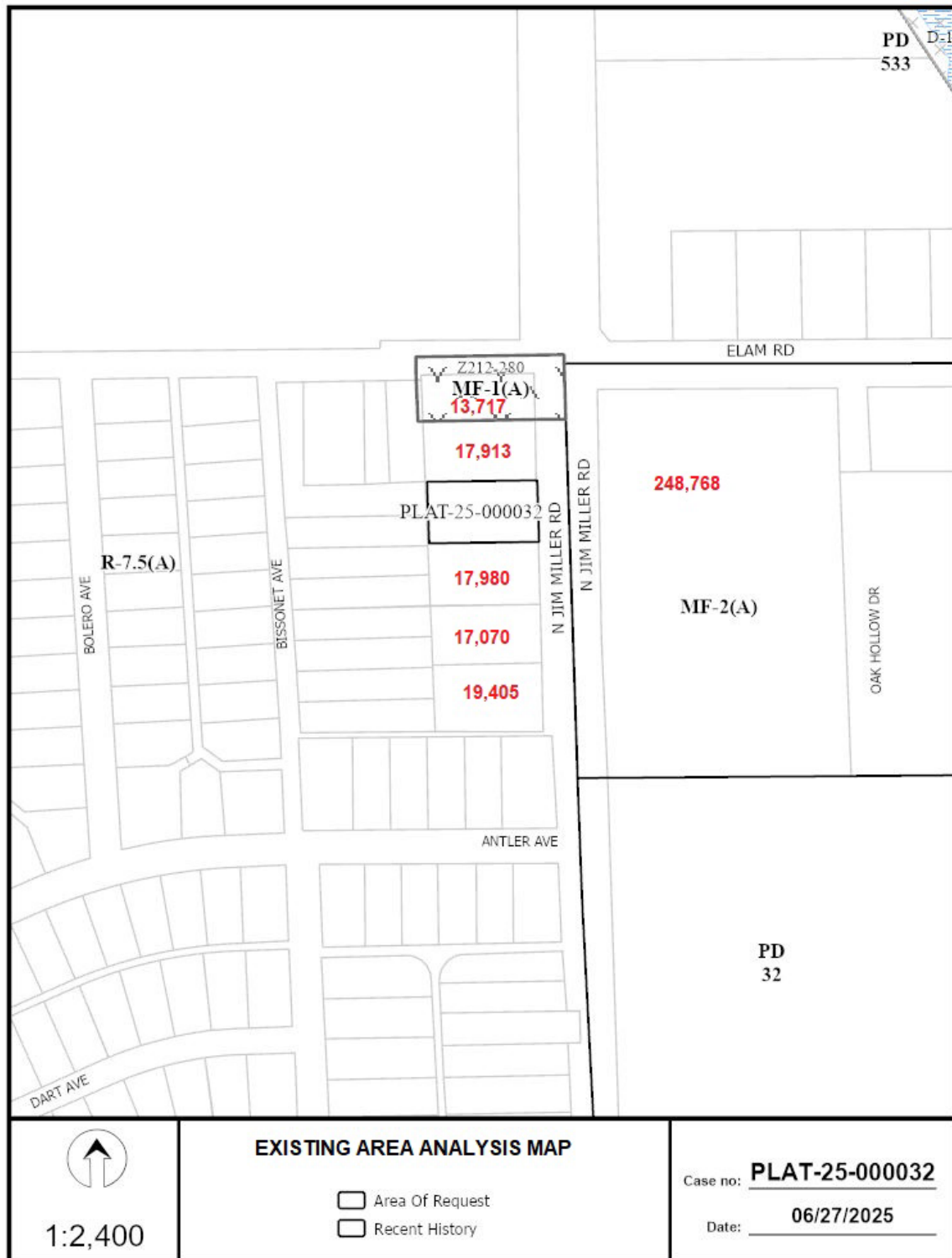
water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

17. Water 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.

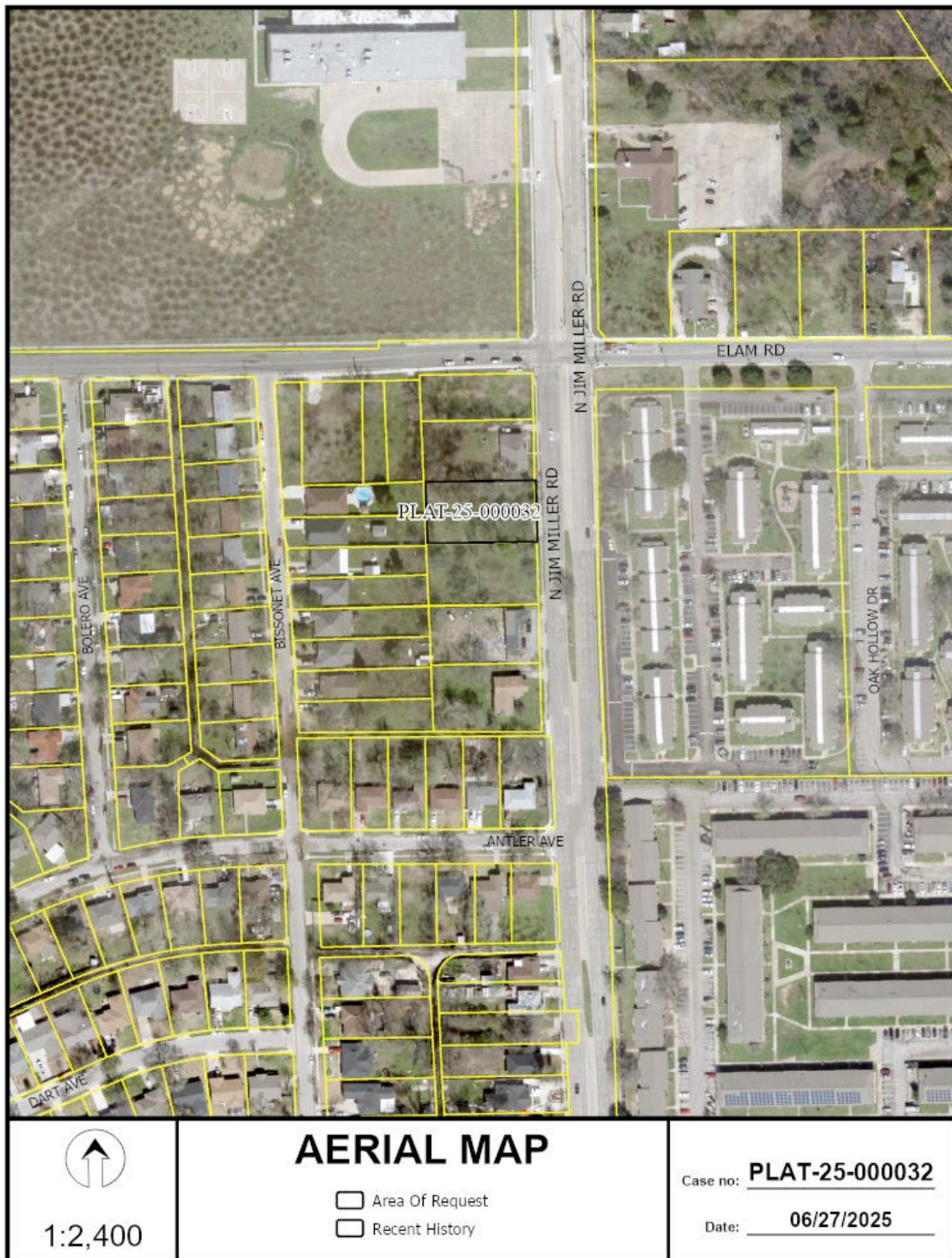
**Street Name Coordinator/ GIS, Lot & Block Conditions:**

18. On the final plat, change “Jim Miller” to “Jim Miller Road”.
19. On the final plat, identify the property as Lots 19 and 20 in City Block 5/6262.

ALL AREAS ARE IN SQUARE FEET









City Plan Commission Date: 07/10/2025      24(g)      **PLAT-25-000032 (S245-196)**