

RECORD NO.: PLAT-25-000029 (S245-193) **SENIOR PLANNER:** Sharmila Shrestha

LOCATION: McNeil Street, north of Scyene Road

DATE FILED: June 13, 2025

ZONING: R-7.5(A)

CITY COUNCIL DISTRICT: 5

SIZE OF REQUEST: 0.4086-acres

APPLICANT/OWNER: Metro Builders, LLC

REQUEST: An application to create one 0.2024-acre (8,817-square foot) lot and one 0.2062-acre (8,980-square foot) lot from a 0.4086-acre tract of land in City Block A/5830 on property located on McNeil Street, north of Scyene 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 east line of McNeil Street have areas ranging in size from 8,161 square feet to 132,499 square feet and are zoned R-7.5(A) Single Family District. (*Refer to the existing area analysis map and aerial map*)
- The properties to the west line of McNeil Street have areas ranging in size from 8,920 square feet to 56,970 square feet and are zoned R-7.5(A) Single Family 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 0.2024-acre (8,817-square foot) lot and one 0.2062-acre (8,980-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 25 feet of right-of-way (via fee simple or street easement) from the established centerline of McNeil Street. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*

Survey (SPRG) Conditions:

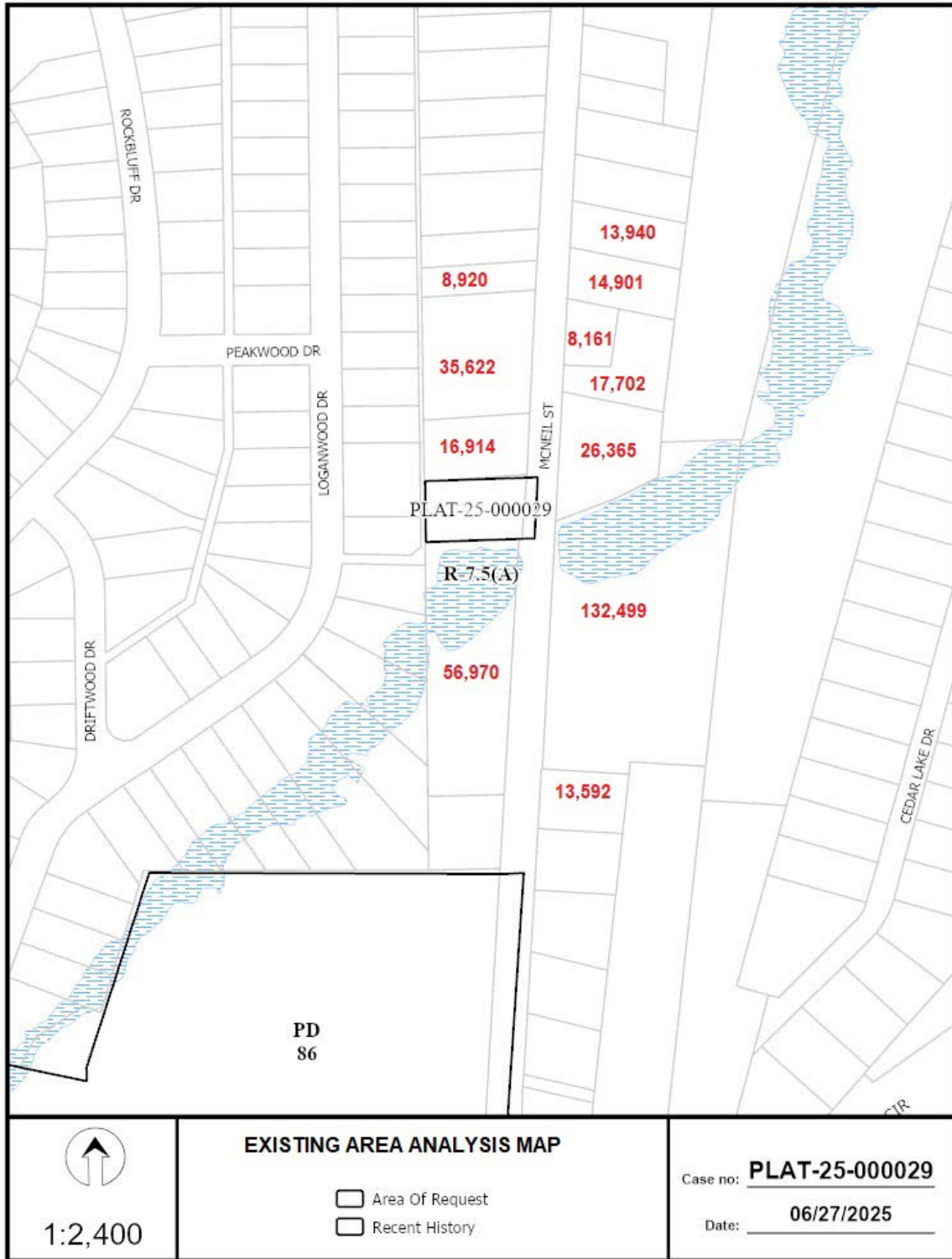
15. Submit a completed Final Plat Checklist and All Supporting Documentation.

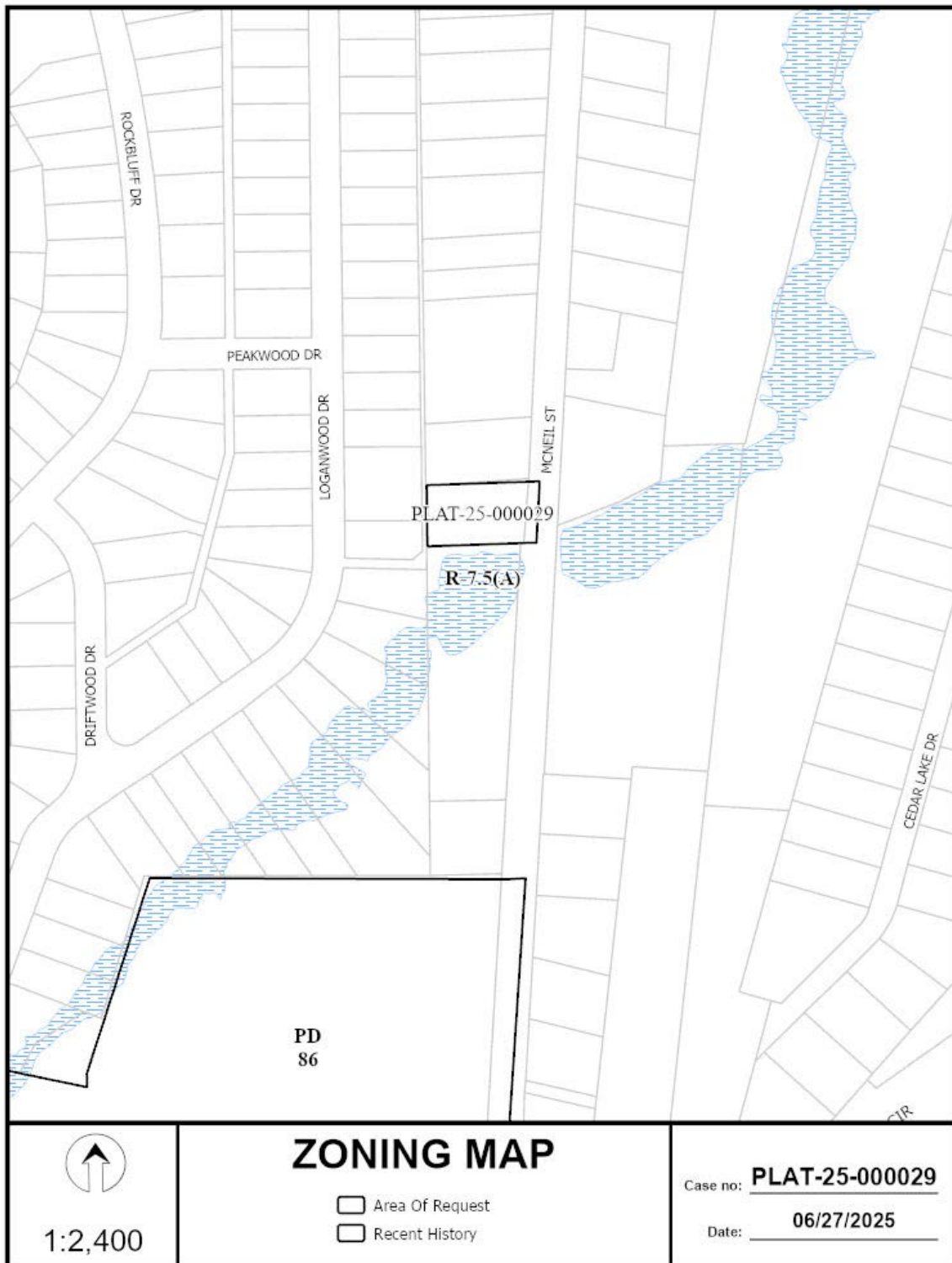
16. On the final plat, show how all adjoining right-of-way was created.
17. On the final plat, show recording information on all existing easements within 150 feet of the property.
18. On the final plat, show Volume 72206, Page 723, Deed Records, Dallas County, Texas.
19. On the final plat, show Volume 5471, Page 319, Deed Records, Dallas County, Texas.
20. On the final plat, show Volume 4550, Page 241, Deed Records, Dallas County, Texas.

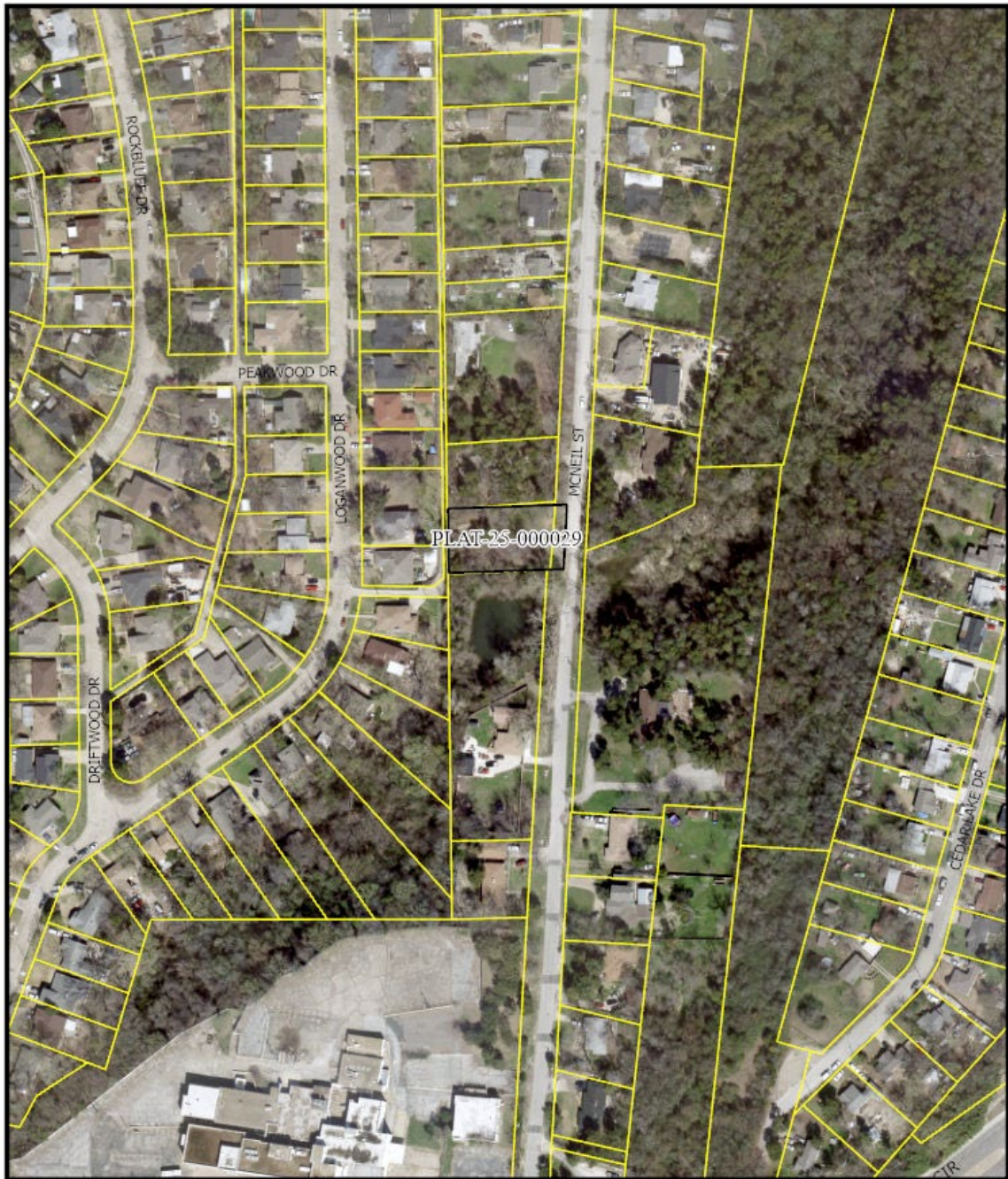
GIS, Lot & Block Conditions:

21. On the final plat, identify the property as Lots 1 and 2 in City Block F/5830.

ALL AREAS ARE IN SQUARE FEET







1:2,400

AERIAL MAP

- Area Of Request
- Recent History

Case no: **PLAT-25-000029**

Date: **06/27/2025**

