

CITY PLAN COMMISSION**THURSDAY, APRIL 24, 2025****FILE NUMBER:** S245-135**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Lewis Street, east of Hubert Street**DATE FILED:** March 26, 2025**ZONING:** MF-2(A)**CITY COUNCIL DISTRICT:** 14**SIZE OF REQUEST:** 0.380-acres**APPLICANT/OWNER:** T.G.H.M. Properties, LP

REQUEST: An application to replat a 0.380-acre tract of land containing all of Lots 5 and 6 in City Block J/1476 to create one lot on property located on Lewis Street, east of Hubert Street.

SUBDIVISION HISTORY:

1. S245-018 was a request southeast of the present request to replat a 0.132-acre tract of land containing part of Lot 2 in City Block 22/1874 to create one lot on property located on Live Oak Street, east of Hudson Street. The request was approved on November 21, 2024, but has not been recorded.
2. S212-278 was a request southeast of the present request to replat a 0.2626-acre tract of land containing all of Lots 7A and 8A in City Block 19/1874 to create one lot on property located on Live Oak Street, south of Hudson Street. The request was denied by City Plan Commission on August 4, 2022.
3. S212-193 was a request southeast of the present request to replat a 0.2626-acre tract of land containing all of Lots 7A and 8A in City Block 19/1874 to create one lot on property located on Live Oak Street, south of Hudson Street. The request was denied by City Plan Commission on May 19, 2022.
4. S212-145 was a request west of the present request to create a 4-lot Shared Access Development with lots ranging in size from 1,175 square feet to 2,076 square feet from a 0.187-acre tract of land containing all of Lot 1 and a portion of Lot 2 in City Block J/1476 on property located on Lewis Street at Hubert Street, southeast corner. The request was approved on April 21, 2022, and was recorded on August 16, 2023.
5. S190-217 was a request southeast of the present request to replat a 0.868-acre tract of land containing part of Lot 1 and all of Lots 2 through 5, and Lot 6B in City Block 19/1874 to create one lot on property located on Live Oak Street, north on Lindell Avenue. The request was approved on September 17, 2020, and recorded on January 22, 2024. An Amending Minor Plat S212-217APM was approved and recorded on March 6, 2024.
6. S190-142 was a request southeast of the present request to create a 0.14-acre lot from a tract of land in City Block 1877 on property located on Hudson Street, south of Ross Avenue. The request was approved on June 18, 2020, 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 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 0.380 acre (16,560 square feet).

Staff finds that there is a variation in lot pattern within the immediate vicinity of the request (Refer to the existing analysis map and aerial 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. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(c).
13. 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)
14. 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)*

Floodplain Conditions:

15. Comply with Peaks Branch drainage requirements. Finish floor elevation is recommended to be 3' above nearest inlet, top of curb. Per DWU Floodplain Management Department recommendation

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 main improvement is required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
21. Engineer shall 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).

Streetlight/ GIS Lot & Block Conditions:

22. Prior to final plat, compliance with City's Street lighting standards including illumination standards, material, installation, and activation per Street Design Manual.
23. On the final plat, identify the property as Lot 5A in City Block J/1476.







