

CITY PLAN COMMISSION**THURSDAY, MARCH 2, 2023****FILE NUMBER:** S223-075**CHIEF PLANNER:** Mohammad H. Bordbar**LOCATION:** Mail Avenue, north of Rural Avenue**DATE FILED:** February 6, 2023**ZONING:** MF-2(A)**CITY COUNCIL DISTRICT:** 2 **SIZE OF REQUEST:** 0.5682-acres **MAPSCO:** 33R**APPLICANT/OWNER:** Restudio

REQUEST: An application to replat a 0.5682-acre tract of land containing all of Lots 5, 6, and 7 in City Block D/2356 to create one lot on property located on Mail Avenue, north of Rural Avenue.

SUBDIVISION HISTORY:

1. S223-051 was a request northwest of the present request to replat a 0.200-acre tract of land containing all of Lot 7 and portion of Lot 8 to create one lot on property located on Anson Road, northeast of Anson Circle. The request was approved on December 29, 2022 but has not been recorded.
2. S212-227 was a request southeast of the present request to create one 0.9134-acre lot from a tract of land in City Block 2366 on property located on Empire Central, at the terminus of Forest Park Road. The request was approved on June 16, 2022 but has not been recorded.
3. S190-228 was a request southwest of the present request to create an 8-lot shared access development with lots ranging in size from 1,515 square feet to 2,804 square feet from a 0.378-acre tract of land in City Block 5761 on property located at the terminus of Mail Avenue, north of Harry Hines Boulevard. The request was approved on October 1, 2020 but has not been recorded.
4. S190-192 was a request southwest of the present request to create one 0.378-acre lot from a tract of land in City Block 5761 on property located at the terminus of Mail Avenue, southwest of Rural Avenue. The request was approved August 20, 2020 and withdrawn September 3, 2020.
5. S189-271 was a request north of the present request to replat a 0.678-acre lot containing all of Lots 27 through 29 and portion of Lot 13 in City Block B/2365 and an abandoned portion of alley to create one lot on property located on Anson Road at Mohawk Road. The request was withdrawn July 31, 2019.
6. S178-292 was a request southeast of the present request to create a 0.336-acre lot from a tract of land in City Block 2/2366 on property located on Shea Road, East of Harry Hines Boulevard. The request was administratively approved on August 21, 2018 but has not been recorded.
7. S178-144 was a request southeast of the present request to replat a 0.669-acre tract of land containing all of Lot E in City Block 2/2366 to create one lot on

property located at 2116 Shea Road, east of Harry Hines Boulevard. The request was denied on April 5, 2018

8. S178-017 was a request southwest of the present request to replat a 1.519-acre tract of land containing all of Lots 2 through 7 in City of Block A/2365 to create a 30-lot shared access area development with lots ranging in size from 0.04-acre to 0.091-acre on a property located on Lovedale Avenue at Rural Avenue, south corner. The request was approved on November 30, 2017. Phase B S178-017B was submitted 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 properties to the northeast southeast, and southwest of the request have no established lot pattern with lot areas ranging in size from 1,638 square feet to 15,127 square feet and lot widths ranging in size from 22 feet to 100 feet are zoned MF-2(A) Multi Family District. *(Please refer to the existing area analysis and aerial map)*

Staff concludes that there is not an established lot pattern in the immediate area of the request and the request complies with the requirements of Section 51A-8.503 and the MF-2(A) Multi 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 one.

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)

Survey (SPRG) Conditions:

15. Prior to final plat, submit a completed final plat checklist and all supporting documents.

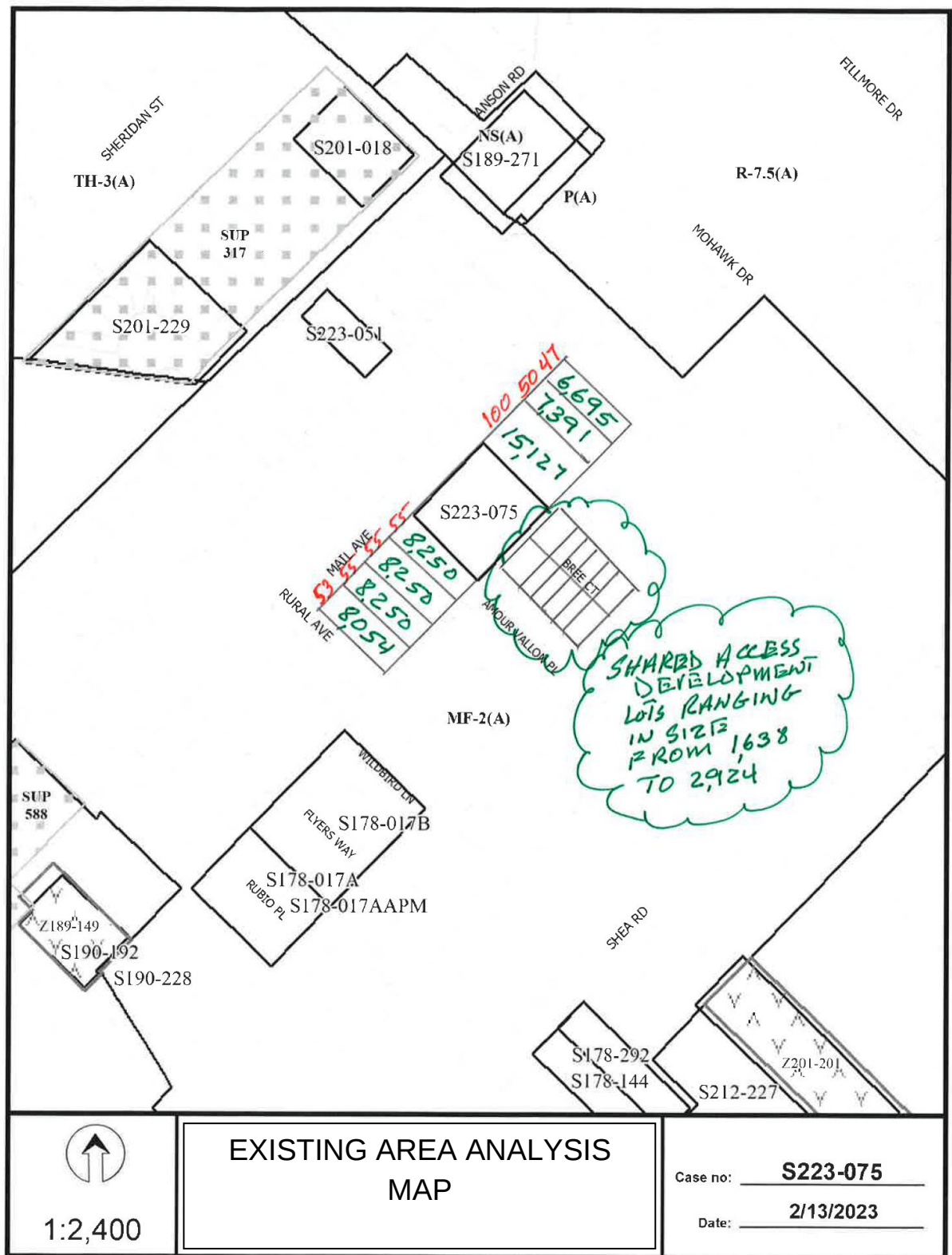
Dallas Water Utilities Conditions:

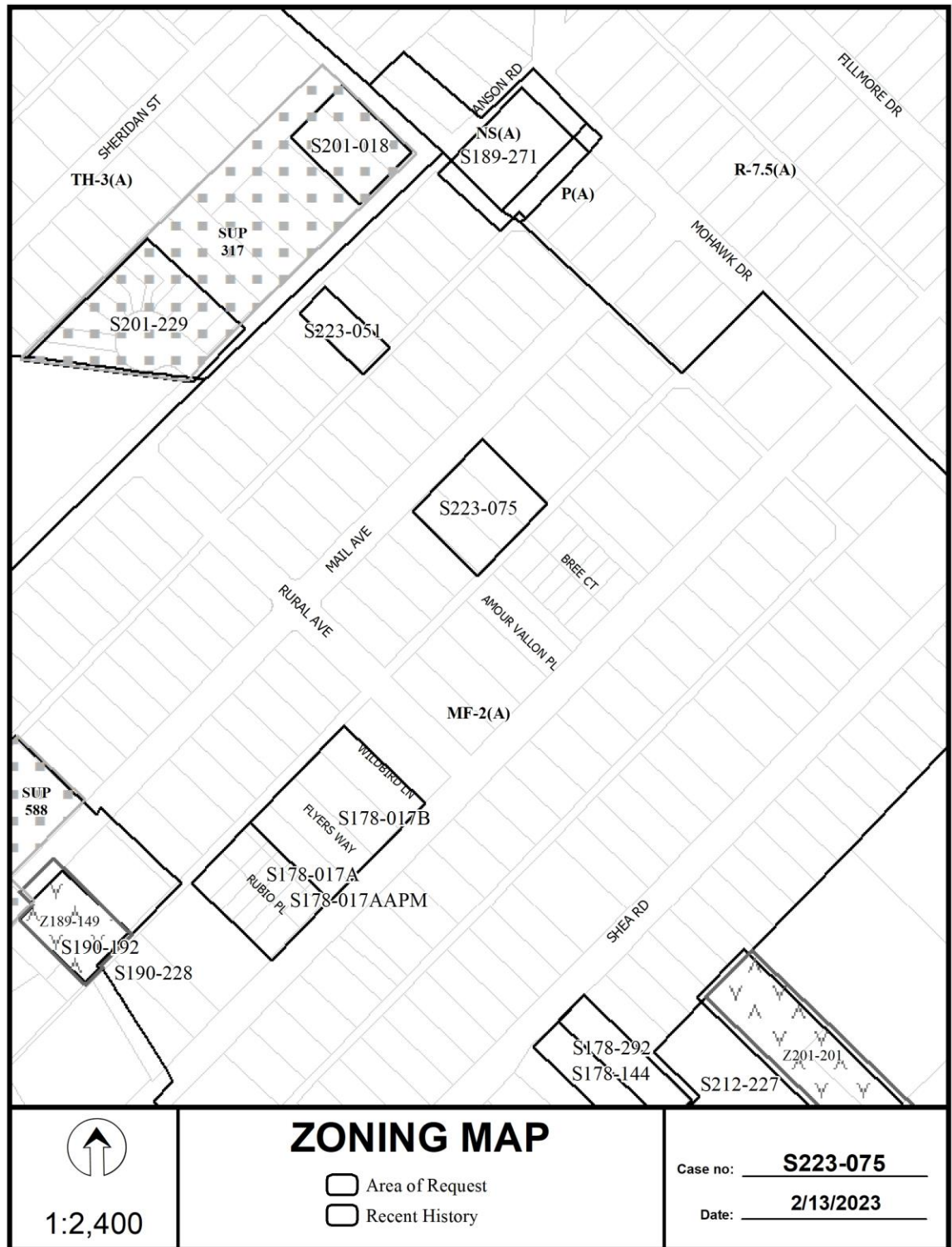
16. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f).
17. Additional design information is required for assessment. Site plan must be submitted showing proposed development, 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.

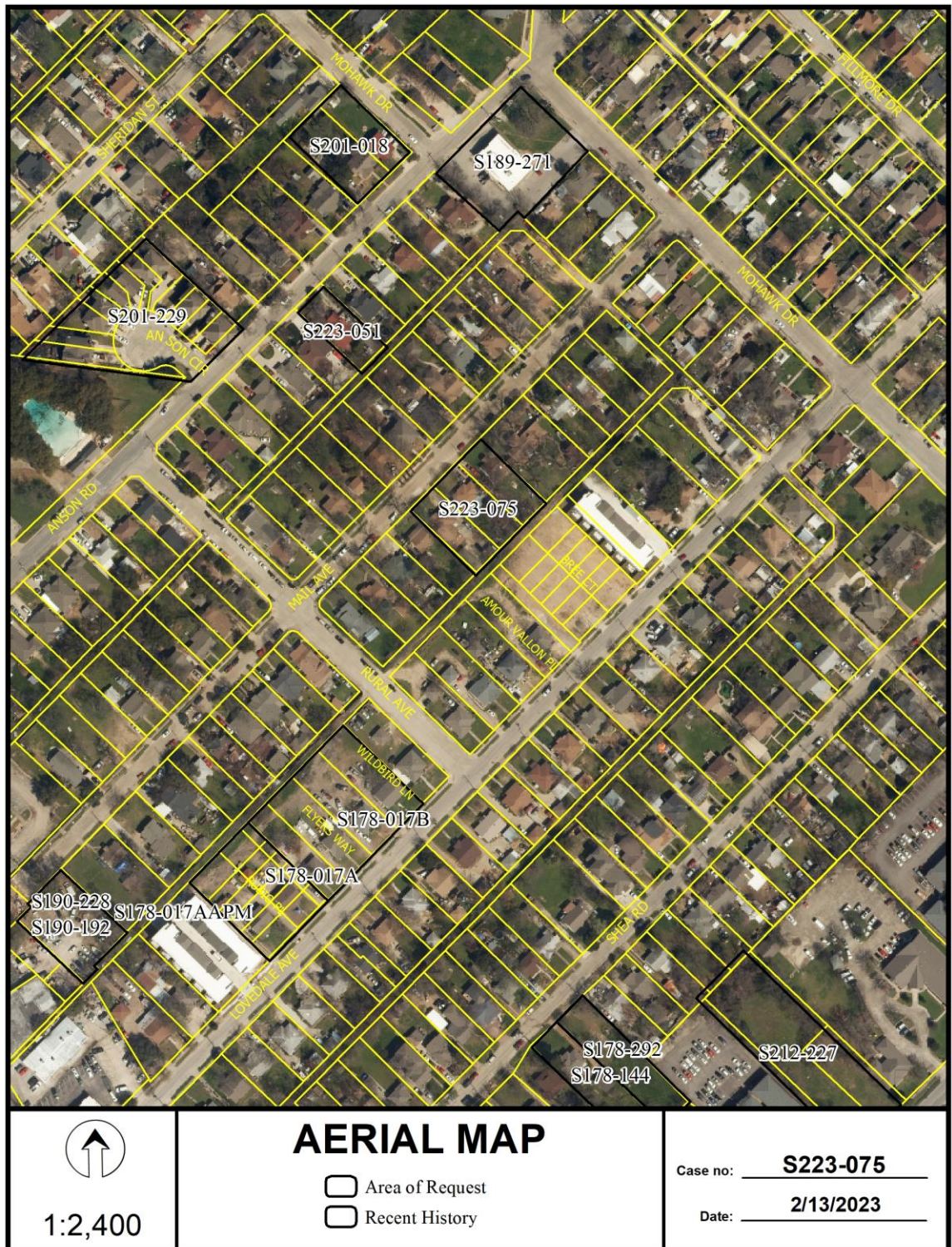
18. Water and Wastewater main improvements are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

Real Estate / Arborist / Street Name / GIS, Lot & Block Conditions:

19. On the final plat, change "Bee Court" to "Bree Court". Section 51A-8.403(a)(1)(A)(xii).
20. On the final plat, identify the property as Lot 5A in City Block D/2365. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).







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