

**CITY PLAN COMMISSION****THURSDAY, OCTOBER 24, 2024****FILE NUMBER:** S234-214**SENIOR PLANNER:** Hema Sharma**LOCATION:** Routh Street at Welborn Street, north corner**DATE FILED:** September 26, 2024**ZONING:** PD 193 (MF-3)**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20193.pdf>**CITY COUNCIL DISTRICT:** 14**SIZE OF REQUEST:** 0.48-acres**APPLICANT/OWNER:** Josh Nichols; COG Dallas Homes III, LLC

**REQUEST:** An application to replat a 0.48-acre tract of land containing all of Lots 1 and 2 and portion of Lot 3 in City Block 5/1010 to create a 10-lot shared access development ranging in size from 1,680 square feet to 3,280 square feet on property located on Routh Street at Welborn Street, north corner.

**SUBDIVISION HISTORY:**

1. S234-169 was a request at the same location as present request to replat a 0.48-acre tract of land containing all of Lots 1, 2 and portion of Lot 3 in City Block 5/1010 to create one lot on property located on Routh Street at Welborn Street, northeast corner. The request was denied by City Planning Commission on August 22, 2024.
2. S223-003 was a request southeast of the present request to replat a 1.550-acre tract of land containing all of Lots 10 through 18 in City Block 10/1016 to create one lot on property located on Brown Street, between Hood Street and Enid Street. The request was approved on November 3, 2022 and has not been recorded.

**STAFF RECOMMENDATION:** The request complies with the requirements of the PD 193 (MF-3); 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 10.

**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)

**Right-of way Requirements Conditions:**

15. On the final plat, dedicate 25 feet of right-of-way (via fee simple or street easement) from the established centerline of Routh Street. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*
16. On the final plat, dedicate 25 feet of right-of-way (via fee simple or street easement) from the established centerline of Welborn Street. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*

17. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of Routh Street & Welborn Street. Section 51A 8.602(d)(1)
18. On the final plat, dedicate a 15-foot by 15-foot Alley Sight Easement at the intersection of Routh Street & the alley. *Section 51A-8.602(e)*

**Shared Access Conditions:**

19. Provide additional shared access area easement, up to 26 feet, for compliance to Dallas Fire Code when building height is 30 feet or greater.
20. A water and wastewater easement at least 12 feet wide to be used exclusively for public water and wastewater below grade must be provided within the Shared Access Area Easement & labeled on the plat. Section 51A-4.411(d)(2) and Sections 49-60(d), 49-61(c)(5)(B), and Development Design Procedure and Policy Manual Section 6.2
21. No building permit may be issued to authorize work in the Shared Access Area Development until the final plat and the Shared Access Area Agreement have been recorded in the real property records of Dallas County, and the recording information has been placed on the face of the plat, and all other requirements of the Shared Access Area development have been met. Section 51A-4.411(c)(3)
22. Prior to submittal of the final plat the Shared Access Area Development must meet all of the requirements of Section 51A-4.411. Section 51A-4.411(c)
23. The recording information of the “Shared Access Area Agreement” must be placed on the final plat prior to being submitted to the City Plan Commission Chairman for signature. The Shared Access Area Agreement shall include a metes and bounds description of the shared access area as part of an attachment to the document. Section 51A-4.411(e)
24. A shared access development is treated as one lot for the purpose of setbacks and lot coverage.
25. Regardless of the minimum front yard setback of the applicable zoning district, the minimum front yard setback must be at least 20 feet from the right-of-way line of a street or alley if the parking space for the lot(s) is located in an enclosed structure and if the space faces upon or can be entered directly from the street or alley. Section 51A-4.411(f)(2)
26. Include the words “Shared Access Development” in the title block of the final plat. Platting Guidelines
27. Place a note on the final plat stating: “No vehicular access is permitted to adjacent property outside the platted property from the shared access area except to a public or City Council approved Private Street.” Section 51A-4.411(d)(3), and 51A-4.411(d)(10)
28. If a guard house is provided, it must be at least 30 feet from the shared access point. Section 51A-4.411(d)(8)

29. The Shared Access Area Easement must be terminated a minimum of 3 feet from the adjacent property or right-of-way. Section 51A-8.618(b)
30. Provide guest parking at a rate of 0.25 spaces per dwelling unit and with adequate maneuverability per the Shared Access Development requirements.

**Survey (SPRG) Conditions:**

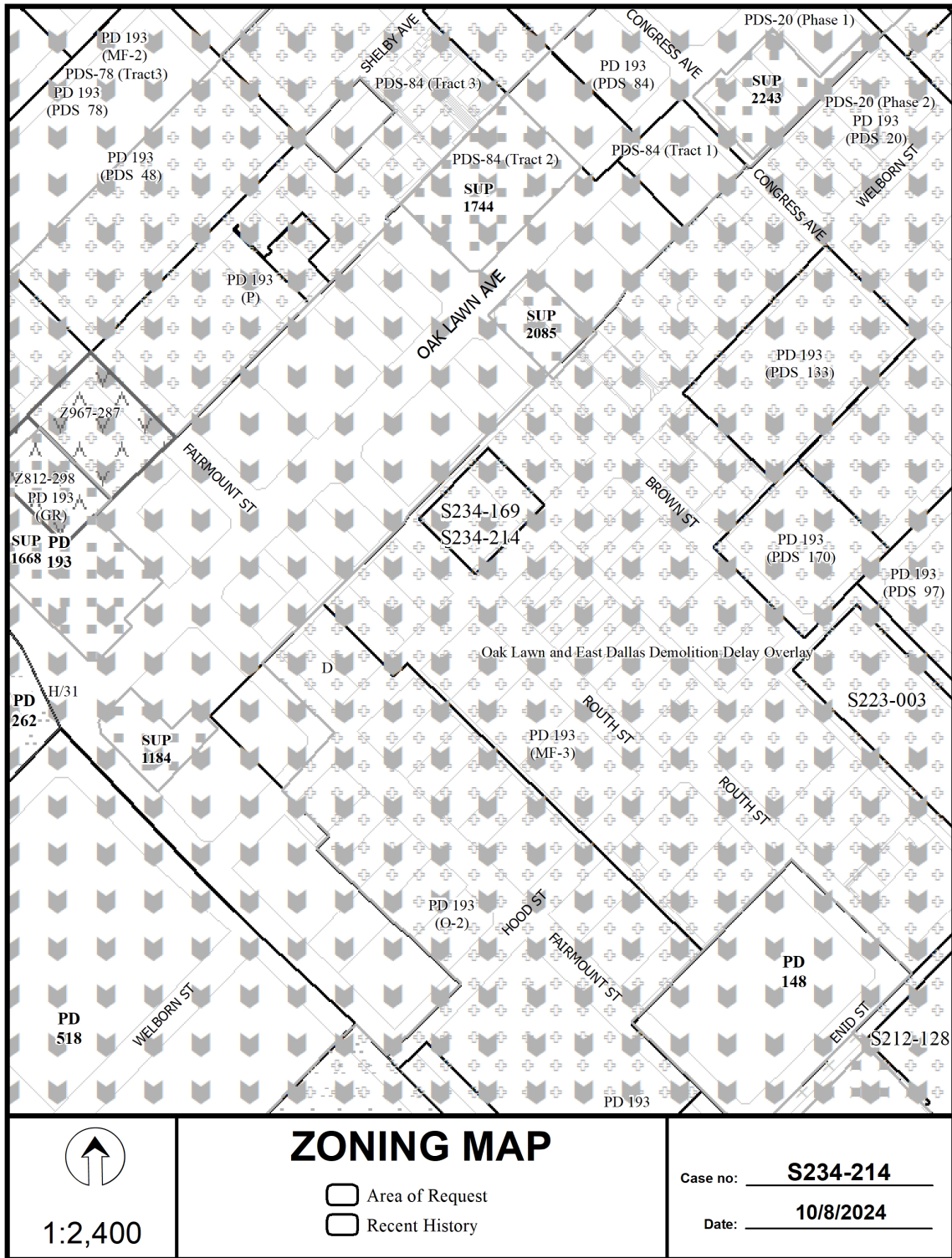
31. Prior to final plat, submit a completed final plat checklist and all supporting documents.
32. On the final plat, chose a new or different plat name.

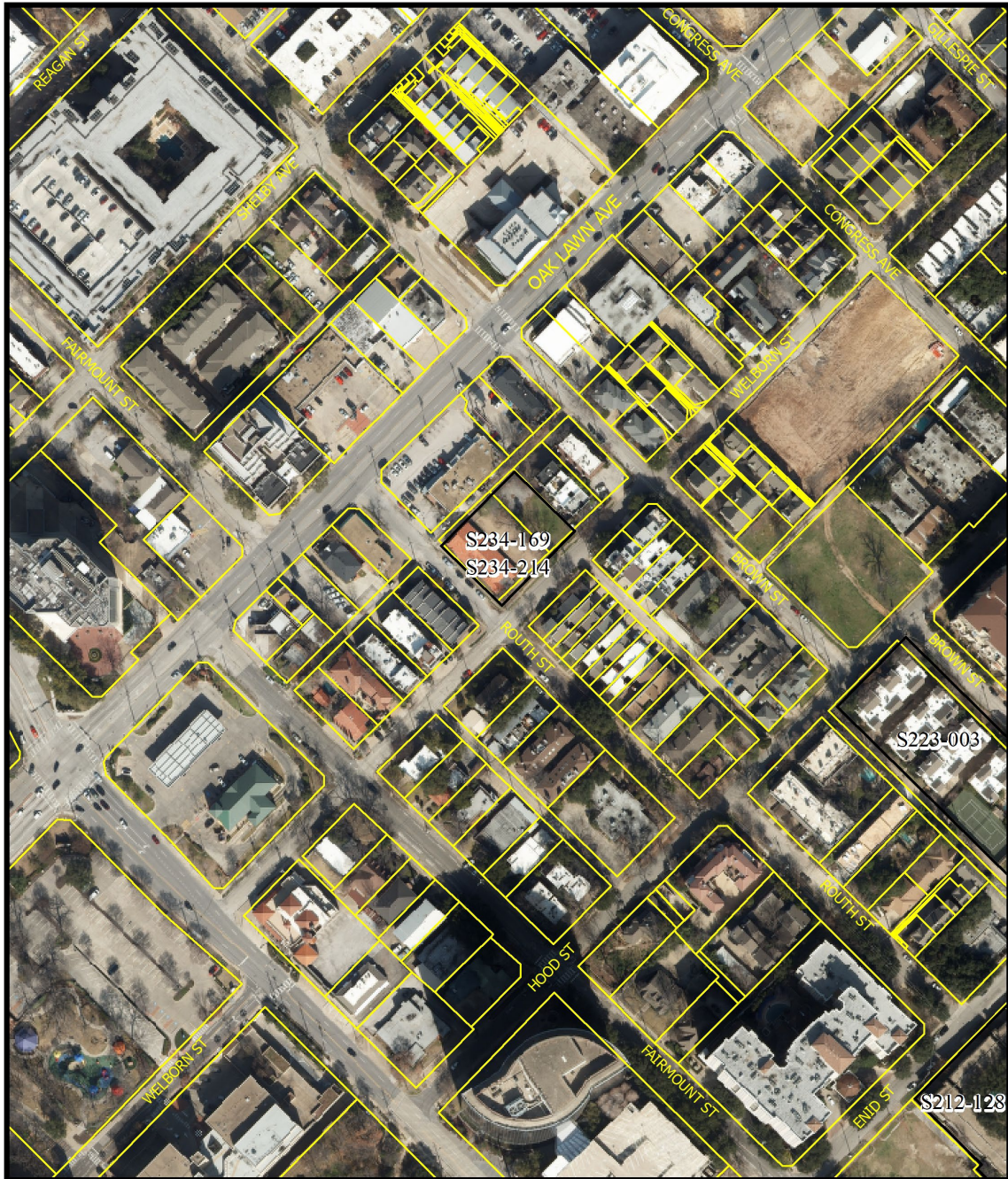
**Dallas Water Utilities Conditions:**


33. 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).
34. 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.
35. 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.
36. 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.
37. Must comply with DWU design standard for all Water Wastewater construction in Shared Access Development.

**Street Light/ Real Estate/ GIS, Lot & Block Conditions:**

38. Prior to final plat, compliance with City's street lighting standards including illumination standards, material, installation, and activation per Street Design Manual.
39. Prior to the final plat, please contact Real Estate with written and photo evidence of the removal of the fence encroachments to the public Rights-of-way on Routh and Wellborn Streets.
40. On the final plat, identify the property as Lots 1A through 1E and Lots 2A through 2E in City Block 5/1010.





 1:2,400	<h3 style="text-align: center;">AERIAL MAP</h3> <p> <input type="checkbox"/> Area of Request  <input type="checkbox"/> Recent History         </p>	Case no: <u>          <b>S234-214</b>          </u> Date: <u>          <b>10/8/2024</b>          </u>
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