

CITY PLAN COMMISSION**THURSDAY, MARCH 07, 2024****FILE NUMBER:** S234-051**SENIOR PLANNER:** Hema Sharma**LOCATION:** Rochester Street, east of Woodville Street**DATE FILED:** February 07, 2024**ZONING:** PD 595 (R-5(A))**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20595.pdf>**CITY COUNCIL DISTRICT:** 7**SIZE OF REQUEST:** 0.292-acres**APPLICANT/OWNER:** Edmor Land 1 Series, LLC

REQUEST: An application to create two 0.146-acre (6,360 square foot) lots from a 0.292-acre tract of land in City Block A/7070 on property located on Rochester Street, east of Woodville Street.

SUBDIVISION HISTORY:

1. S234-053 is a request north of the present request to create two 0.151-acre (6,595 square foot) lots from a 0.302-acre tract of land in City Block A/7068 on property located on Valentine Street, east of Woodville Street. The request is scheduled for public hearing on March 7, 2024.
2. S223-208 was a request east of present request to create four lots ranging in size from 0.140-acre (6,117 square feet) to 0.165 acre (7,200 square feet) from a 0.662-acre tract of land in City Block 7070 on property located on Myrtle Street at Rochester Street, southwest corner. The request was approved on August 3, 2023 and has not been recorded.
3. S201-598 was a request west of present request to create one 0.575-acre lot from a tract of land in City Block 7070 on property located on Valentine Street, south of Dorris Street. The request was withdrawn on March 2, 2021.
4. S189-262 was a request west of present request to create one 0.275-acre lot from a tract of land in City Block 7068 on property located on Valentine Street, south of Dorris Street. The request was approved on August 15, 2019 and recorded on January 12, 2024.
5. S189-260 was a request north of present request to create one 0.275-acre (11,999 square feet) lot from a tract of land in City Block 7068 on property located on Valentine Street, south of Dorris Street. The request was approved on August 15, 2019 and has not been recorded.
6. S189-259 was a request west of present request to create one 0.146-acre lot from a tract of land in City Block 7070 on property located on Rochester Street, east of Woodville Street. The request was approved on August 15, 2019 and recorded on November 2, 2024

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 east and west of the request have lot widths ranging in size from 33 feet to 137.80 feet and lot areas ranging in size from 4,246 square feet to 23,877 square feet and are zoned PD 595 (R-5(A)). *(Please refer to the existing area analysis)*
- The properties to the north and south of the request have areas ranging in size from 334,936 square feet to 2,928,670 square feet and are zoned PD 595 (R-5(A)). *(Please refer to the existing area analysis)*

The request lies in an PD 595 (R-5(A)) which has a minimum lot area requirement of 5,000 square feet. The request is to create two 0.146-acre (6,360 square feet) lots with lot widths of 50 feet each.

The lots are being created from a tract of land; therefore, it does not qualify for a residential replat and can be approved on the consent agenda.

Staff finds that there is a variation in lot pattern within the immediate vicinity of the request (*Refer to the existing area analysis map and aerial map*). The request complies with the zoning requirement of the PD 595 (R-5(A)) 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 2.

Paving & Drainage Conditions:

12. Submit a full set of Civil Engineering Plans (drainage, paving, street signage/marketing/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:

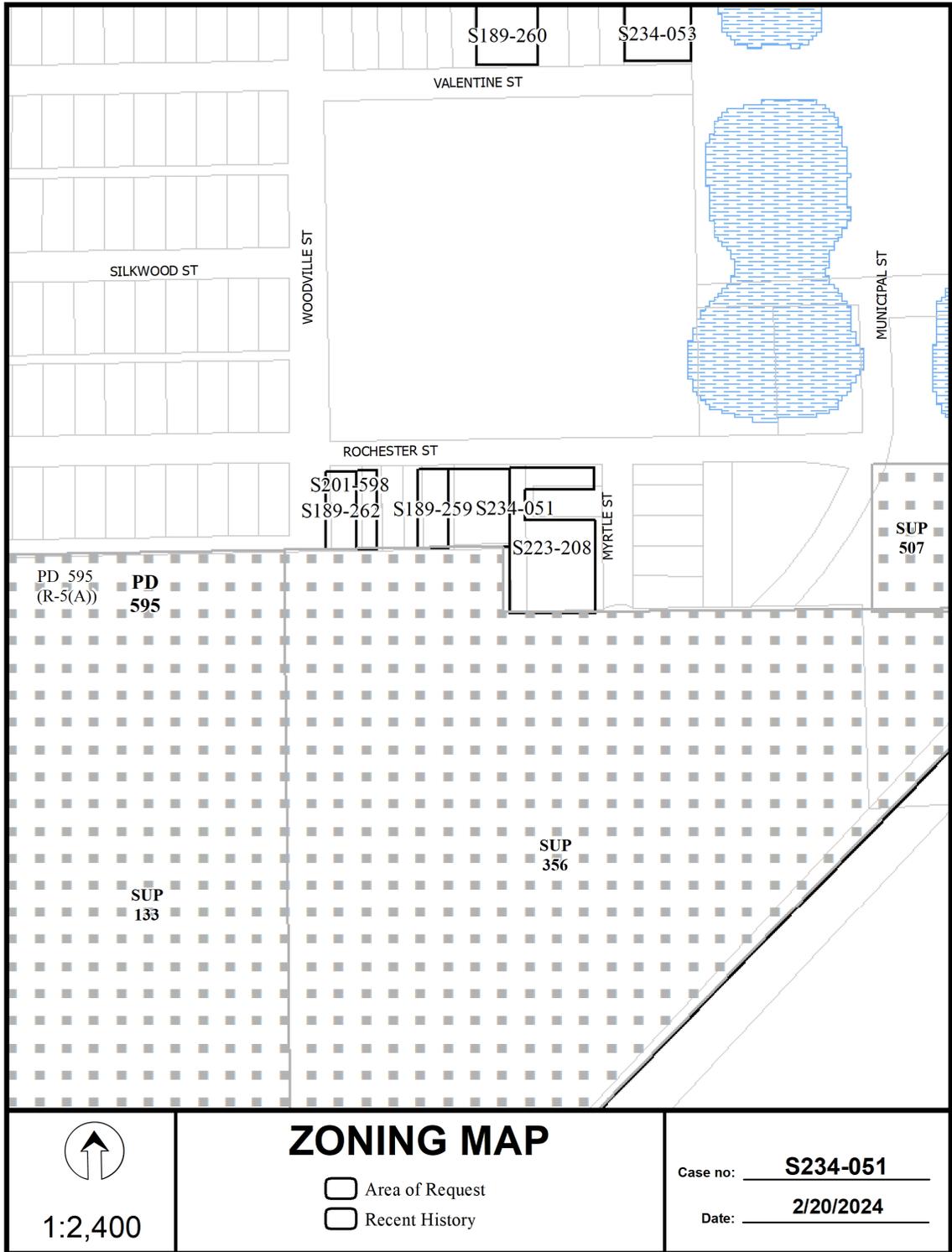
15. On the final plat, dedicate 7.5 feet of right-of-way (via fee simple) from the established center line of Alley. *Section 51A 8.602(c)*
16. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Rochester Street. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*

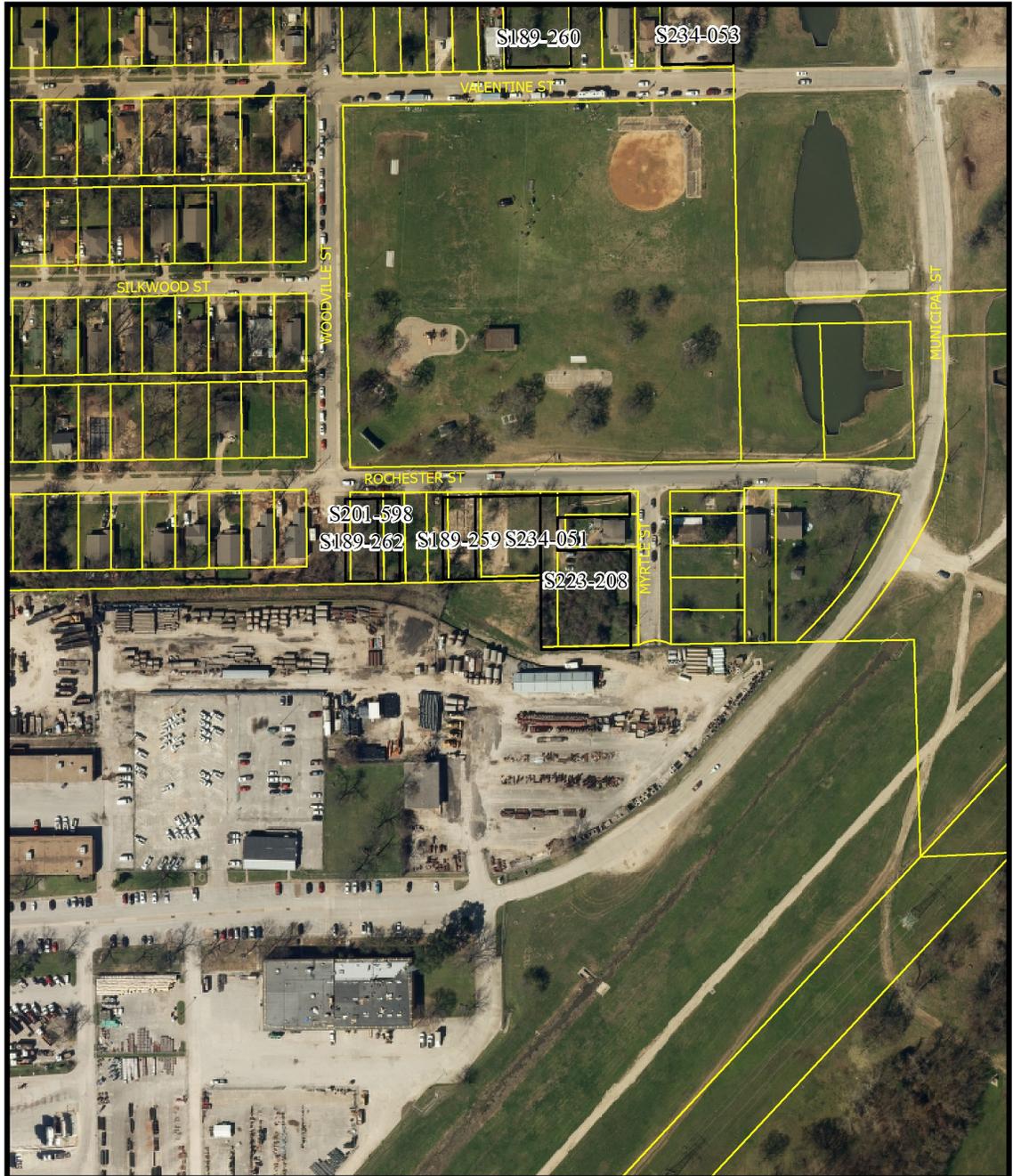
Survey (SPRG) Conditions:

17. Prior to final plat, submit a completed final plat checklist and all supporting documents.
18. On the final plat, show recording information on all existing easements within 150 feet of the property.
19. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information.

GIS, Lot & Block Conditions:

20. Prior to the final plat, remove fence encroachment in 7.5 feet Alley Easement (Vol.2003141, Pg. 7) and provide written confirmation and photos to Real Estate.
21. On the final plat, identify the property as Lots 6 & 7 in City Block A/7070.





1:2,400

AERIAL MAP

- Area of Request
- Recent History

Case no: S234-051

Date: 2/20/2024

