

CITY PLAN COMMISSION

THURSDAY, SEPTEMBER 19, 2024

FILE NUMBER: S234-187

SENIOR PLANNER: Hema Sharma

LOCATION: Duluth Street at Guymon Street, northeast corner

DATE FILED: August 23, 2024

ZONING: TH-3(A)

CITY COUNCIL DISTRICT: 6

SIZE OF REQUEST: 0.326-acres

APPLICANT/OWNER: Meridan Residential, LP, A Texas Limited Partnership

REQUEST: An application to replat a 0.326-acre tract of land containing part of Lots 4, 5 and 6 in City Block F/7238 to create two 0.163-acre (7,094.92-square foot) lots on property located on Duluth Street at Guymon Street, northeast corner.

SUBDIVISION HISTORY:

1. S234-089 was a request northwest of the present request to create one 5,925-square foot lot, one 7,534-square foot lot, and one 7,554-square foot lot from a 0.482-acre tract of land in City Block 7238 on property located on Akron Street, west of Guymon Street. The request was approved on May 2, 2024 but has not been recorded.
2. S201-700 was a request southeast of the present request to replat a 30.685-acre tract of land containing part of Lot 4, all of Lots 5 through 9 in City Block 5/7252, all of Lots 1 through 12 in City Block 6/7252, all of Lots 2 through 6 and all of Lots 10 through 12 in City Block 7/7252, a tract of land in City Block 7254, and portion of an abandoned Muncie Avenue and Bayonne Street to create one lot on property located on Singleton Boulevard, east of Vilbig Road. The request was approved on October 7, 2021 but has not been recorded.

PROPERTY OWNER NOTIFICATION: On Sep 4, 2024, 27 notices were sent to property owners within 200 feet of the proposed plat boundary.

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 north, east, south and west of the present request have lot areas ranging in size from 2,250 square feet to 22,498 square feet and lot width ranging from 45 feet to 150 feet and are zoned TH-3(A) Townhouse District. *(Refer to the existing area analysis map)*

The request lies in TH-3(A) Townhouse District which has a minimum lot area requirement of 2,000 square feet for single family structures and 6,000 square feet for duplex structures. The request is to create two 0.163-acre (7,094.92-square foot) lots; and the proposed lot widths are 70.58 feet each.

Staff finds that there is a variation in lot pattern in the adjacent areas (*Refer to the existing area analysis map*); and the request is in compliance with Section 51A-8.503 and also with the requirements of the TH-3(A) Townhouse District 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/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 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Guymon Street. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).
16. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Duluth 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 Guymon Street & Duluth Street. Section 51A 8.602(d)(1)

Survey (SPRG) Conditions:

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

Dallas Water Utilities Conditions:

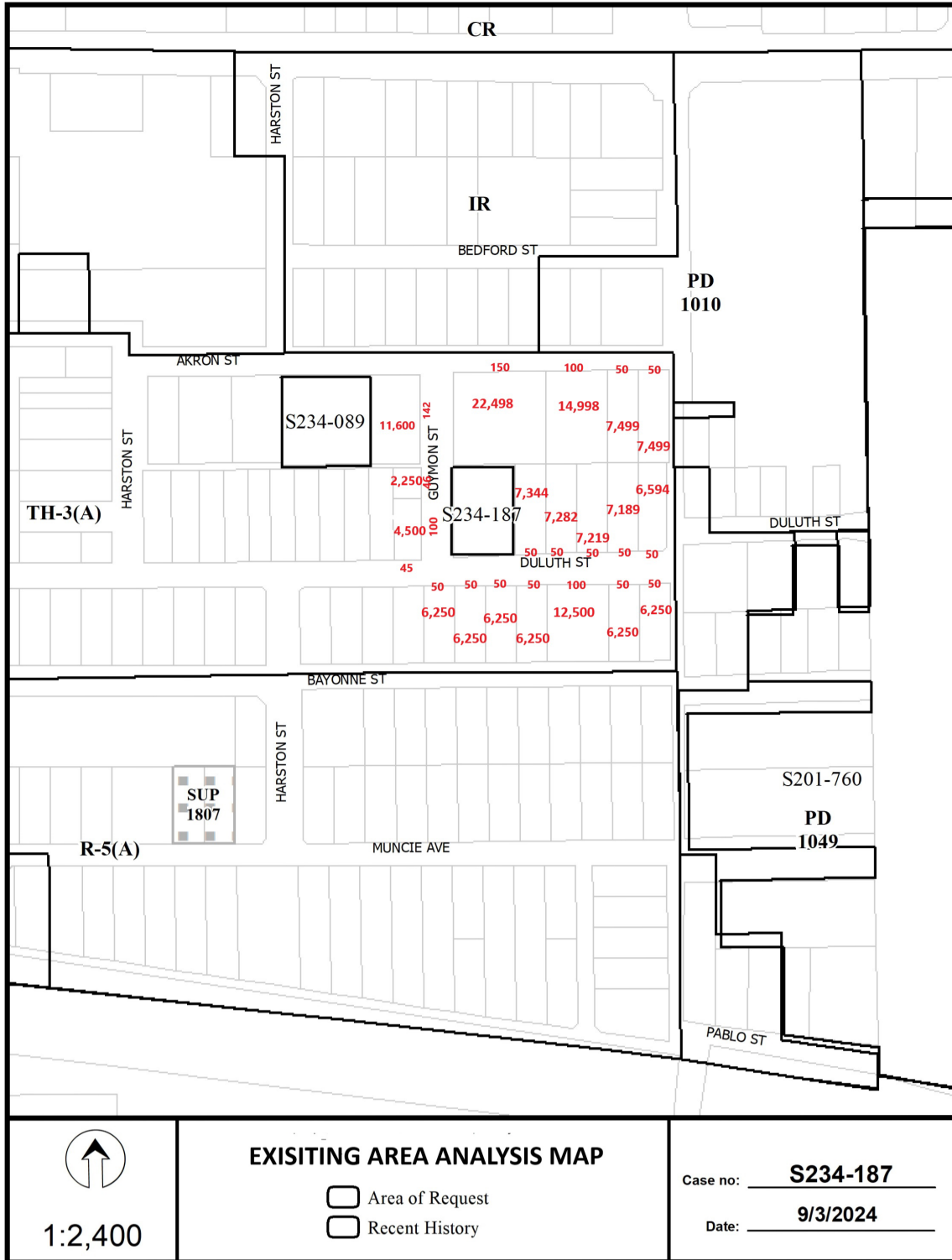
21. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f).
22. Additional design information is required for assessment. Site plan must be submitted showing proposed development,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

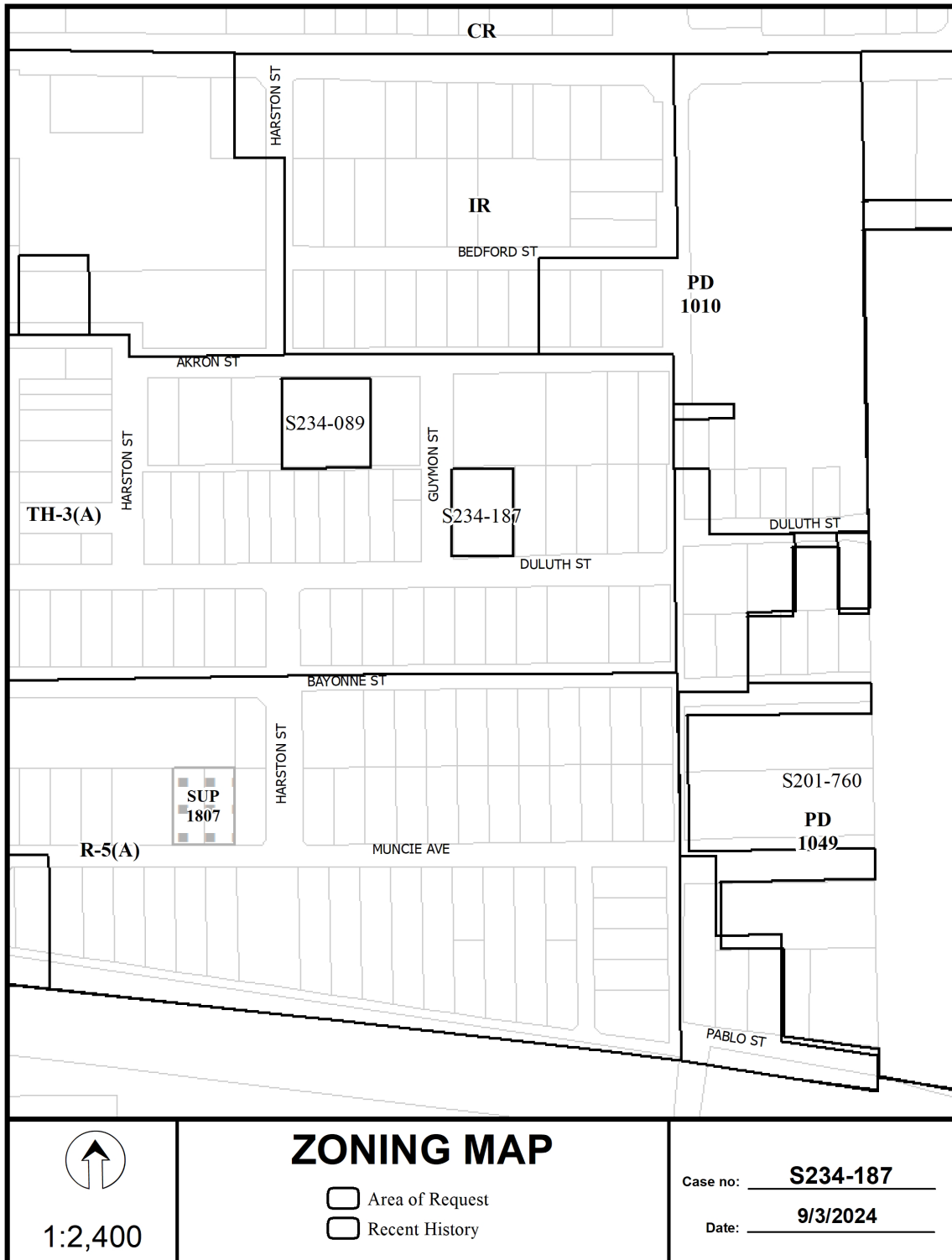
23. Water and Wastewater main improvements is required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

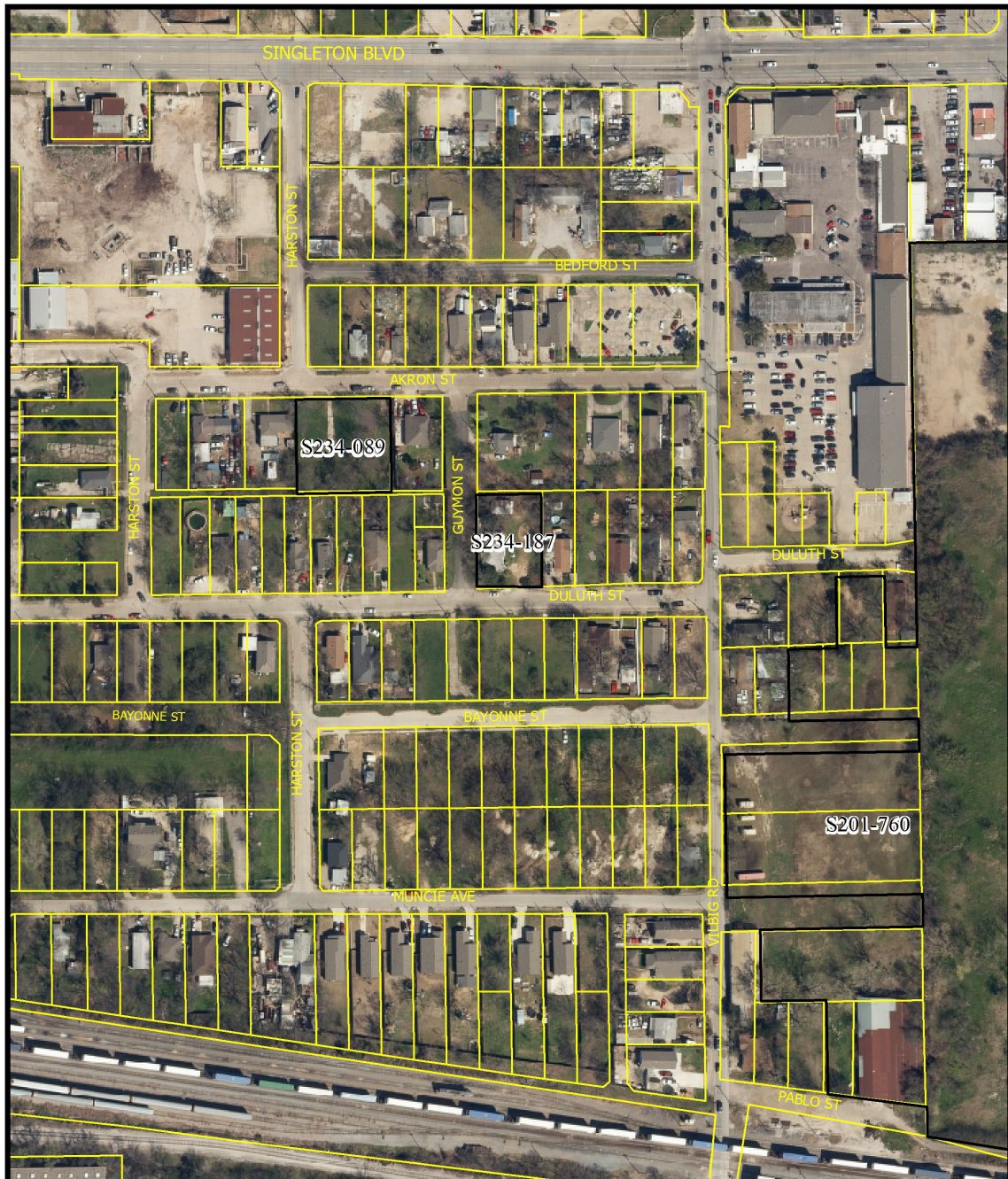
GIS, Lot & Block Conditions:


24. On the final plat, identify the property as Lots 4A & 5A City in Block F/7238.

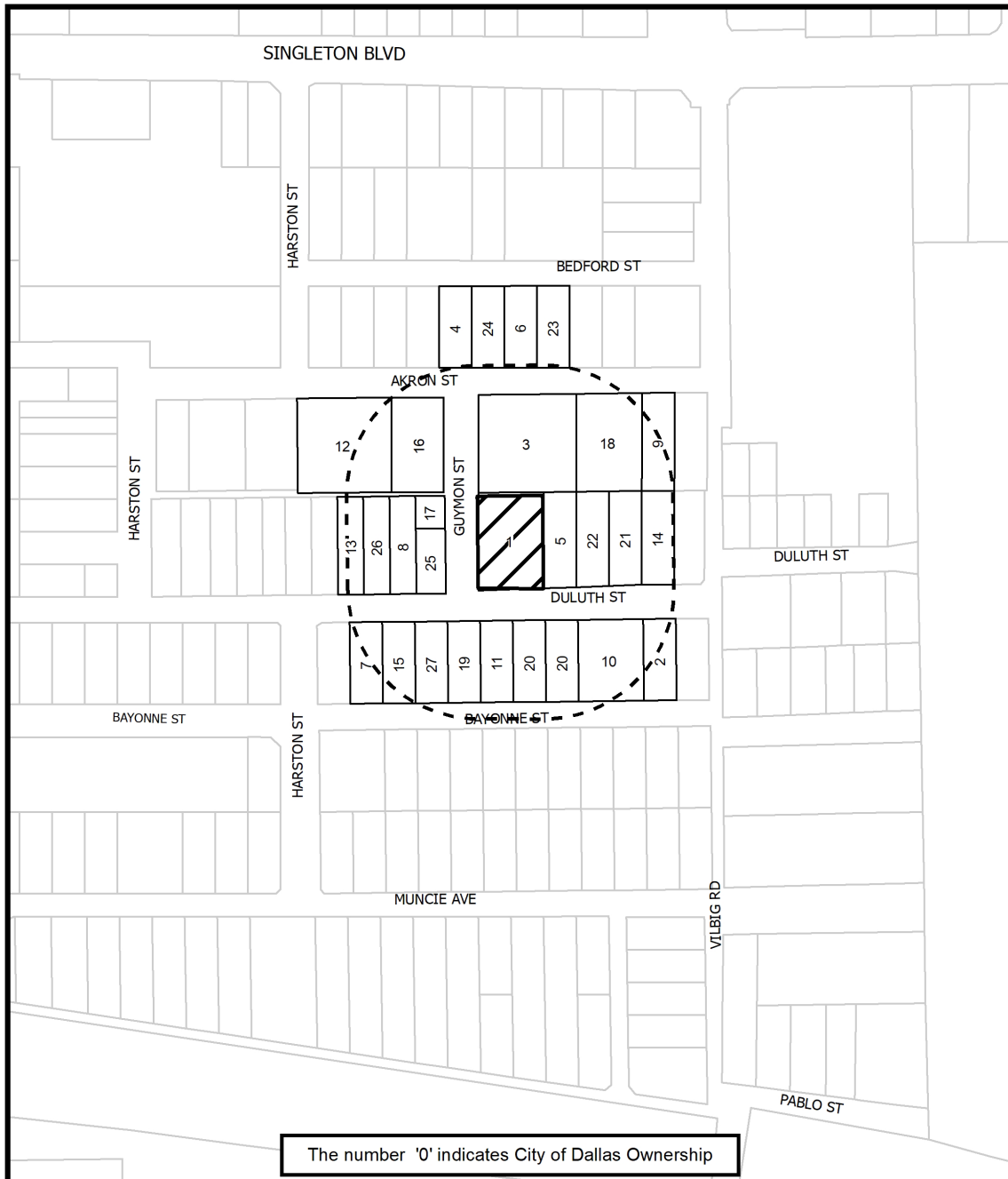
ALL AREAS ARE IN SQUARE FEET







 1:2,400	<h2 style="text-align: center;">AERIAL MAP</h2> <p> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p>	Case no: <u> S234-187 </u> Date: <u> 9/3/2024 </u>
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 1:2,400	NOTIFICATION		Case no: S234-187
	<div style="border: 1px solid black; padding: 2px; display: inline-block;">200'</div> AREA OF NOTIFICATION <div style="border: 1px solid black; padding: 2px; display: inline-block;">27</div> NUMBER OF PROPERTY OWNERS NOTIFIED		Date: 9/9/2024

Notification List of Property Owners

S234-187

27 Property Owners Notified

Label #	Address	Owner
1	1825 DULUTH ST	JOHNSON LAWRENCE EST OF
2	1804 DULUTH ST	VELEZ ABEL
3	2818 GUYMON ST	CHAVEZ MARY ANN
4	1829 AKRON ST	ESPARZA SANJUANA
5	1819 DULUTH ST	HERNANDEZ MANUEL &
6	1823 AKRON ST	GOMEZ JUAN CARLOS & ELSA
7	1842 DULUTH ST	MEDINA DAGOBERTO & MARIA
8	1841 DULUTH ST	JOHNSON EUGENIA &
9	1806 AKRON ST	TORRES JESUS
10	1814 DULUTH ST	Taxpayer at
11	1826 DULUTH ST	VI PHONG
12	1838 AKRON ST	WD TRINITY LLC
13	1849 DULUTH ST	MEDINA DAGABERTO
14	1807 DULUTH ST	MEDINA DAGABERTO
15	1838 DULUTH ST	SPRINGFUL PROPERTIES LLC
16	1832 AKRON ST	GUEL MARIA LETICIA &
17	2811 GUYMON ST	Taxpayer at
18	1810 AKRON ST	HALL DOROTHY J
19	1828 DULUTH ST	PEREZ PAULA
20	1822 DULUTH ST	MEDINA JOSE G
21	1811 DULUTH ST	MEDINA ANTONIA
22	1813 DULUTH ST	Taxpayer at
23	1819 AKRON ST	PINA J PAULINO I
24	1827 AKRON ST	FLORES MARIA LUISA EST OF
25	1837 DULUTH ST	JOHNSON JANET &
26	1843 DULUTH ST	MEDINA LUIS RAUL
27	1834 DULUTH ST	FRANKLIN L A &

