

CITY PLAN COMMISSION

THURSDAY, DECEMBER 5, 2024

FILE NUMBER: S245-028

SENIOR PLANNER: Sharmila Shrestha

LOCATION: Sycamore Street at North Carroll Avenue, east corner.

DATE FILED: November 6, 2024

ZONING: R-7.5(A)

CITY COUNCIL DISTRICT: 2

SIZE OF REQUEST: 0.175-acres

APPLICANT/OWNER: Sycamore Development, LLC

REQUEST: An application to create one 0.175-acre (7,619 square feet) lot from a tract of land in City Block 737 on property located on Sycamore Street at North Carroll Avenue, east corner.

SUBDIVISION HISTORY:

- S201-741 was a request northwest of the present request to replat a 0.617-acre tract of land containing part of Lot 7 and all of Lot 8 in City Block 725 to create one lot on property located on Bryan Street, north of Carroll Street. The request was approved on September 23, 2021, 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 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.
- The request lies in an R-7.5(A) Single Family District which has a minimum lot area requirement of 7,500 square feet. The request is to create one 0.175-acre (7,619 square feet) lot.

Staff finds that there is a variation in lot pattern within the immediate vicinity of the request. (*Refer to the existing area analysis map*) The request complies with the zoning requirement of the R-7.5(A) Single Family 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. 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 a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of Sycamore Street & Carroll Avenue Section 51A 8.602(d)(1).

Survey (SPRG) Conditions:

16. Prior to final plat, submit a completed final plat checklist and all supporting documents.
17. On the final plat, show distances/width across all adjoining right-of-way. Platting Guidelines.

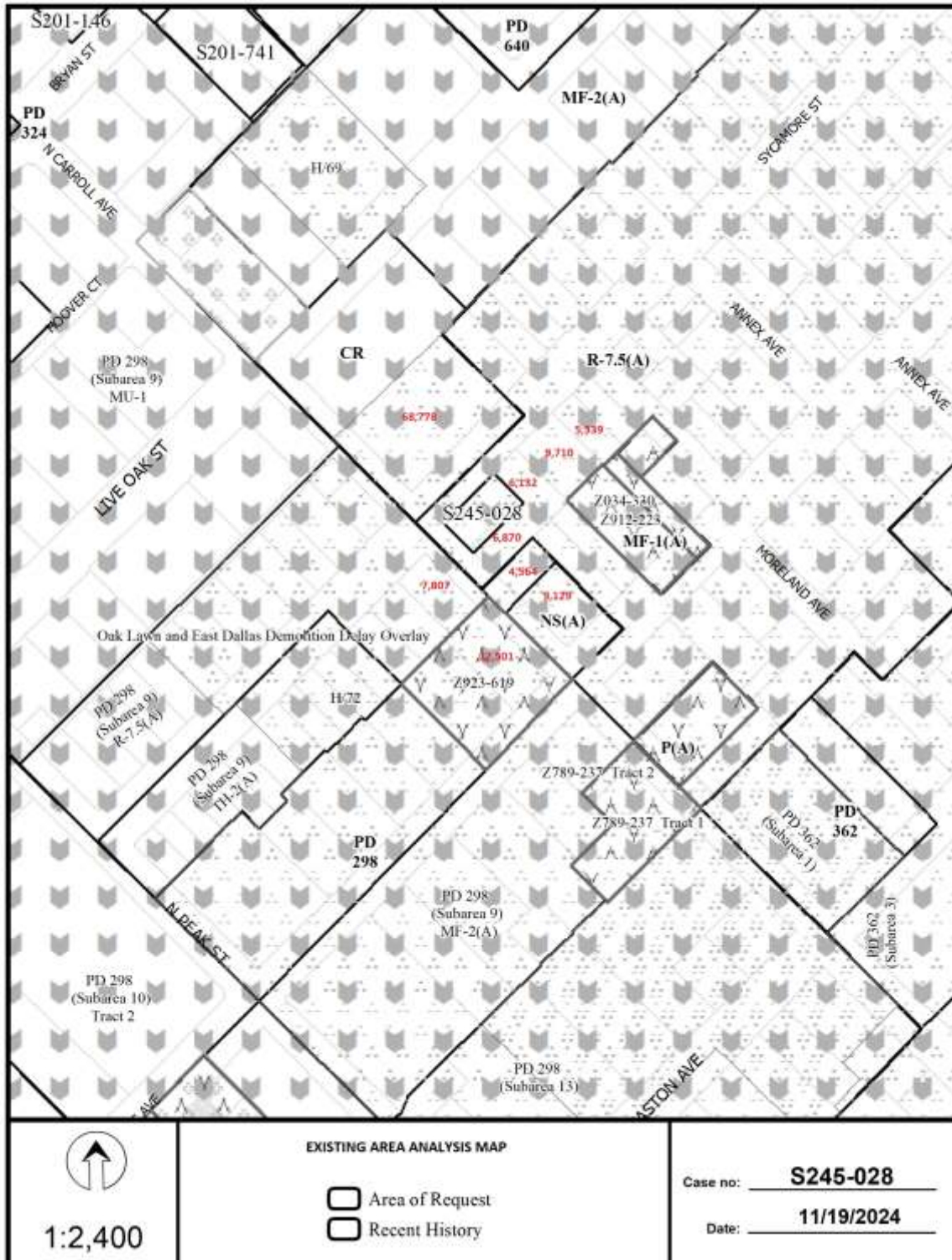
Dallas Water Utilities Conditions:

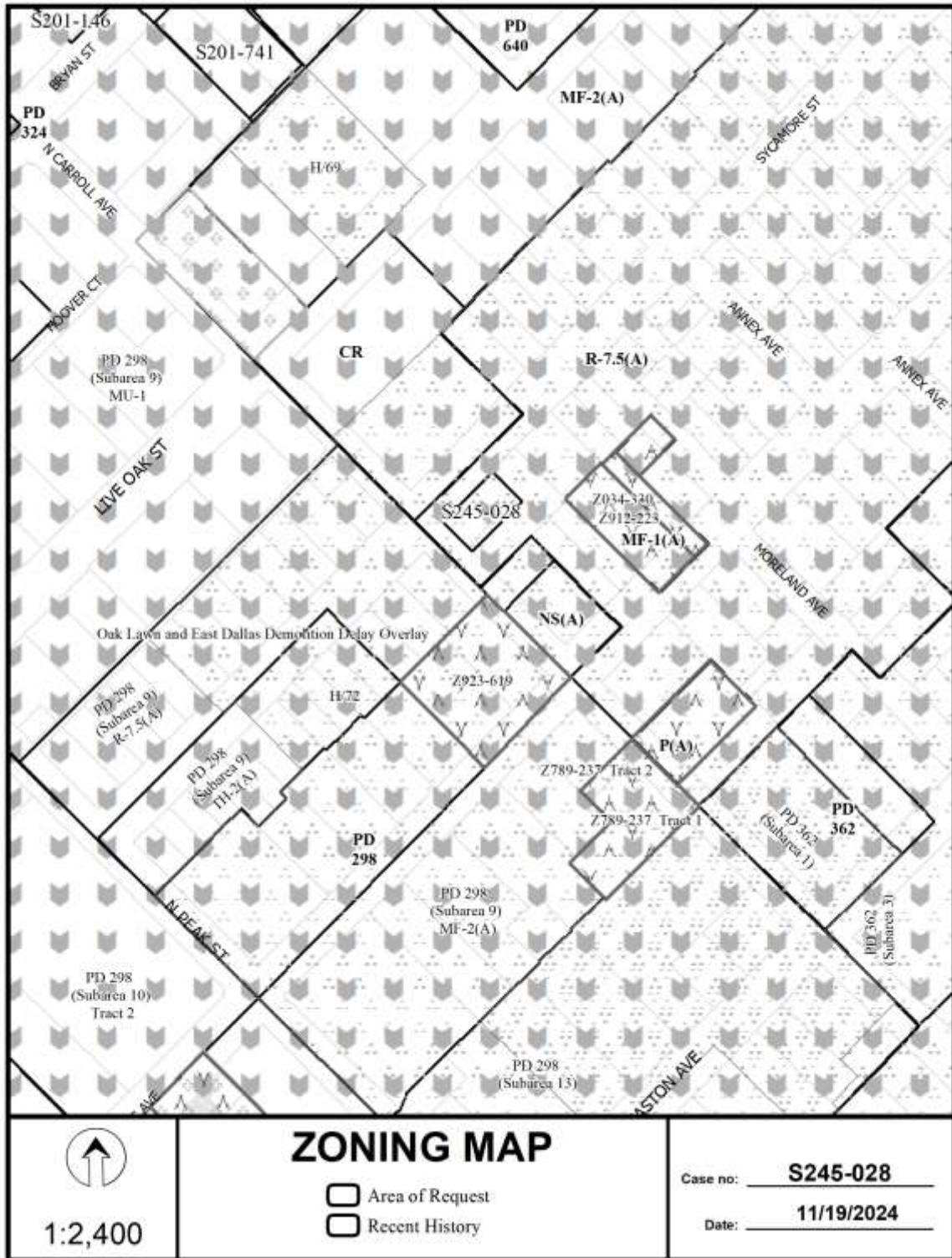
18. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f).
19. Additional design information is required for assessment. Site plan must be submitted showing proposed development,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

Street Light/ Street Name/ GIS, Lot & Block Conditions:


21. On the final plat, change “N. Carroll Avenue” to “Carroll Avenue”.
22. Comply with Street Design Manual Section 4.3.3.2(D) and Section 4.4.2.1 regarding required minimum corner clips at intersections.
23. On the final plat, identify the property as Lot 2 in City Block 2/737.

ALL AREAS ARE IN SQUARE FEET







 1:2,400	<h2 style="text-align: center;">AERIAL MAP</h2> <ul style="list-style-type: none"> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History 	Case no: <u> S245-028 </u> Date: <u> 11/19/2024 </u>
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