

**CITY PLAN COMMISSION****THURSDAY, JULY 25, 2024****FILE NUMBER:** S234-147**SENIOR PLANNER:** Hema Sharma**LOCATION:** Lake June Road, east of St. Augustine Drive**DATE FILED:** June 28, 2024**ZONING:** MF-2(A), R-7.5(A)**CITY COUNCIL DISTRICT:** 5**SIZE OF REQUEST:** 3.236-acres**APPLICANT/OWNER:**

**REQUEST:** An application to create one 3.236-acre lot from a tract of land in City Block 6715 on property located on Lake June Road, east of St. Augustine Drive.

**SUBDIVISION HISTORY:** There has been no recent platting activity within close proximity of this request.

**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, south, west, and north of the request have lot widths ranging in size from 107 feet to 503 feet and lot areas ranging in size from 13,135 square feet to 1,051,953 square feet and are zoned as R-7.5(A) Single Family District, CR Community Retail District, PD 807 and MF-2(A) Multifamily District. (*Refer to the existing area analysis and aerial map*)

The request lies on dual district, MF-2(A) Multifamily District and R-7.5(A) Single Family District. The request is to create one 3.236-acre lot from a tract of land and width of the lot is 299.58 feet.

MF-2(A) Multifamily District which has a minimum lot area requirement of 1,000 square feet for residential use and minimum lot area for multifamily structures depends on number of bedrooms. R-7.5(A) Single Family District has a minimum lot area requirement of 7,500 square feet for residential use.

Although this request is residential in nature, the lot is being created from tract of land that have never been platted before; therefore, it does not qualify as a residential replat and can be approved on the consent agenda.

Staff finds that there is variation in lot pattern within the immediate vicinity of the request (*Refer to the existing area analysis map and aerial map*); and the request is in compliance with Section 51A-8.503 and also with the requirements of MF-2(A) Multifamily District, R-7.5(A) Single Family 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 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)

**Flood Plain Conditions:**

15. On the final plat, determine the 100-year water surface elevation across this addition.
16. On the final plat, dedicate floodway easement, floodway management area or floodway easement (within common area), with the appropriate easement statement included on the face of the Plat. 51A 8.611(d); DWU Floodplain Management; Drainage Design Manual Addendum V
17. On the final plat, include additional paragraph in Owner’s Certificate (pertaining to the floodplain). 51A 8.611(d); DWU Floodplain Management; Drainage Design Manual Addendum V
18. On the final plat, specify minimum fill and minimum finished floor elevations. *Section 51A-8.611(d), Trinity Watershed Management.*
19. On the final plat, show the natural channel set back from the crest of the natural channel. *Section 51A-8.611(d), Trinity Watershed Management.*
20. Prior to submission of the final plat, set floodway monument markers and provide documentation that the monuments have been set. *Section 51A-8.617(d)(1), (2), (3), and (4)*
21. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for.

**Survey (SPRG) Conditions:**

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

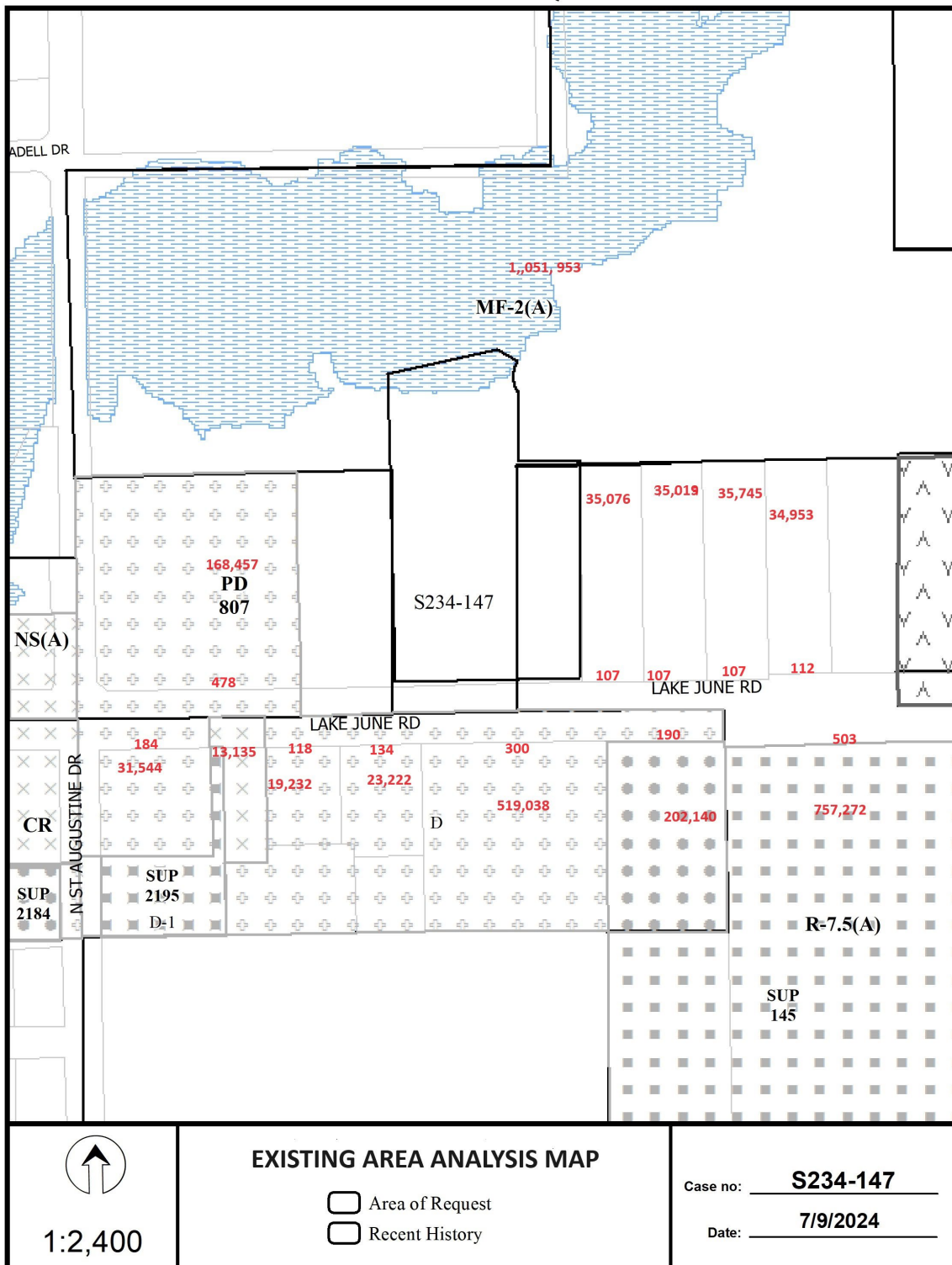
**Dallas Water Utilities Conditions:**

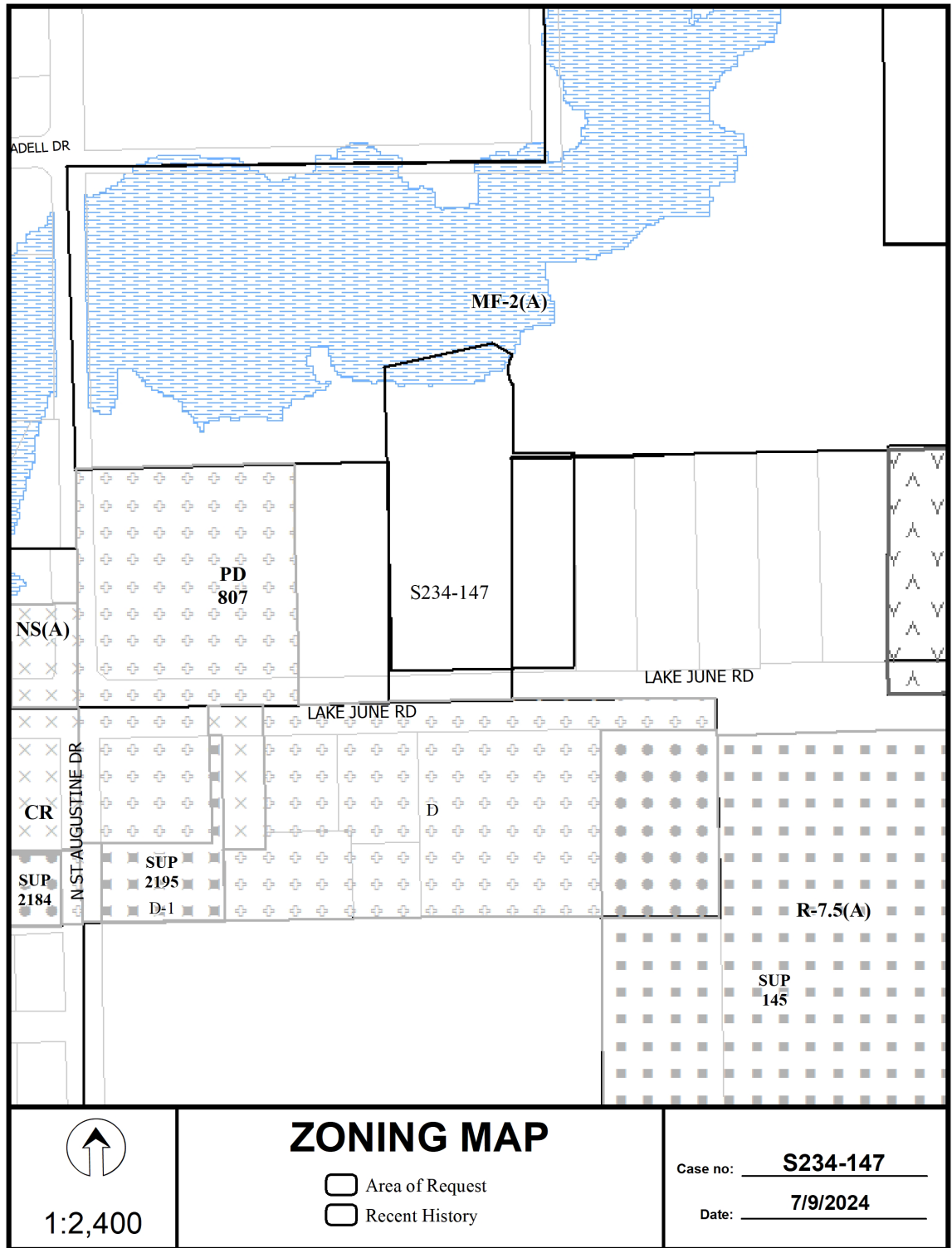
23. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
24. Water and Wastewater main improvements may be required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

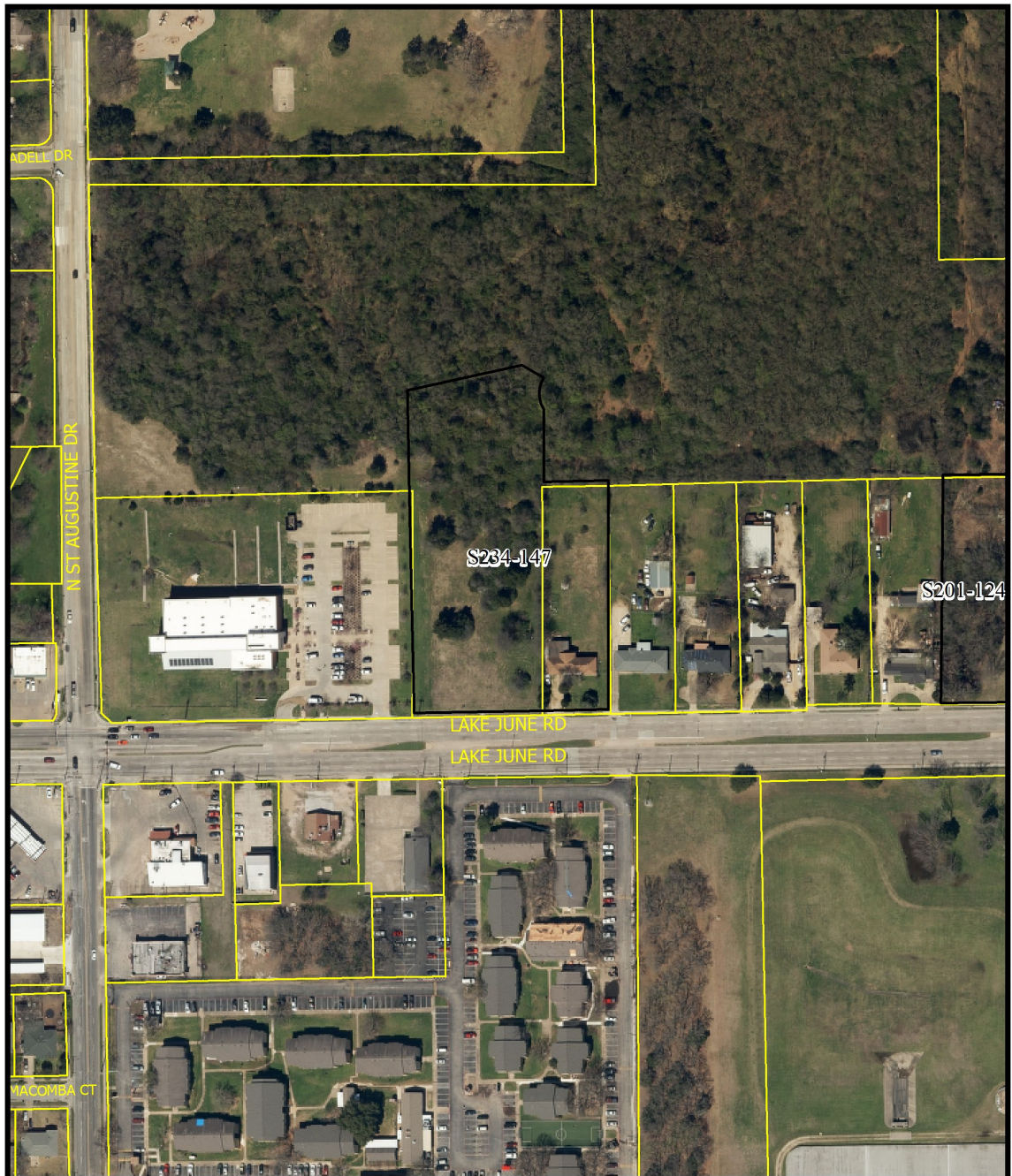
**GIS, Lot & Block Conditions:**


25. On the final plat, identify the property as Lot 3 in City Block A/6715.

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>          <b>S234-147</b>          </u> Date: <u>          <b>7/9/2024</b>          </u>
--	--	---

