

**CITY PLAN COMMISSION****THURSDAY, JUNE 25, 2026****FILE NUMBER:** PLAT-26-000145**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** East Side Avenue, northwest of Santa Fe Avenue**DATE FILED:** May 29, 2026**ZONING:** MF-2(A)**CITY COUNCIL DISTRICT:** 2**SIZE OF REQUEST:** 0.344-acres**APPLICANT/OWNER:** Cedar Rock Development, LLC

**REQUEST:** An application to replat a 0.344-acre tract of land containing all of Lots 7 and 8 in City Block 801 to create 8-lot shared access development ranging in size from 1,737 square feet to 2,237 square feet on property located on East Side Avenue, northwest of Santa Fe Avenue.

**SUBDIVISION HISTORY:**

1. S223-191 was a request south of the present request to replat a 1.488-acre tract of land containing all of Lots 11 through 18 in City Block 801 to create one lot on property located on Willow Street, at the terminus of Bank Street. The request was approved on July 6, 2023, but has not been recorded.
2. S223-120 was a request south of the present request to replat a 1.488-acre tract of land containing all of lots 11 through 18 in City Block A/801 to create one lot on property located on Willow Street, at the terminus of Bank Street. The request was withdrawn on May 3, 2023.
3. S212-009 was a request northeast of the present request to create one 2.502-acre lot from a tract of land in City Block 801 on property located on East Side Avenue, northwest of Santa Fe Avenue. The request was approved on November 4, 2021, and was recorded on November 17, 2023.

**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.”

Staff finds that there is not an established lot pattern in the immediate area of request (refer to the existing area analysis map and aerial map) and request complies with the requirements of the MF-2(A) Multi Family District and the requirement of Section 51A-8.503; 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 submitting 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 8.

**Paving & Drainage Conditions:**

12. "Lot-to-Lot drainage will not be allowed without proper City of Dallas Engineering Division approval" (Note must be on the Plat). 51A 8.611(e)
13. Submit drainage, paving, etc. plans prepared by a licensed (TX) Professional Engineer to Permit Center, Oak Cliff Municipal Center (i.e., non-311T/DP).51A-8.102 (c); 8.601(b)(4), (5), (6),(7),(8),(9)

**Traffic Conditions:**

14. Plans must comply with sidewalk design standards: sidewalks must comply with a minimum five-foot width plus five-foot buffer.
15. Plans must comply with City's street lighting standards. See illumination standards in Street Design Manual.

**Survey (SPRG) Conditions:**

16. Prior to final plat, submit a completed final plat checklist and all supporting documents.
17. Show correct recording information for subject property.
18. Show recording information on all existing easements within 150 feet of property.
19. Offset shared access area easement three feet from adjoining private property.

**Dallas Water Utilities Conditions:**

20. 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.
21. Water and Wastewater main improvements are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
22. Must comply with DWU Design Standards for all Water and Wastewater construction in Shared Access Development.

**Shared Access Conditions:**

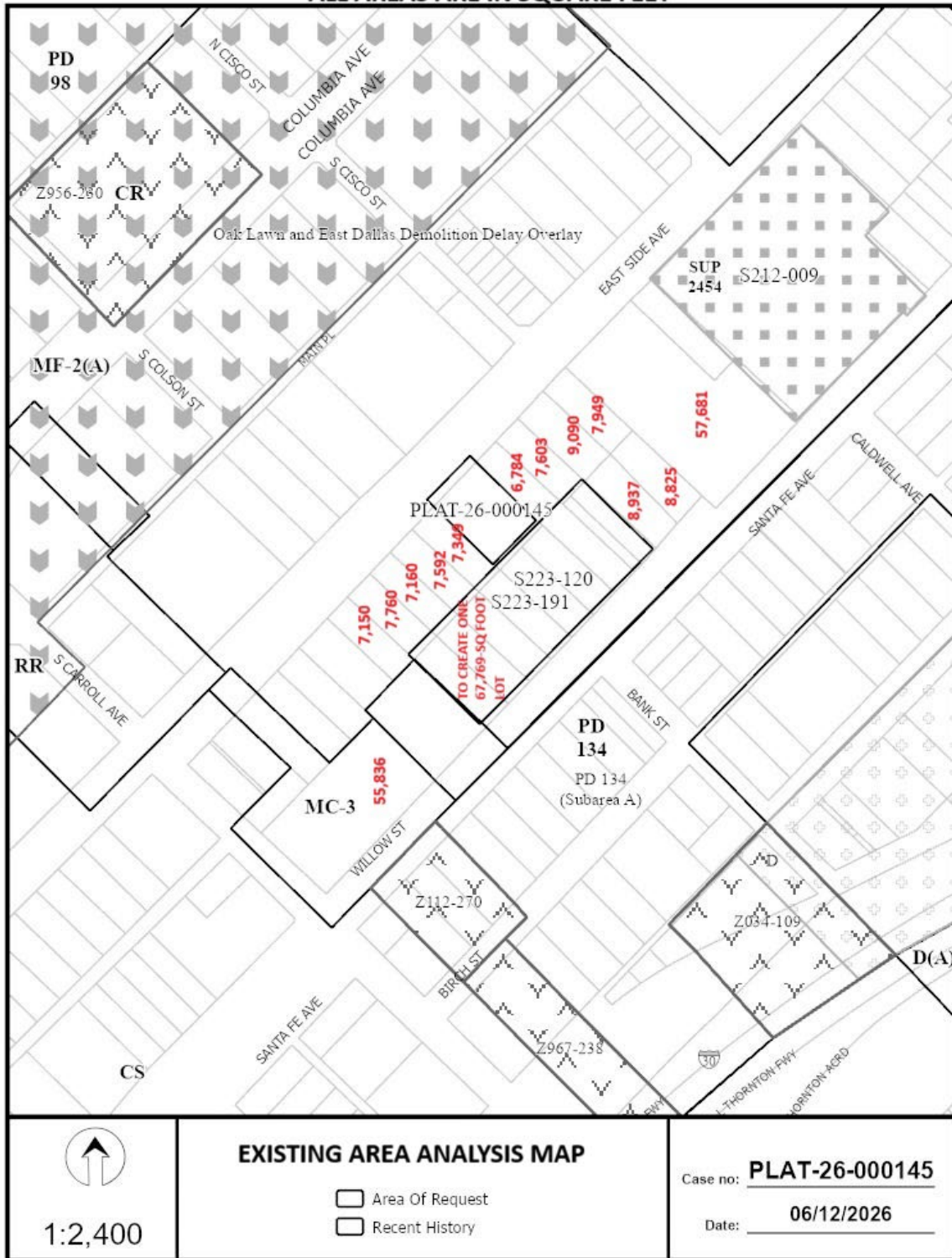
23. Provide additional shared access area easement, up to 26 feet, for compliance with the Dallas Fire Code when building height is 30 feet or greater.
24. A water and wastewater easement at least 12 feet wide to be used exclusively for public water and wastewater below grade must be provided within 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
25. 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)
26. Prior to submittal of the final plat the Shared Access Area Development must meet all the requirements of Section 51A-4.411. Section 51A-4.411(c)
27. 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)
28. A shared access development is treated as one lot for the purpose of setbacks and lot coverage.

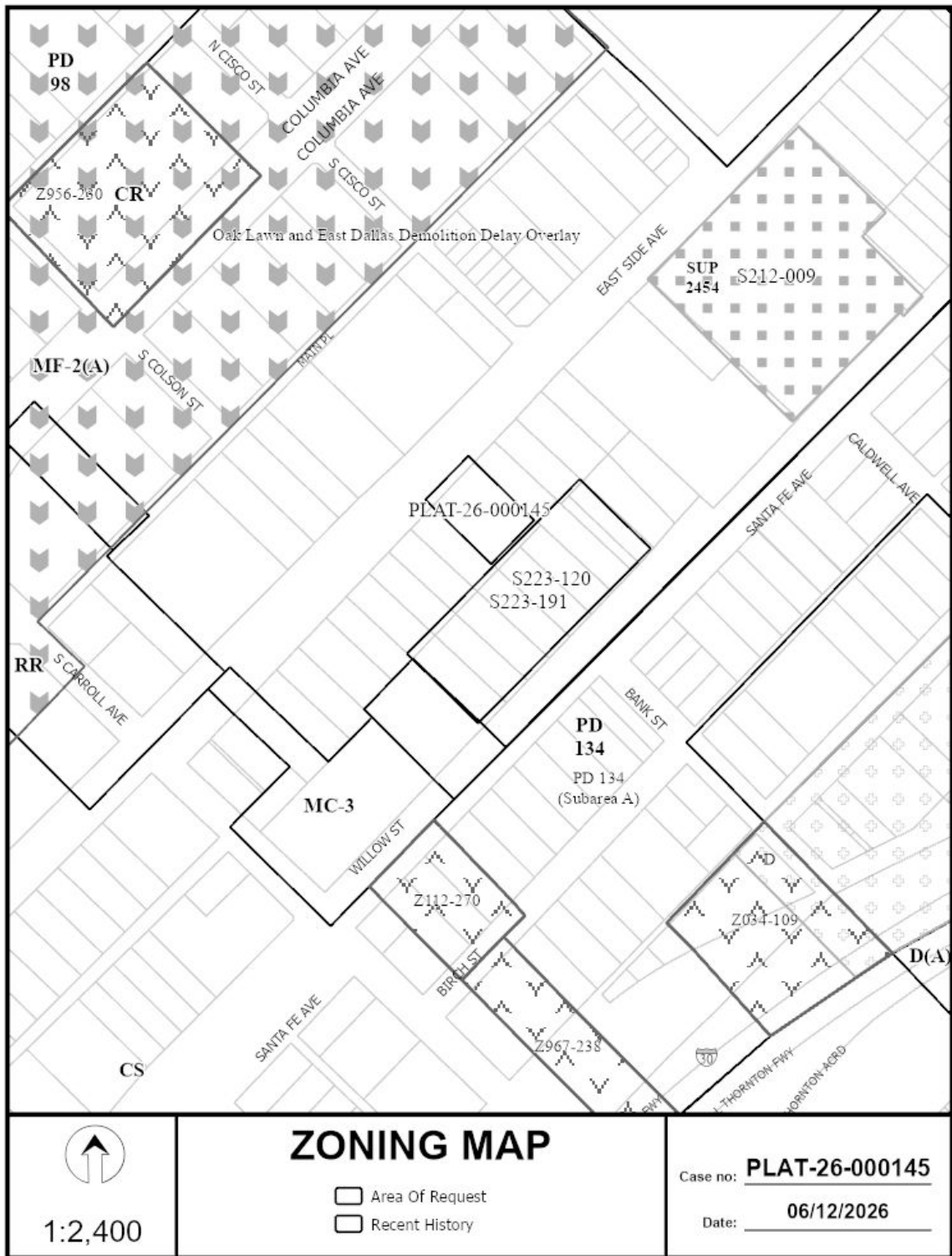
29. Regardless of the minimum front yard setback of the applicable zoning district, the minimum front yard setback must be at least 20 feet from the right-of-way line of a street or alley if the parking space for the lot(s) is located in an enclosed structure and if the space faces upon or can be entered directly from the street or alley. Section 51A-4.411(f)(2)
30. Include the words "Shared Access Development" in the title block of the final plat. Platting Guidelines
31. 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)
32. If a guard house is provided, it must be at least 30 feet from the shared access point. Section 51A-4.411(d)(8)
33. 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)
34. Provide guest parking at a rate of 0.25 spaces per dwelling unit and with adequate maneuverability per the Shared Access Development requirements.

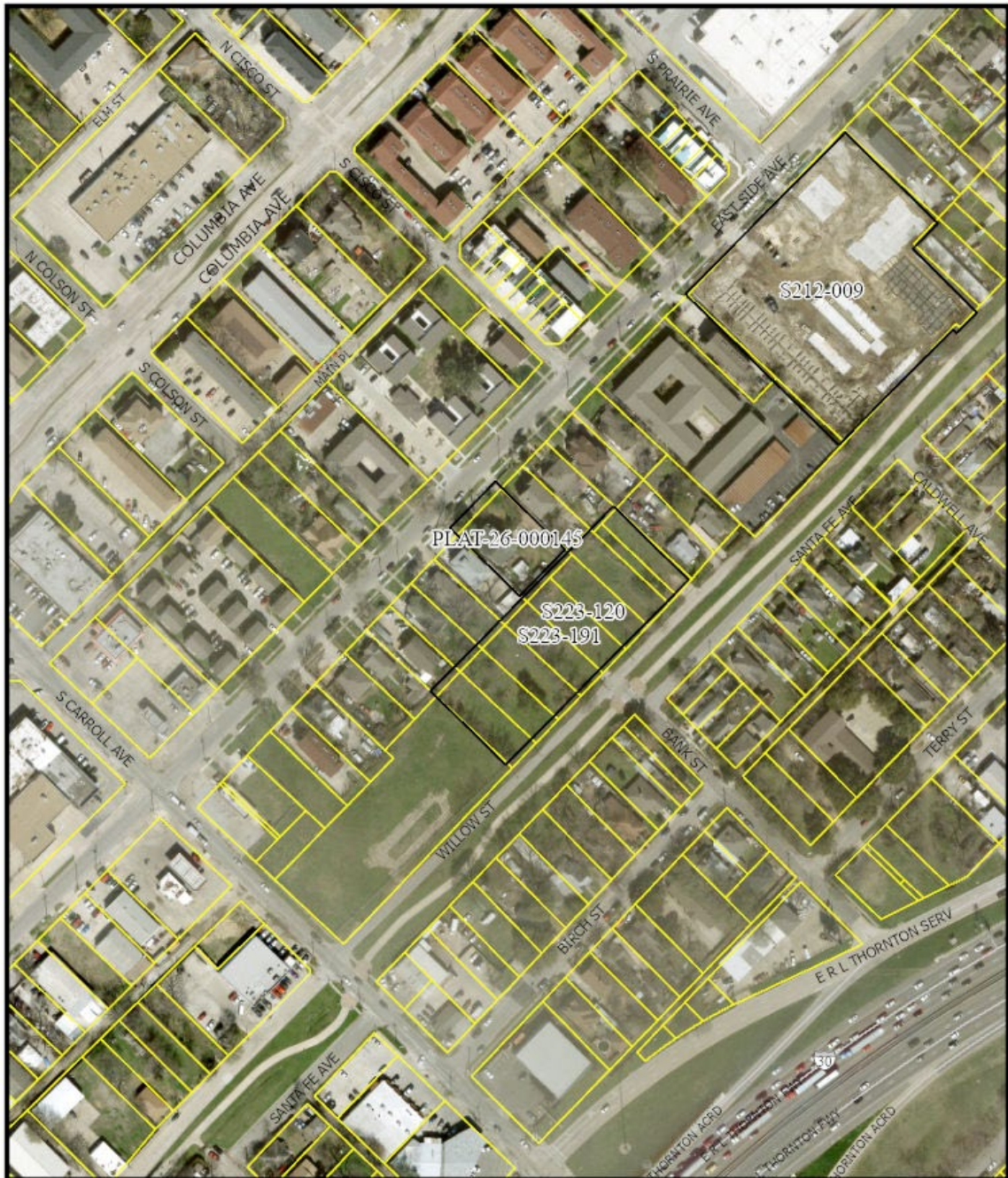
**Street Name Coordinator, GIS, Lot & Block Conditions:**

35. On the final plat, change "East Side Avenue (recorded as "Commerce Street")" to "East Side Avenue."
36. Contact Addressing Team for appropriate name for proposed right-of-way.
37. On the final plat, identify the property as Lots 7A, 7B, 7C, 7D, 8A, 8B, 8C, and 8D in City Block 801.

**ALL AREAS ARE IN SQUARE FEET**







1:2,400

# AERIAL MAP

- Area Of Request
- Recent History

Case no: **PLAT-26-000145**

Date: **06/12/2026**

