

CITY PLAN COMMISSION**THURSDAY, FEBRUARY 15, 2024****FILE NUMBER:** S234-044**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Remond Drive, east of Westmount Avenue**DATE FILED:** January 17, 2024**ZONING:** MF-2(A)**CITY COUNCIL DISTRICT:** 1**SIZE OF REQUEST:** 0.286-acres**APPLICANT/OWNER:** Res Builders and Construction, LLC

REQUEST: An application to replat a 0.286-acre tract of land containing all of Lot 4 and part of Lot 3 in City Block B/6164 to create one lot on property located on Remond Drive, east of Westmount Avenue.

SUBDIVISION HISTORY: There has been no recent platting activity within close proximity to 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 south line of the Remond Drive within the immediate vicinity of the request have lot width ranging in size from 54 feet to 104 feet and lot areas ranging in size from 8,177 square feet to 15,794 square feet and are zoned MF-2(A) Multifamily District. (*Refer to the existing area analysis map and aerial map*)
- The properties to the east line of the Westmount Avenue have lot widths ranging in size from 50 feet to 100 feet and lot areas ranging in size from 7,674 square feet to 15,457 square feet and are zoned MF-2(A) Multifamily District. (*Refer to the existing area analysis map and aerial map*)
- The properties to the west line of the Westmount Avenue have lot widths ranging in size from 50 feet to 140 feet and lot areas ranging in size from 11,607 square feet to 15,832 square feet and are zoned MF-2(A) Multifamily District. (*Refer to the existing area analysis map and aerial map*)

The request lies in MF-2(A) Multi Family District which has a minimum lot area requirement of 1,000 square feet for single family structures and 6,000 square feet for duplex structures. Minimum lot area for multifamily structures depends on number of bedrooms. The request is to create one 12,454-square foot lot and the width of the proposed lot is 83 feet.

Staff finds that there is a variation in lot pattern within the immediate vicinity of the request. The request complies with the zoning requirement of the MF-2(A) Multifamily 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:

15. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Remond Drive. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*

Survey (SPRG) Conditions:

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

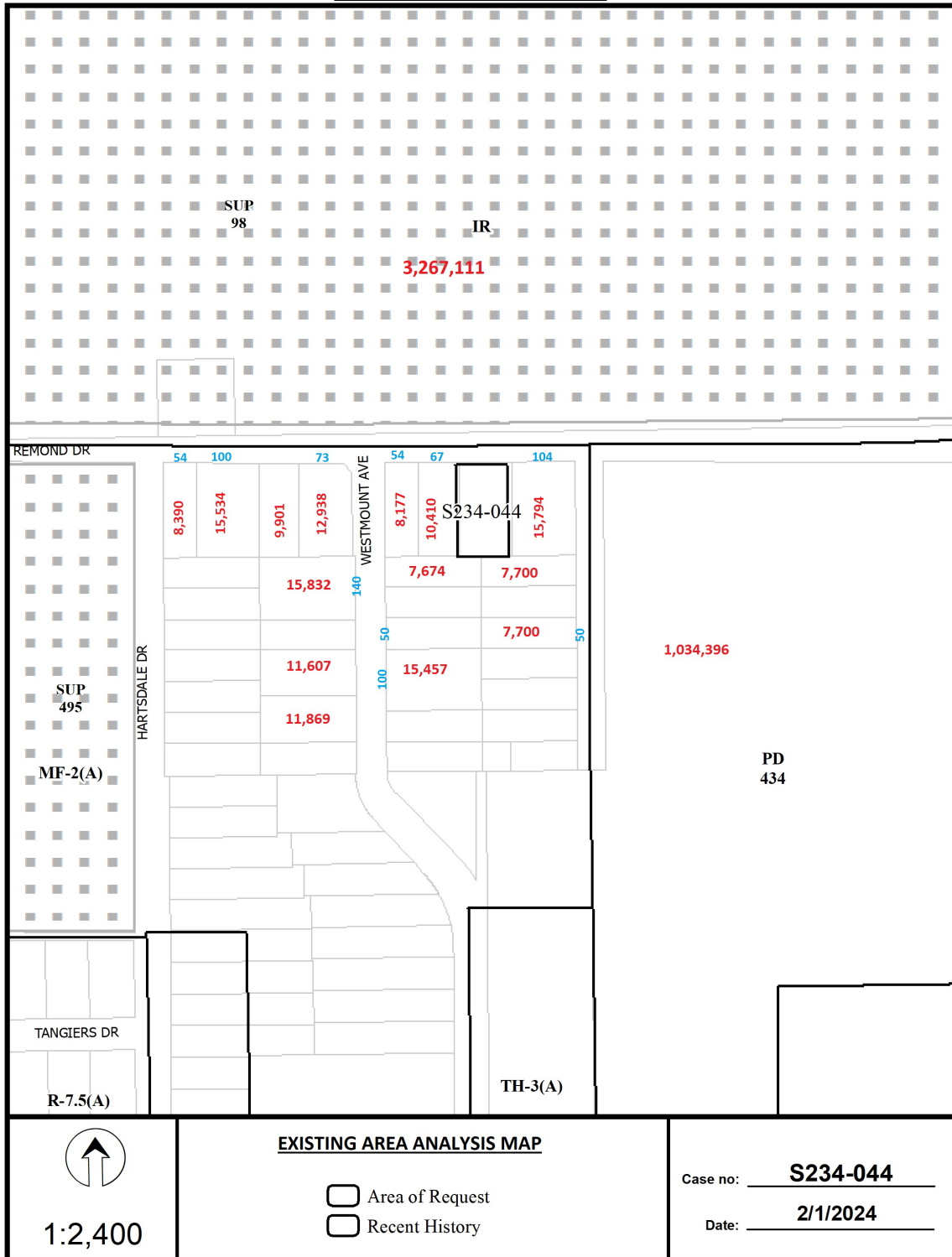
Dallas Water Utilities Conditions:

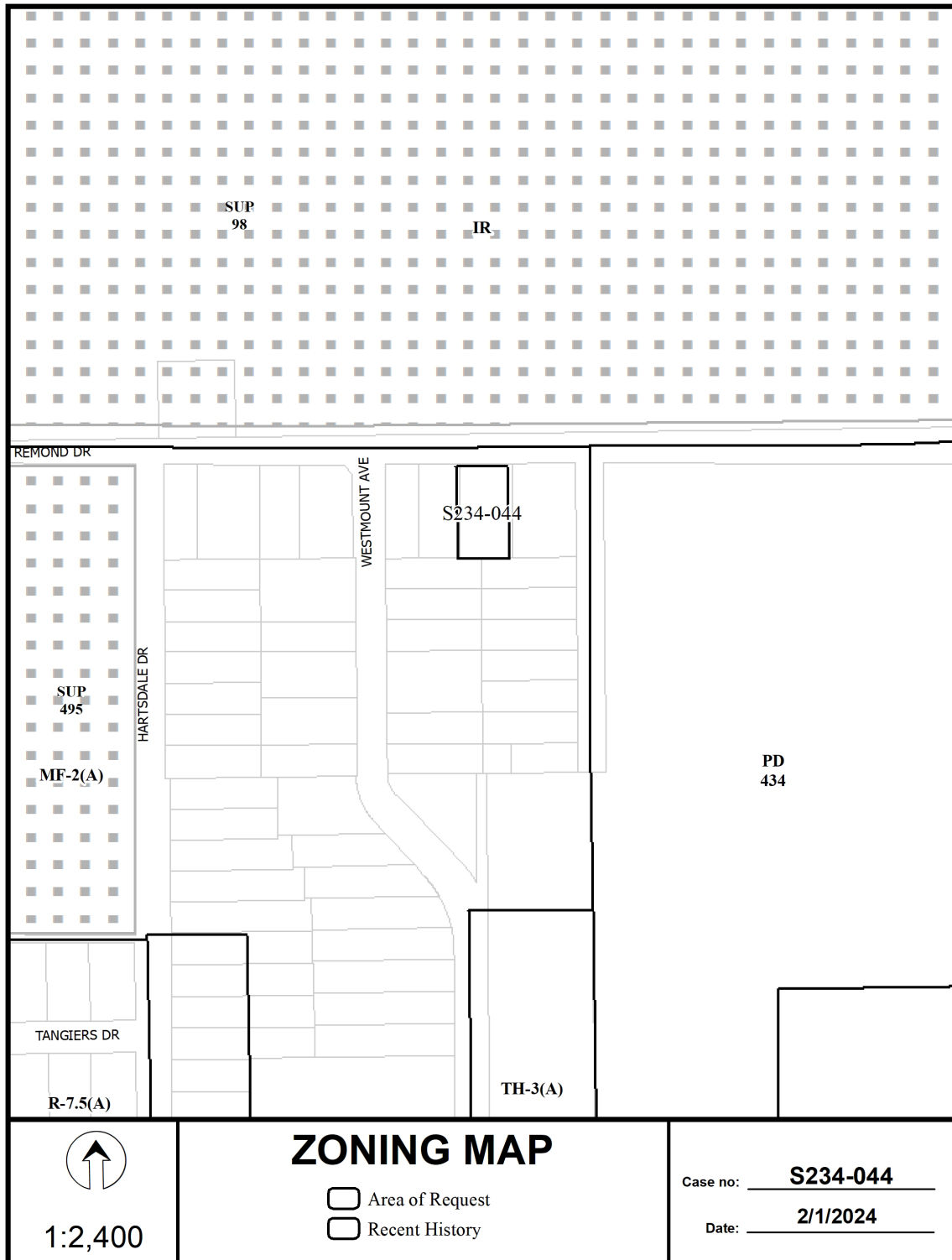
19. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering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

GIS, Lot & Block Conditions:


20. On the final plat, change "Remond Drive (FKA Dallas-Ft Worth Automobile Boulevard)" to "Remond Drive (FKA Fort Worth Avenue FKA West Dallas Pike FKA Old Fort Worth Road)".
21. Provide documentation for "Dallas-Fort Worth Automobile Boulevard".
22. On the final plat, identify the property as Lot 3A in City Block B/6164.

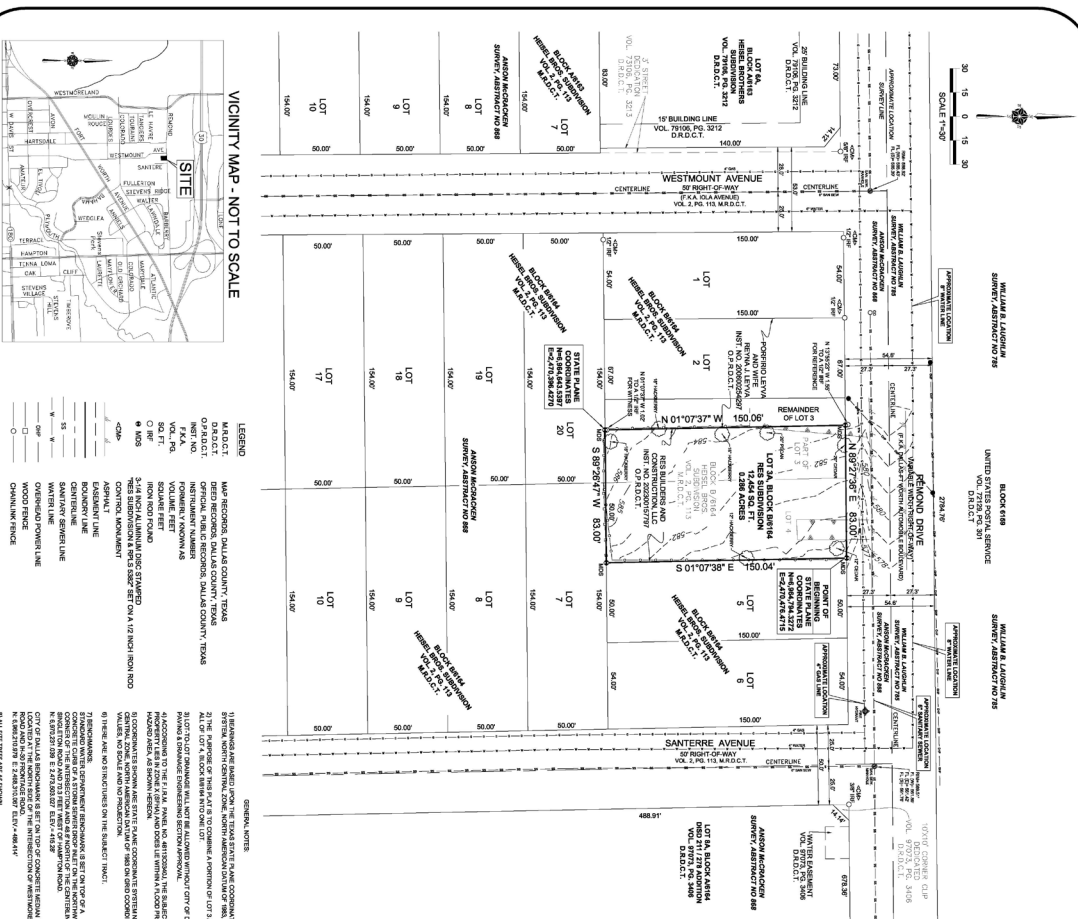
ALL AREAS ARE IN SQUARE FEET







 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> S234-044 </u> Date: <u> 2/1/2024 </u>
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LEGEND

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GENERAL NOTES:

1. THIS SURVEY WAS MADE IN ACCORDANCE WITH THE TEXAS SURVEYING ACT AND THE TEXAS PROFESSIONAL SURVEYING ACT.
2. THE SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT ACCURATELY REPRESENTS THE ACTUAL CONDITIONS ON THE GROUND.
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OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

WE, THE UNDERSIGNED, being the owners of the land described in the above plat, do hereby certify that the plat is a true and correct copy of the original plat as recorded in the public records of the County of Dallas, State of Texas, and that we have no objection to the recording of the same.

WITNESSES MY HAND AND SEAL OF OFFICE this _____ day of _____, 2024.

Notary Public in and for the State of Texas

STATEMENT

I, the undersigned, being the owner of the land described in the above plat, do hereby certify that the plat is a true and correct copy of the original plat as recorded in the public records of the County of Dallas, State of Texas, and that we have no objection to the recording of the same.

WITNESSES MY HAND AND SEAL OF OFFICE this _____ day of _____, 2024.

Notary Public in and for the State of Texas

PLACEMENT OF RECORDING LABEL HERE

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Notary Public in and for the State of Texas

PRELIMINARY PLAT
LOT 3A, BLOCK B/184
RESS SUBDIVISION

BEING A PART OF A SECTION OF LOT 1 AND
SITUATED IN THE ANSON MCKENZIE TRACT,
CITY OF DALLAS, DALLAS COUNTY, TEXAS

ENGINEERING PLAN NO. 3117

DATE: 01/17/2024

1640 Maple Drive, Suite 131, Dallas, TX 75243
Office: 214-343-9700 Fax: 214-343-9710
Firm: #0069300

REG. OWNER
ANSON MCKENZIE TRACT
DALLAS, TX 75208

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