

CITY PLAN COMMISSION**THURSDAY, FEBRUARY 1, 2024****FILE NUMBER:** S234-040**SENIOR PLANNER:** Hema Sharma**LOCATION:** Patton Avenue at Seventh Street, southeast corner**DATE FILED:** January 3, 2024**ZONING:** PD-468 (Subdistrict A, Tract 2)**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20468.pdf>**CITY COUNCIL DISTRICT:** 1**SIZE OF REQUEST:** 0.529-acres**APPLICANT/OWNER:** Arham Opportunity Investments

REQUEST: An application to replat a 0.529-acre tract of land containing all of Lots 27, 28 and 29 in City Block B/3122 to create a 12-lot Shared Access Development with lots ranging in size from 1,200 square feet to 1,266 square feet and to dedicate a right-of-way on property located on Patton Avenue at Seventh Street, southeast corner.

SUBDIVISION HISTORY:

1. S223-221 was a request southwest of the present request to replat a 0.377-acre tract of land containing all of Lot 1 and Lot 2 in City Block B/3431 to create a 10-lot Shared Access Development with lots ranging in size from 1,215 square feet to 1,721 square feet on property located on Neely Street at Crawford Street, northeast corner. The request was approved on September 7, 2023 but has not been recorded.
2. S223-181 was a request southeast of the present request to replat a 0.519-acre tract of land containing all of Lots 3A and 3B in the City Block 90/3073 to move the internal lot line and to create one 0.237-acre lot and one 0.282-acre lot on property located on Eighth Street, west of Starr Street. The request was withdrawn on July 06, 2023.
3. S212-197 was a request southeast of the present request to replat a 0.425-acre tract of land containing part of Lot 4 in City Block 90/3073 to create one lot on property located on Eighth Street, southwest of Starr Street. The request was approved on May 19, 2022 but has not been recorded.
4. S212-178 was a request southwest of the present request to replat a 1.4381-acre (62,642 square feet) tract of land containing all of Lots 4 through 7, and part of Lots 11 through 16 in City Block B/3431 to create a 21-lot shared access development with lots ranging in size from 1,211 square feet to 4,909 square feet on property located on Crawford Street at Neely Street, northeast corner. The request was approved on May 19, 2022 but has not been recorded.
5. S212-134 was a request southwest of the present request to replat a 1.4381-acre tract of land containing all of Lots 4 through 7, and part of Lots 11 through 16 in City Block B/3431 to create a 21-lot shared access development ranging in size from 1,209 square feet to 4,883 square feet on property located on Crawford Street, north of Neely Street. The request was withdrawn on March 03, 2022.

6. S212-012 was a request located on southwest of the present request to replat a 1.4381-acre tract of land containing all of Lots 4 through 7, part of Lots 11 through 16 in City Block B/3431 to create a 21-lot shared access development ranging in size from 1,209 square feet to 6,133 square feet on property located on Crawford Street, north of Neely Street. The request was withdrawn on October 26, 2021.
7. S190-173 was a request located on southwest of present request to create a 33-lot Shared Access Development with lots ranging in size from 1,446 square feet to 4,179 square feet and from a 1.453-acre tract of land containing all of Lots 4 through 7 and part of Lots 11 through 16 in City Block B/3431 on property located on Crawford Street, north of Neely Street. The request was denied by City Plan Commission on July 23, 2020
8. S189-131 was a request northwest of the present request to create 2 lots with 0.126-acre each from a 0.252-acre tract of land in City Block 3433 on property located on Sixth Street, west of Denver Street. The request was approved on March 21, 2019 and but has not been recorded.
9. S189-099 was a request northwest of the present request to create 3 lots with size 3,671 square feet each from a 0.253-acre tract of land in City Block 3433 on property located on Sixth Street, west of Denver Street (F.K.A. Lake Street). The request was withdrawn on January 25, 2019.
10. S189-015 was a request southwest of the present request to replat a 1.453-acre tract of land containing all of Lots 4 through 7, and part of Lots 11 through 16 in City Block B/3431 to create a 31-lot Shared Access Area Development on property located on Neely Street, east of Crawford Street. The request was withdrawn on October 24, 2018.
11. S189-014 was a request southwest of the present request to replat a 0.377-acre tract of land containing all of Lots 1 and 2 in City Block B/3431 to create a 10-lot Shared Access Development on property located on Crawford Street at Neely Street, northwest corner. The request was withdrawn on July 20, 2023.
12. S189-013 was a request southwest of the present request to replat a 0.712-acre tract of land containing all of Lots 1, 2, 3, and 4 in City Block 4A/3431 to create a 20-lot Shared Access Area Development on property located on Neely Street at Crawford Street, northwest corner. The request was approved on November 1, 2018 and recorded on February 7, 2020.

PROPERTY OWNER NOTIFICATION: On January 12, 2024, 36 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 property on east of present request has lot areas ranging in size from 7,749 square feet to 7,825 square feet and have lot width of 50 feet and are zoned PD 468 (Subdistrict A, RTN). *(refer to the existing area analysis map)*
- The properties to the south of the request have lot areas ranging in size from 6,168 square feet to 7,843 square feet and have average lot width of 55 feet; and are zoned PD 468 (Subdistrict A, RTN). *(refer to the existing area analysis map)*
- The property on west of present request has lot areas ranging in size from 7,495 square feet to 7,630 square feet and have lot width of 50 feet and are zoned PD 468 (Subdistrict A, RTN). *(refer to the existing area analysis map)*
- The properties to the north of the present request have lot areas ranging in size from 6,427 square feet to 8,119 square feet and have lot width of 50 feet to 55 feet and are zoned PD 468 (Subdistrict A, RTN). *(refer to the existing area analysis map)*

The request is in PD 468 (Subdistrict A, RTN). Per Section 51P-468.106 (b)(1) states that PD 468 (Subdistrict A) must comply with the RTN Residential Transition district regulations and development standards in Article XIII. The RTN district has a minimum lot area requirement of 1,200 square feet for townhouse development and 3,500 square feet for single family structure. The minimum lot width for townhouse is 16 feet; and minimum and maximum lot widths for single family house are 35 feet and 45 feet, respectively.

The request is to create 12-lot shared access development ranging in size from 1,200 square feet to 1,266 square feet. The minimum lot width varies from 38.23 feet to 40.66 feet.

Staff finds that there is a lot pattern on north, east, west, and south of the present request. The proposed lots will vary in lot pattern compared to already established lot pattern in the immediate vicinity of the request. The request complies with the zoning requirement of PD 468 (Subdistrict A, RTN), but is not in compliance with Section 51A-8.503; therefore, staff recommends denial of the request. However, should the request be approved, we recommend the approval be 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 12.

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 15-foot by 15-foot Alley Sight Easement at the intersection of Patton Avenue & the alley. *Section 51A-8.602(e)*
16. Must coordinate with Transportation Department for any traffic signal requirements that are deemed necessary for improving pedestrian accessibility and safety related to site development (Contact Srinivasa Veeramallu with Traffic Signals). *51A-8.606, 51A-8.608*
17. Comply with PD 468 City Code- per PD

18. On the final plat, provide guest parking with adequate maneuverability per Shared Access development requirements City Code 51A-4.411(g) and all other requirements set forth by City Code 51A-4.411.
19. Provide additional shared access area easement, up to 26 feet, for compliance to Dallas Fire Code when building height is 30 feet or greater.
20. If the location is within PD 468, Pd 595, PD 887 then must comply with Form District Article XIII set forth by City Code 51A-13.

Survey (SPRG) Conditions:

21. Prior to final plat, submit a completed final plat checklist and all supporting documents.
22. Prior to final plat, clarify required guest parking.

Dallas Water Utilities Conditions:

23. 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).
24. 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.
25. 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.
26. Existing and any proposed Water and Wastewater Easements must be shown and/or increased to conform to current design standards. **Notice:** Minimum DWU easement size 20' for one utility and 25' for both water and sewer. Larger diameter or deeper mains may require additional width.

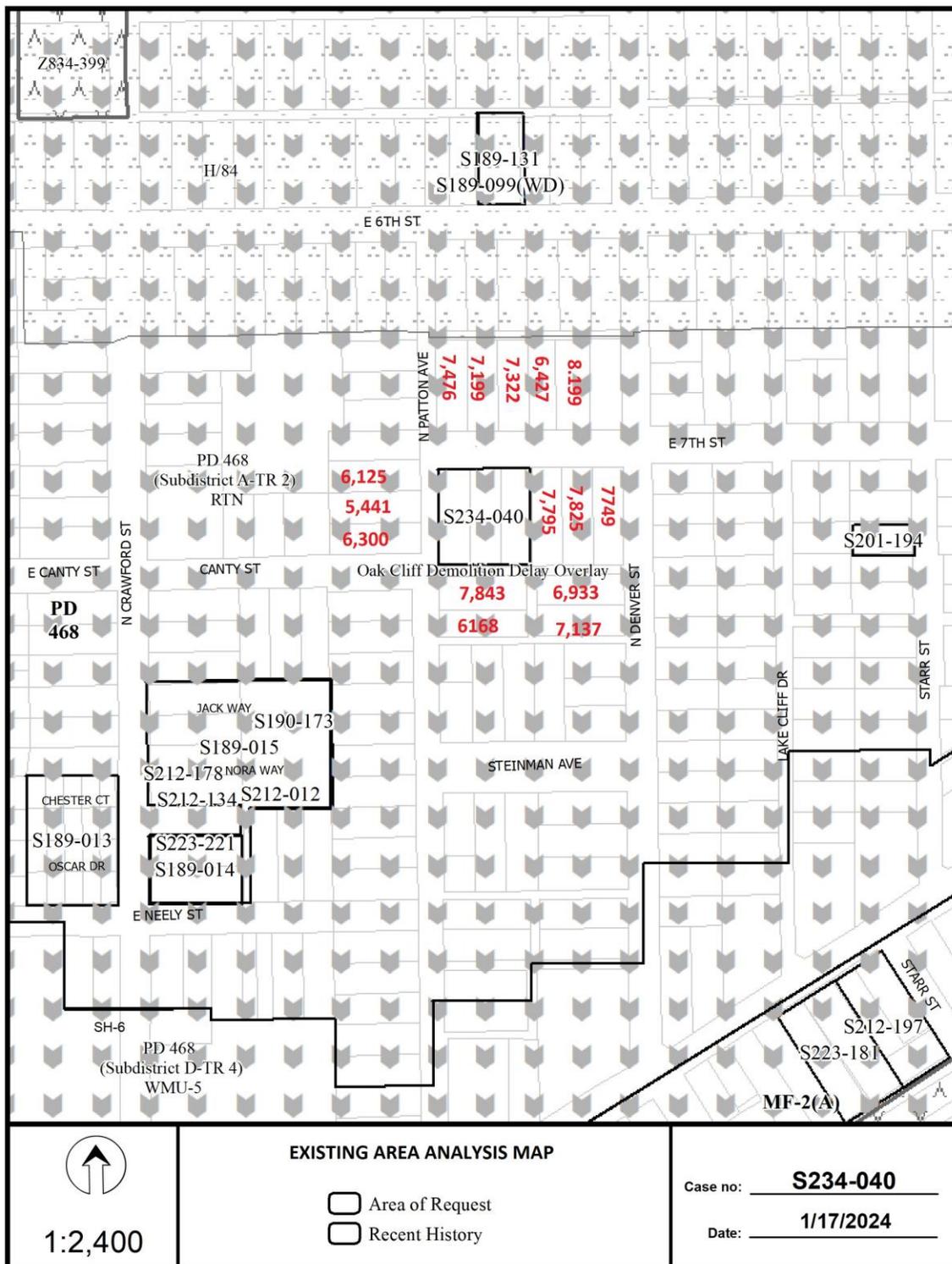
TRANSPORTATION:

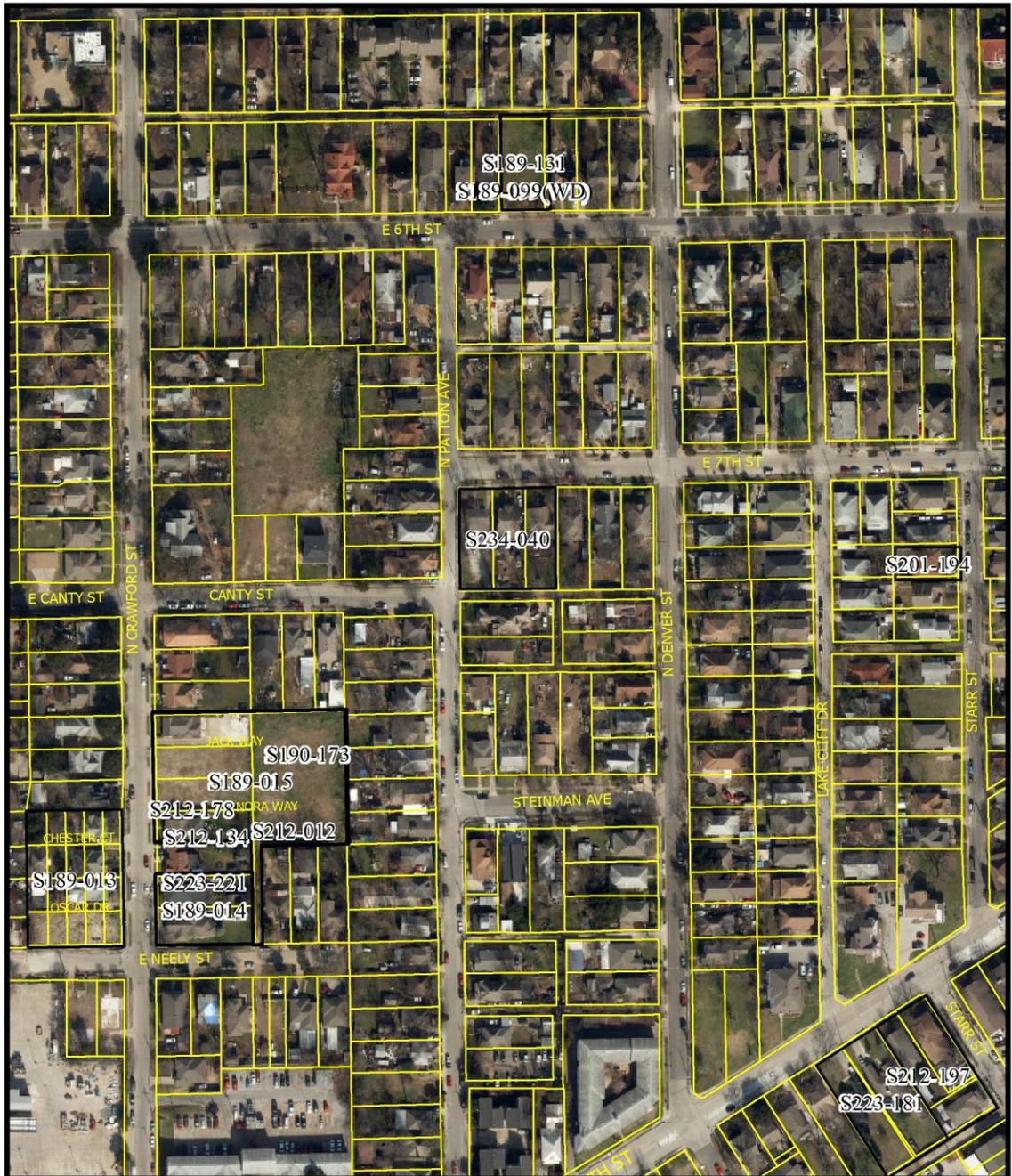
27. Compliance with City's street lighting standards including illumination standards, material, installation, and activation per Street Design Manual.
28. At intersections ensure enough space for directional ramps and signs.
29. Sidewalks should be a minimum of 5 feet unobstructed and preferably buffered from travel lanes.
30. Driveways should be at least 20 feet apart.
31. Department of Transportation Traffic Operations will need to be coordinated with for the modification of the curb.

GIS, Lot & Block Conditions:

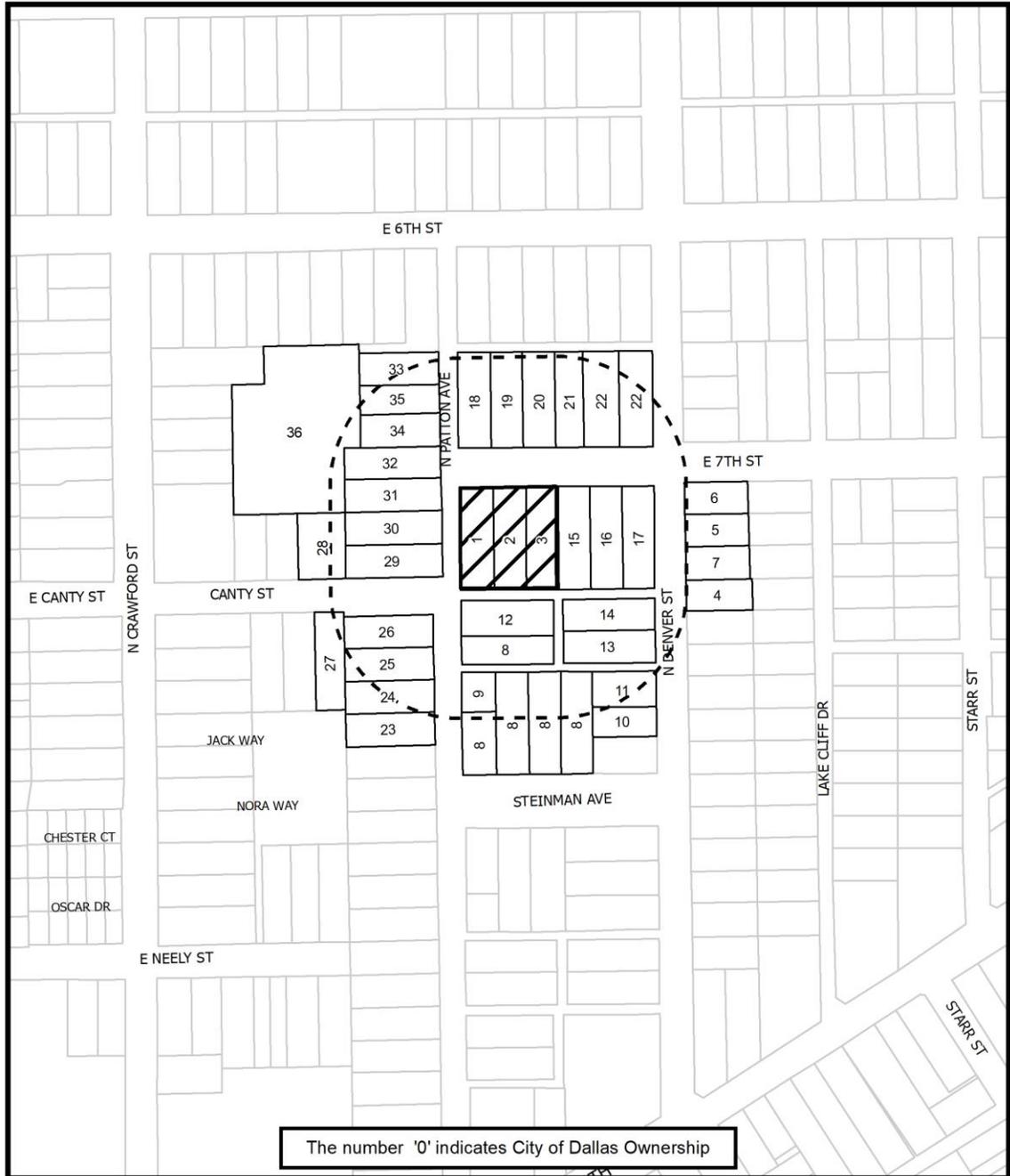
32. On the final plat, identify the property as Lots 27A through 27D, Lots 28A through 28D, Lots 29A through 27D in City Block B/3122.

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> S234-040 </u> Date: <u> 1/17/2024 </u>
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 1:2,400	NOTIFICATION	Case no: S234-040
	<div style="display: flex; justify-content: space-between;"> <div style="border: 1px solid black; padding: 2px;">200'</div> <div>AREA OF NOTIFICATION</div> </div> <div style="display: flex; justify-content: space-between;"> <div style="border: 1px solid black; padding: 2px;">36</div> <div>NUMBER OF PROPERTY OWNERS NOTIFIED</div> </div>	Date: 1/17/2024

01/08/2024

Notification List of Property Owners

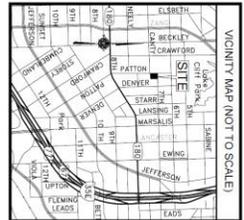
S234-040

36 Property Owners Notified

Label #	Address	Owner
1	302 E 7TH ST	ARHAM OPPORTUNITY INVESTMNETS
2	306 E 7TH ST	ARHAM OPPORTUNITY INVESTMENTS LLC
3	310 E 7TH ST	ARHAM OPPORTUNITY INVESTMENTS
4	424 N DENVER ST	WYCLIFF INVESTMENT LLC
5	430 DENVER ST	LOPEZ GILBERT III
6	434 DENVER ST	MCCORKLE MARIA E
7	426 DENVER ST	PEREZ RODOLFO M & MARIA SOCORRO
8	303 STEINMAN AVE	BALDOR JORGE
9	410 N PATTON AVE	RANGEL ISIDRO &
10	407 DENVER ST	SOLORZANO FIDELA HERNANDEZ
11	411 DENVER ST	RODRIGUEZ ELVIRA
12	424 N PATTON AVE	Taxpayer at
13	415 N DENVER ST	Taxpayer at
14	425 DENVER ST	SILVA YOLANDA
15	314 E 7TH ST	SALAS ARMANDO & MARIA
16	316 E 7TH ST	BAEZA CRISTINA
17	320 E 7TH ST	LOPEZ ROGER II ET AL
18	303 E 7TH ST	VELAZQUEZ SONIA
19	307 E 7TH ST	HERNANDEZ FRANCISCO &
20	311 E 7TH ST	ALVINA JOSE GUADALUPE DIAZ
21	315 E 7TH ST	LAREZ MICHAEL
22	317 E 7TH ST	BARRERA LAEL
23	411 N PATTON AVE	GIL JO JESUS G & SILVIA
24	413 N PATTON AVE	LUGO ELPIDIO
25	417 N PATTON AVE	SALINAS ELIDA &
26	421 N PATTON AVE	CARRANZA BENIGNO

01/08/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	220 E CANTY ST	RAMIREZ FELIPE &
28	219 E CANTY ST	AHC LAKE CLIFF I LLC
29	427 N PATTON AVE	BELMONTE JOSE O &
30	431 N PATTON AVE	TORRES JOSE JAIME & TORRES SILVIA
31	435 N PATTON AVE	TORRES BONIFACIO & AURORA
32	439 N PATTON AVE	ORTIZ MOSES &
33	511 N PATTON AVE	ROCK CREW INVESTMENTS LLC
34	503 N PATTON AVE	ALBARRAN BRENDA
35	507 N PATTON AVE	CHADWICK DAVID A & KAREN L
36	213 E CANTY ST	AHC LAKE CLIFF I LLC



LEGEND

MAP RECORDS: DALLAS COUNTY, TEXAS
 O.D.C.C.T. 1
 O.D.C.C.T. 2
 O.D.C.C.T. 3
 O.D.C.C.T. 4
 O.D.C.C.T. 5
 O.D.C.C.T. 6
 O.D.C.C.T. 7
 O.D.C.C.T. 8
 O.D.C.C.T. 9
 O.D.C.C.T. 10
 O.D.C.C.T. 11
 O.D.C.C.T. 12
 O.D.C.C.T. 13
 O.D.C.C.T. 14
 O.D.C.C.T. 15
 O.D.C.C.T. 16
 O.D.C.C.T. 17
 O.D.C.C.T. 18
 O.D.C.C.T. 19
 O.D.C.C.T. 20
 O.D.C.C.T. 21
 O.D.C.C.T. 22
 O.D.C.C.T. 23
 O.D.C.C.T. 24
 O.D.C.C.T. 25
 O.D.C.C.T. 26
 O.D.C.C.T. 27
 O.D.C.C.T. 28
 O.D.C.C.T. 29
 O.D.C.C.T. 30

GENERAL NOTES

- 1) This plat is subject to the easement shown across right being less than of being added.
- 2) The maximum number of lots permitted by this plat is 34.
- 3) All lot dimensions will not be allowed without City of Dallas Planning & Zoning Engineering Director approval.
- 4) Bearings are based upon the Texas State Plane Coordinate System, North American 83, with the datum of 1983.
- 5) All bearings shall be measured clockwise from the meridian.
- 6) The vehicle access is permitted to adjacent property outside the plat and shall be used for the purpose of the plat.
- 7) The plat shall be subject to the City of Dallas Planning & Zoning Engineering Director approval.
- 8) The plat shall be subject to the City of Dallas Planning & Zoning Engineering Director approval.
- 9) The plat shall be subject to the City of Dallas Planning & Zoning Engineering Director approval.
- 10) The plat shall be subject to the City of Dallas Planning & Zoning Engineering Director approval.
- 11) The plat shall be subject to the City of Dallas Planning & Zoning Engineering Director approval.
- 12) The plat shall be subject to the City of Dallas Planning & Zoning Engineering Director approval.
- 13) Structures to be removed at subject property.
- 14) City of Dallas Water Dept. has been notified.
- 15) The plat shall be subject to the City of Dallas Planning & Zoning Engineering Director approval.
- 16) The plat shall be subject to the City of Dallas Planning & Zoning Engineering Director approval.
- 17) The plat shall be subject to the City of Dallas Planning & Zoning Engineering Director approval.
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- 30) The plat shall be subject to the City of Dallas Planning & Zoning Engineering Director approval.



PARCEL AREA TABLE

PARCEL #	AREA (SQ. FT.)	AREA (ACRES)
1	1,442.52	0.0328
2	1,442.52	0.0328
3	1,442.52	0.0328
4	1,442.52	0.0328
5	1,442.52	0.0328
6	1,442.52	0.0328
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11	1,442.52	0.0328
12	1,442.52	0.0328
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19	1,442.52	0.0328
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25	1,442.52	0.0328
26	1,442.52	0.0328
27	1,442.52	0.0328
28	1,442.52	0.0328
29	1,442.52	0.0328
30	1,442.52	0.0328
31	1,442.52	0.0328
32	1,442.52	0.0328
33	1,442.52	0.0328
34	1,442.52	0.0328

PRELIMINARY PLAT

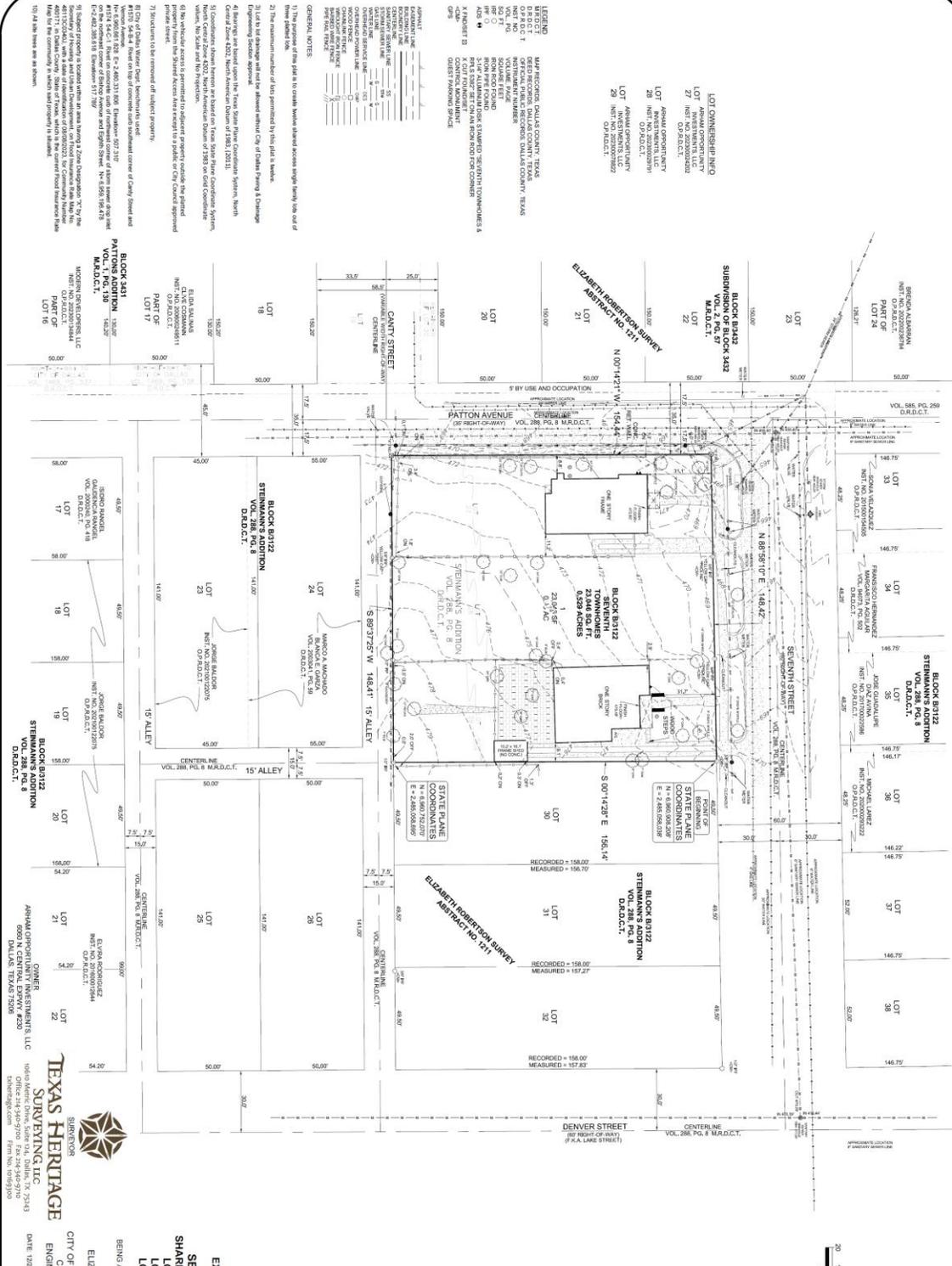
SEVENTH TOWNHOMES SHARED ACCESS DEVELOPMENT

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OWNER: ARSALA OPPORTUNITY INVESTMENTS, LLC
 06600 Merc Drive, Suite 124, Dallas, TX 75243
 (214) 343-1234
 arsalainvestments.com

DATE: 12/20/2023
 JOB #: 2507194-4
 SCALE: 1" = 207' 00"

PAGE 1 OF 3



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