

CITY PLAN COMMISSION**THURSDAY, AUGUST 8, 2024****FILE NUMBER:** S234-155**SENIOR PLANNER:** Hema Sharma**LOCATION:** Myrtle Street, south of Rochester Street**DATE FILED:** July 10, 2024**ZONING:** PD 595 (R-5(A))**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20595.pdf>**CITY COUNCIL DISTRICT:** 7**SIZE OF REQUEST:** 0.1288-acres**APPLICANT/OWNER:** Corey Tilford

REQUEST: An application to create one 0.1288-acre (5,611 square foot) lot from a tract of land in City Block 7070 on property located on Myrtle Street, south of Rochester Street.

SUBDIVISION HISTORY:

1. S234-051 was a request west of the present request to create two 0.146-acre (6,360 square foot) lots from a 0.292-acre tract of land in City Block A/7070 on property located on Rochester Street, east of Woodville Street. The request was approved on March 7, 2024 and has not been recorded.
2. S223-208 was a request west of the present request to create four lots ranging in size from 0.140-acre (6,117 square feet) to 0.165 acre (7,200 square feet) from a 0.662-acre tract of land in City Block 7070 on property located on Myrtle Street at Rochester Street, southwest corner. The request was approved on August 3, 2023 and has not been recorded.
3. S189-262 was a request west of the present request to create one 0.275-acre lot from a tract of land in City Block 7068 on property located on Valentine Street, south of Dorris Street. The request was approved on August 15, 2019 and recorded on January 12, 2024.
4. S189-259 was a request west of present request to create one 0.146-acre lot from a tract of land in City Block 7070 on property located on Rochester Street, east of Woodville Street. The request was approved on August 15, 2019 and recorded on November 2, 2024.

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 eastline of Myrtle street have width ranging in size from 35 feet to 50 feet and areas ranging in size from 3,887 square feet to 5,947 square feet and are zoned PD 595, R-5(A) (refer to existing area analysis map).

- The properties to the westline of Myrtle street have width ranging in size from 35 feet to 50 feet and areas ranging in size from 6,117 square feet to 7,200 square feet and are zoned PD 595, R-5(A) (refer to existing area analysis map).

The request lies within PD 595 (R-5(A)) which has a minimum lot area requirement of 5,000 square feet. The request is to create one 0.1288-acre (5,611 square foot) lot from a tract of land. The request is in a residential district and is to be created from a tract of land that has never been platted before; therefore, it is not a residential replat and can be approved as a consent agenda item.

Staff finds similar pattern within the immediate vicinity of the request and therefore, the request complies with Section 51A-8.503 and it complies with the requirements of PD 595 (R-5(A)); 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. Place a note on the final plat stating “Lot-to-Lot drainage will not be allowed without proper City of Dallas Engineering Division approval”. *Section 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). *Section 51A- 8.102 (c); 8.601(b)(4),(5),(6),(7),(8),(9)*

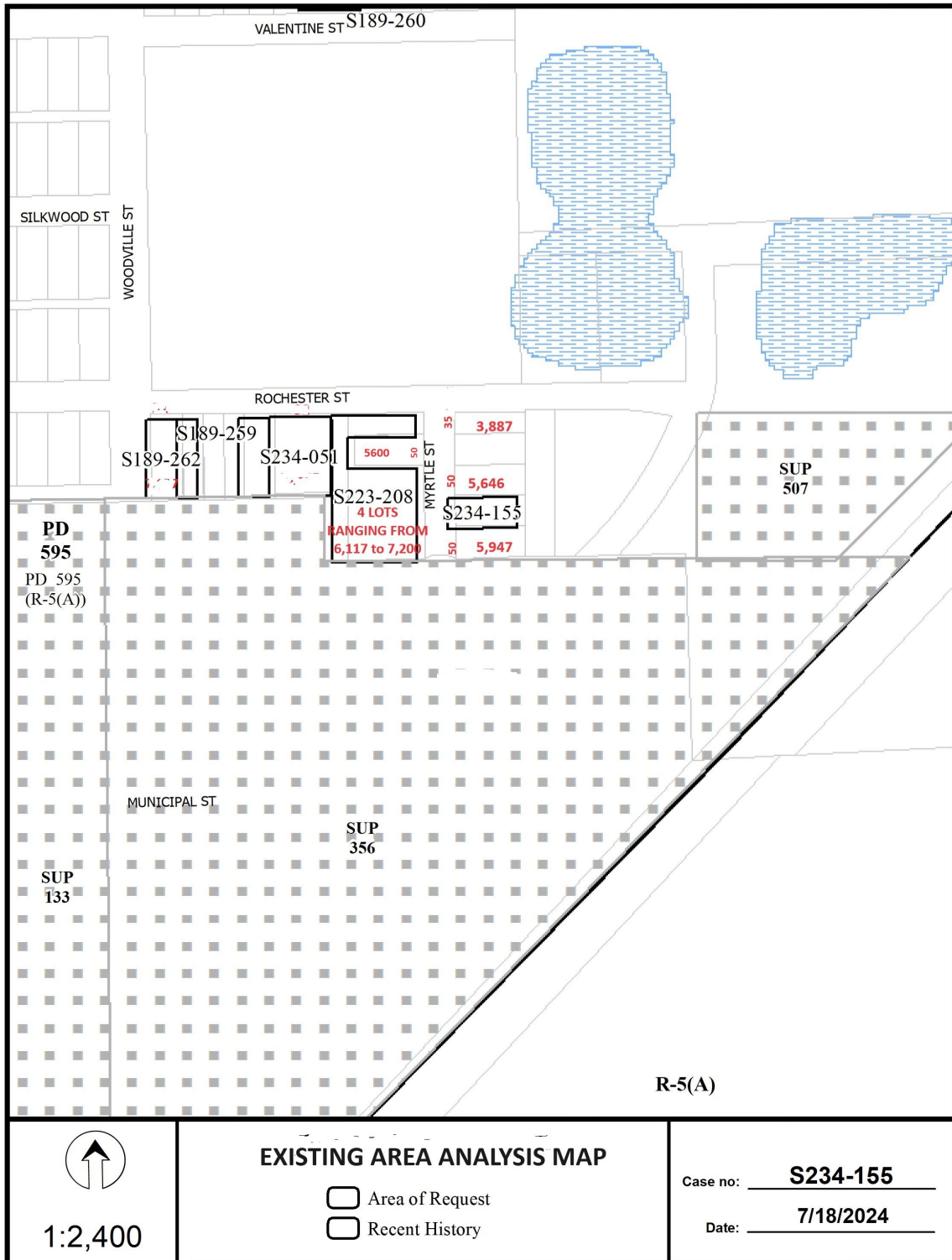
Survey (SPRG) Conditions:

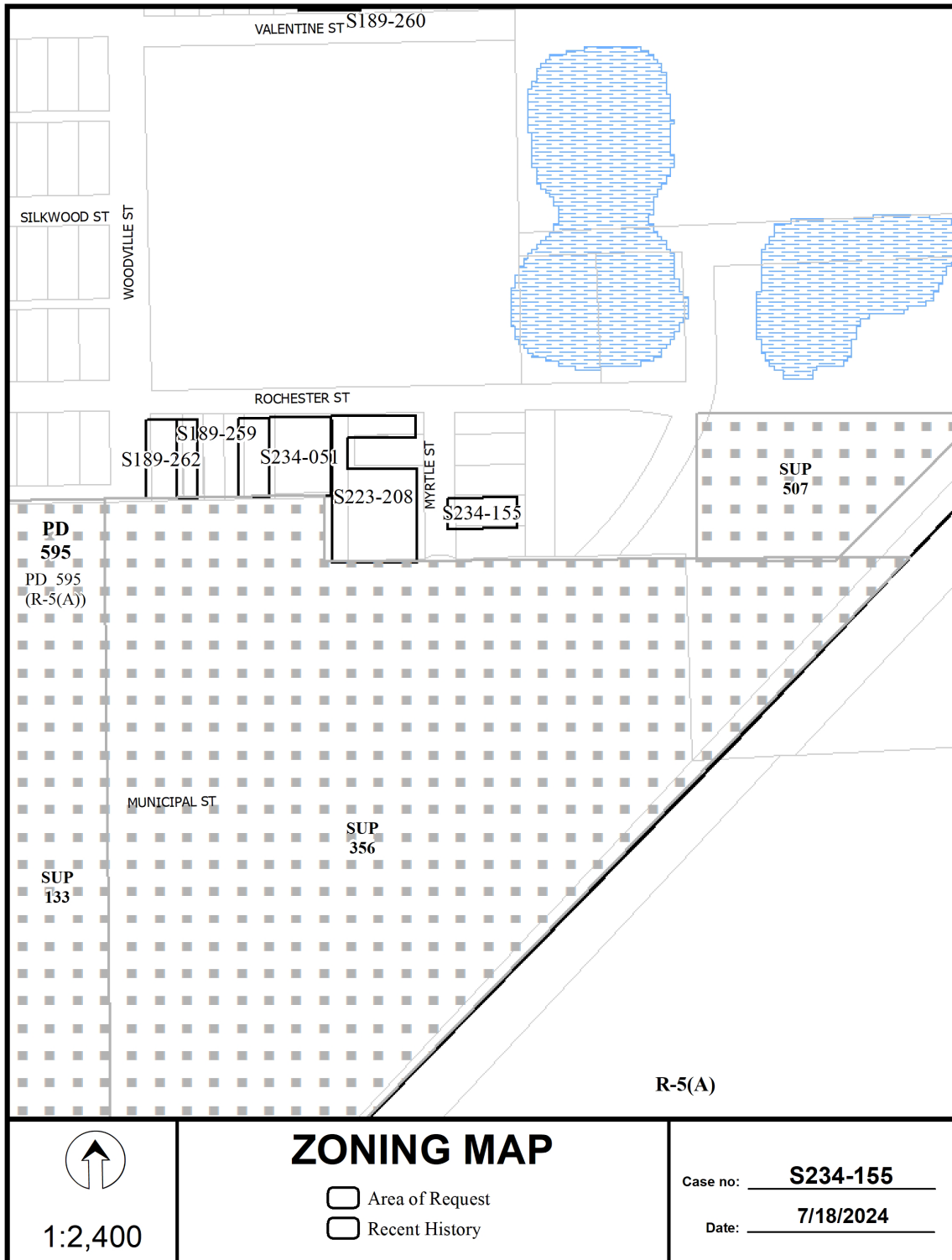
14. Prior to final plat, submit a completed final plat checklist and all supporting documents.
15. On the final plat, show how all adjoining right-of-way was created. *Section 51A- 8.403(a)(1)(A)(xxii)*.
16. On the final plat, show distances/width across all adjoining right-of-way. *Platting Guidelines*.
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. *Platting Guidelines*.
19. On the final plat, show or list the prior plat on the map, in the legal description, and/or title block. *Platting Guidelines*.

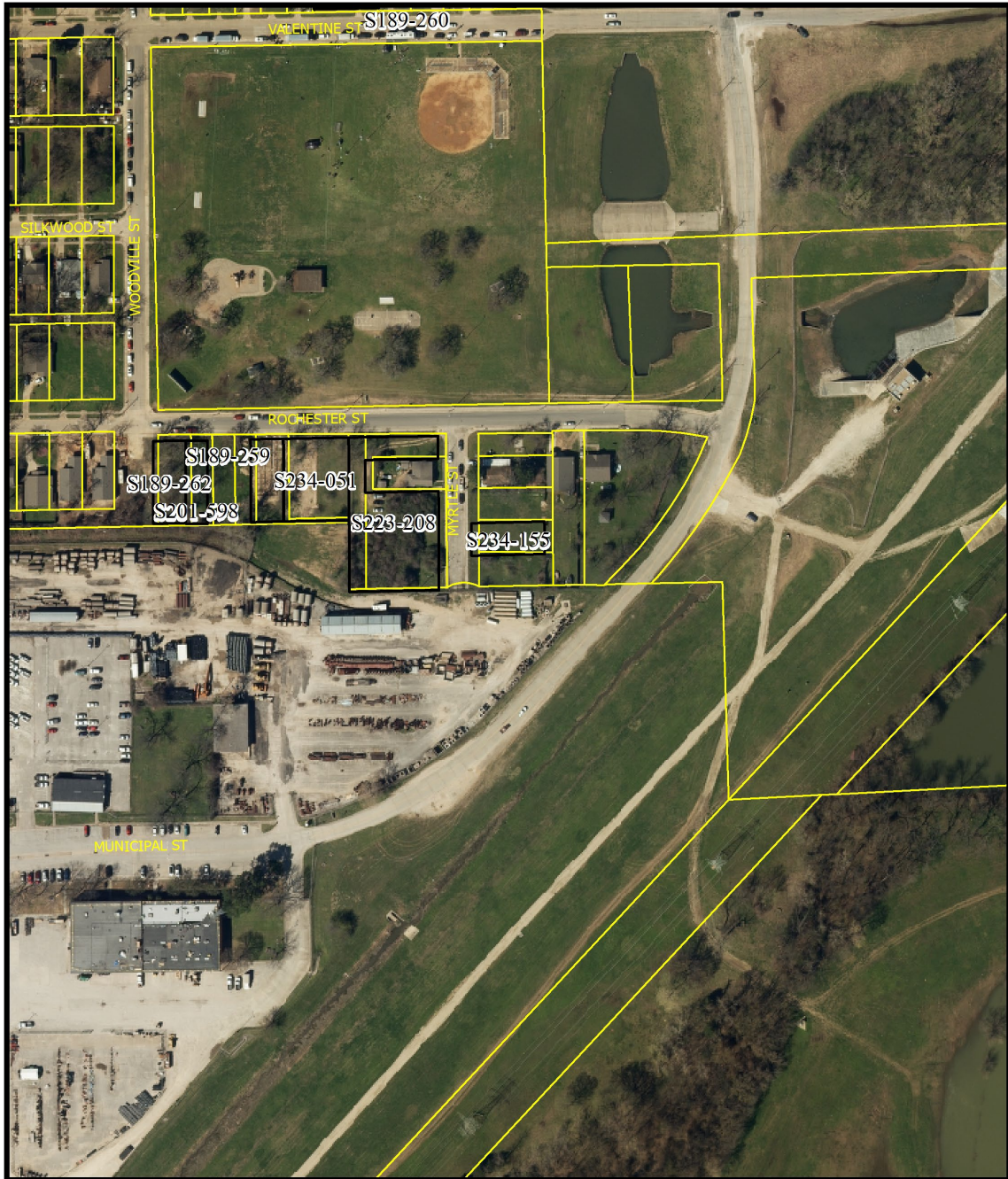
GIS, Lot & Block Conditions:

20. On the final plat, identify the property as Lot 1 in City Block C/7070.

AREAS IN SQUARE FEET







1:2,400

AERIAL MAP

- Area of Request
- Recent History

Case no: S234-155

Date: 7/18/2024

OWNER'S CERTIFICATION

PROPERTY DESCRIPTION:

ALL THAT PARTS OF THE... OF THE CITY OF DALLAS... PLATS... OFFICIAL PUBLIC RECORDS... DEPARTMENT OF COUNTY CLERK... PLAT NO. 224...

THE UNDERSIGNED... THE PROPERTY... THE CITY OF DALLAS... THE PLAT... THE RECORDS... THE DEPARTMENT OF COUNTY CLERK... THE PLAT NO. 224...

OWNER'S STATEMENT

I, Son Gorman, declare... I am the owner... I have read... I have verified... I have confirmed... I have reviewed... I have approved... I have signed... I have dated...



Son Gorman, Dallas, Texas, No. 5033
STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Son Gorman, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 24th day of August, 2024.

NOTARY PUBLIC FOR THE STATE OF TEXAS
My Commission Expires: 08/08/2026

OWNER'S LOCATION

NOT HEREIN, I KNOW ALL MEN BY THESE PRESENTS... THE PROPERTY... THE CITY OF DALLAS... THE PLAT... THE RECORDS... THE DEPARTMENT OF COUNTY CLERK... THE PLAT NO. 224...

THE UNDERSIGNED... THE PROPERTY... THE CITY OF DALLAS... THE PLAT... THE RECORDS... THE DEPARTMENT OF COUNTY CLERK... THE PLAT NO. 224...

OWNER'S STATEMENT

I, Son Gorman, declare... I am the owner... I have read... I have verified... I have confirmed... I have reviewed... I have approved... I have signed... I have dated...



Son Gorman, Dallas, Texas, No. 5033
STATE OF TEXAS
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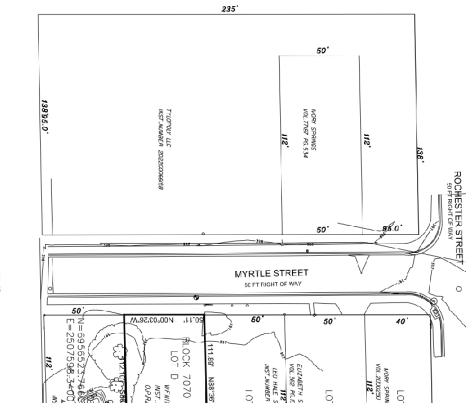
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Son Gorman, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 24th day of August, 2024.

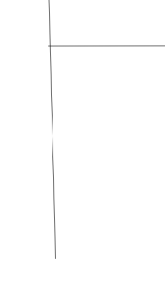
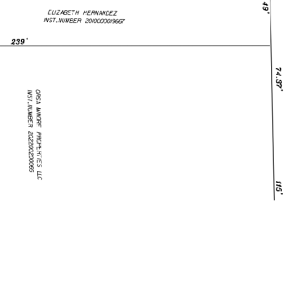
NOTARY PUBLIC FOR THE STATE OF TEXAS
My Commission Expires: 08/08/2026

GENERAL NOTES

- 1. The purpose of this plat is to create one lot.
2. Right-of-way shall be the same as the existing right-of-way.
3. Lot frontage shall be 144.00 feet.
4. Setback from Myrtle Street shall be 10.00 feet.
5. Setback from Myrtle Street shall be 10.00 feet.
6. Setback from Myrtle Street shall be 10.00 feet.
7. Setback from Myrtle Street shall be 10.00 feet.
8. Setback from Myrtle Street shall be 10.00 feet.
9. Setback from Myrtle Street shall be 10.00 feet.
10. Setback from Myrtle Street shall be 10.00 feet.



VICINITY MAP (N.T.S.)



PLACE COUNTY RECORDING LABEL HERE
CERTIFICATE OF APPROVAL
I, the undersigned, County Clerk of Dallas County, Texas, do hereby certify that the foregoing plat has been duly recorded in the Public Records of Dallas County, Texas, in accordance with the provisions of the laws of the State of Texas.

Table with columns for Record Number, Date, and Description. Includes information for Preliminary Plat and Duress Addition.