

**CITY PLAN COMMISSION****THURSDAY, MAY 4, 2023****FILE NUMBER:** S223-119**CHIEF PLANNER:** Mohammad H. Bordbar**LOCATION:** Ellsworth Avenue at McMillan Avenue, southwest corner**DATE FILED:** April 5, 2023**ZONING:** MF-2(A)**CITY COUNCIL DISTRICT:** 14 **SIZE OF REQUEST:** 0.343-acres**MAPSCO:** 36J**APPLICANT/OWNER:** MMM Street Village, LLC

**REQUEST:** An application to create 3 lots ranging in size from 4,298 square feet to 5,999 square feet from a 0.343-acre tract of land in City Block T/2922 on property located on Ellsworth Avenue at McMillan Avenue, southwest corner.

**SUBDIVISION HISTORY:**

1. S223-118 is a request west of the present request to create a 17-lot shared access development with lots ranging in size from 2,865 square feet to 5,089 square feet from a 1.479-acre tract of land in City Block T/2922 on property located on Ellsworth Avenue, east of McMillan Avenue. The request is scheduled for hearing May 4, 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.”

- The properties to the south and west of the request have lot areas ranging in size from 3,228 square feet to 160,076 square feet and lot widths ranging from 37 feet to 195 feet and are zoned MF-2(A) Multi Family District. *(Please refer to the existing area analysis)*

Staff finds there is not an established lot pattern in the immediate area of request and request complies with the requirements of MF-2(A) Multi Family District and complies with 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 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 three.

**Paving & Drainage Conditions:**

12. Submit a full set of Civil Engineering Plans (drainage, paving, street signage/marketing/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 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Ellsworth Avenue. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).
16. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of McMillan Avenue. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).

17. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of Ellsworth Avenue and McMillian Avenue. Section 51A 8.602(d)(1)

**Survey (SPRG) Conditions:**

18. Prior to final plat, submit a completed final plat checklist and all supporting documents.
19. On the final plat, choose a new or different addition name. Platting Guidelines.

**Dallas Water Utilities Conditions:**

20. 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).
21. 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.
22. 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.

**Real Estate / Arborist / Street Name / GIS, Lot & Block Conditions:**

23. On the final plat, change “McMillan Avenue” to “McMillan Avenue (F.K.A. Dirk Avenue) (F.K.A. Grandview Avenue)”. Section 51A-8.403(a)(1)(A)(xii)
24. On the final plat, change “Ellsworth Avenue (Formerly Oriole Street)” to “Ellsworth Avenue (F.K.A. Oriole Street)”. Section 51A-8.403(a)(1)(A)(xii)
25. On the final plat, identify the property as Lots 39 through 41 in City Block T/2922. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).







