

CITY PLAN COMMISSION**THURSDAY, SEPTEMBER 21, 2023****FILE NUMBER:** S223-241**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Pentagon Parkway at Tyler Street, northwest corner**DATE FILED:** August 25, 2023**ZONING:** MF-2(A)**CITY COUNCIL DISTRICT:** 4**SIZE OF REQUEST:** 1.54-acres**APPLICANT/OWNER:** Arham Opportunity Investments, LLC**REQUEST:** An application to create one 1.54-acre lot from a tract of land in City Block 5984 on property located on Pentagon Parkway at Tyler Street, northwest corner.**SUBDIVISION HISTORY:**

1. S189-081 was a request north of the present request to create a 1.7578-acre lot from a part of unrecorded Lots 15 and 16 in City Block 5984 on property located on Tyler Street, north of Pentagon Road. The request was approved on January 17, 2019 but has not been recorded.

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 request lies in an 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 requirement for multifamily structures depends on the number of proposed bedrooms. The request is to create one 1.54-acre lot.

Staff finds that there is no established lot pattern within the immediate vicinity of the area (*refer existing area analysis map*); and the request is in compliance with Section 51A-8.503 and also with the requirements of the MF-2(A) Multi Family District; 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/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:

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

Flood Plain Conditions:

16. Determine the 100-year water surface elevation across this addition.

17. Dedicate floodway easement, floodway management area or floodway easement (within common area), with the appropriate easement statement included on the face of the Plat. Section 51A 8.611(d); DWU Floodplain Management; Drainage Design Manual Addendum V
18. Include additional paragraph in Owner's Certificate (pertaining to the floodplain). 51A 8.611(d); DWU Floodplain Management; Drainage Design Manual Addendum V
19. Specify minimum fill and minimum finished floor elevations if Fill Permit exists.
20. Show natural channel set back from the crest of the natural channel.
21. Set floodway monument markers and provide documentation.
22. Provide information regarding Fill Permit or Floodplain Alteration Permit if applied for.

Survey (SPRG) Conditions:

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

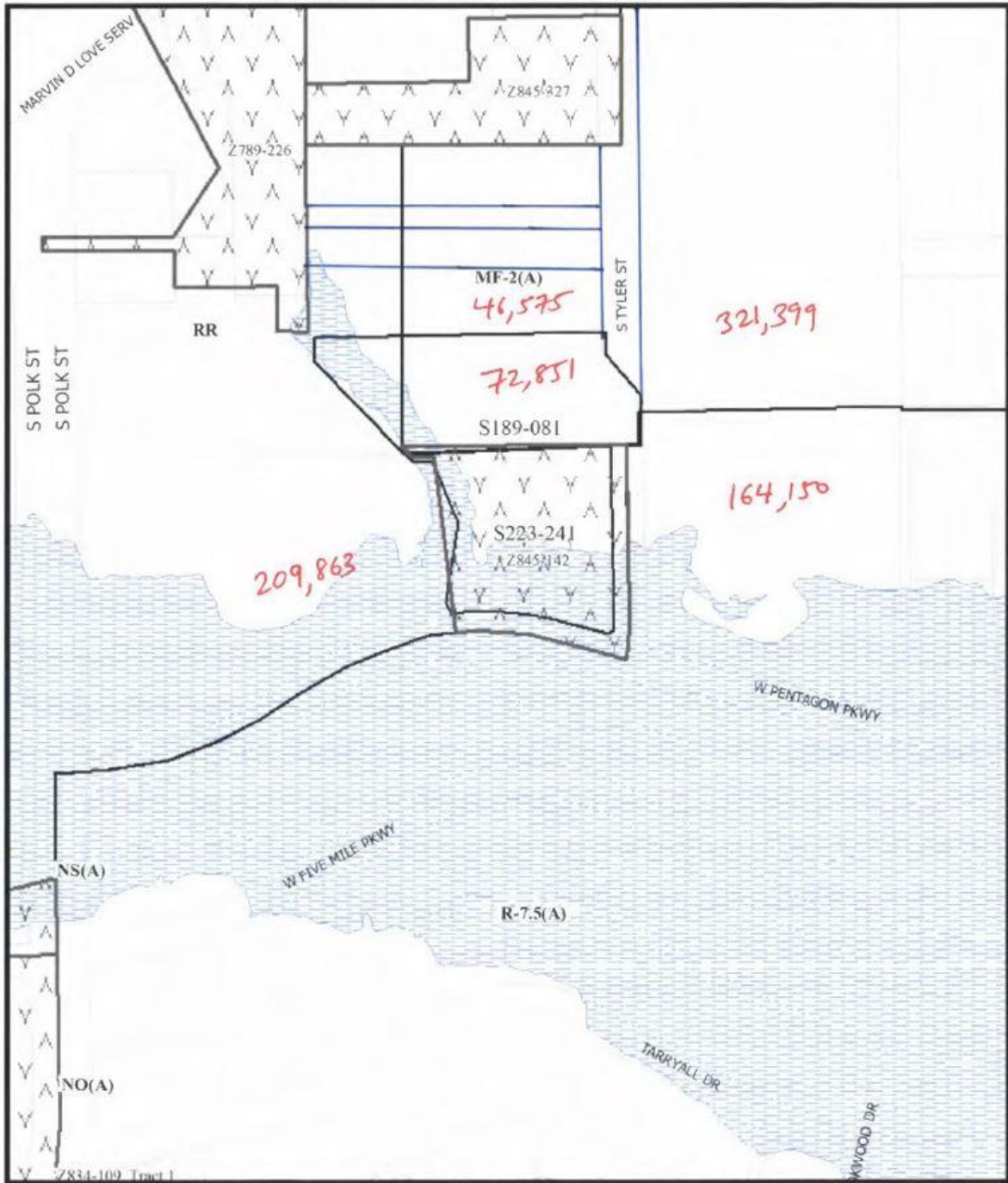
Dallas Water Utilities Conditions:


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

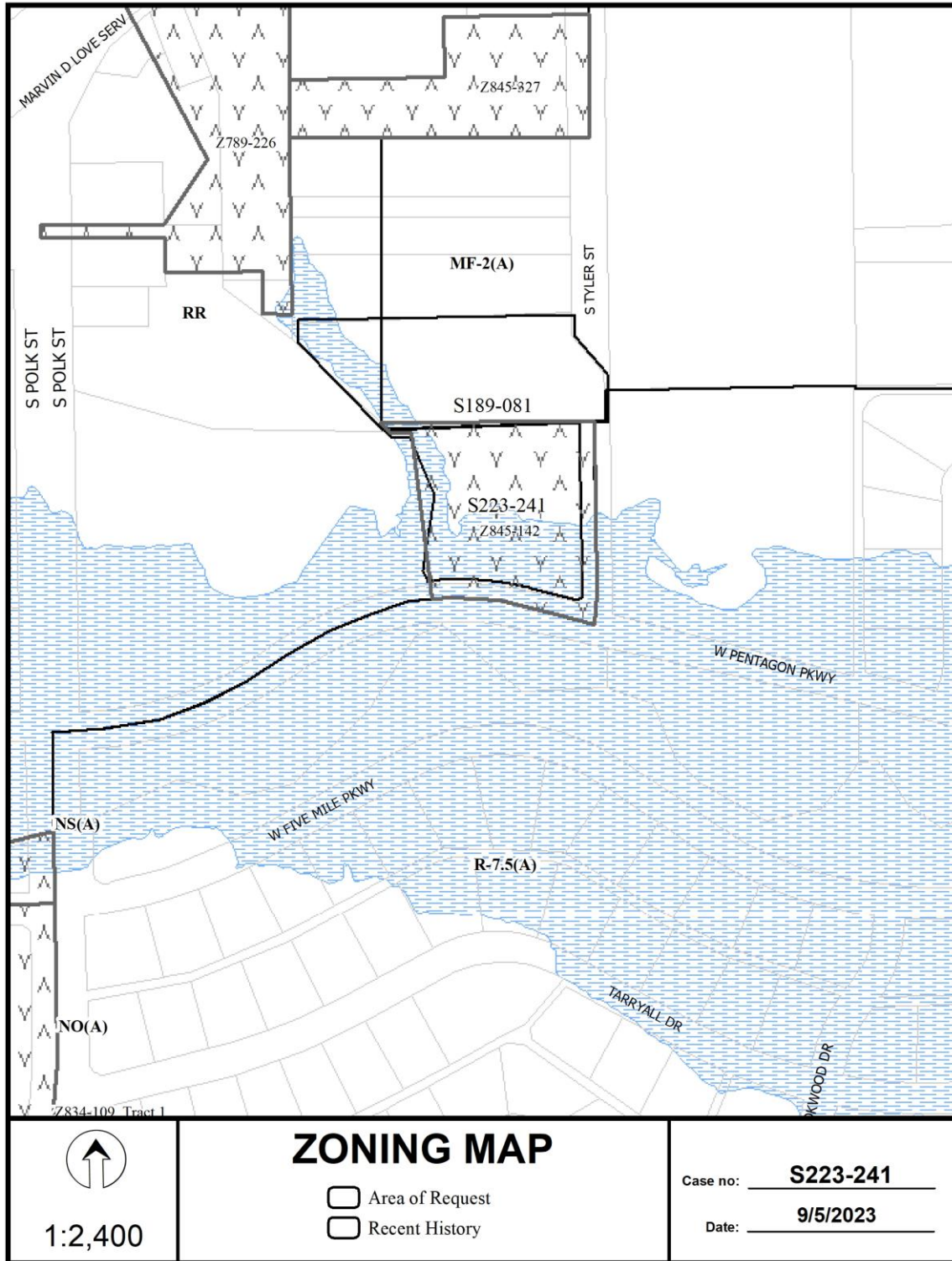
Street Name / GIS, Lot & Block Conditions:

28. On the final plat, change "South Tyler Street" to "Tyler Street (F.K.A. Bow and Arrow Drive).
29. On the final plat, change "West Pentagon Parkway" to "Pentagon Parkway".
30. On the final plat, identify the property as Lot 15A in City Block 5984. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).

ALL AREAS ARE IN SQUARE FEET



 1:2,400	<p align="center">EXISTING AREA ANALYSIS MAP</p> <p> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p>	Case no: <u> S223-241 </u> Date: <u> 9/5/2023 </u>
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AERIAL MAP

- Area of Request
- Recent History

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