

CITY PLAN COMMISSION**THURSDAY, FEBRUARY 20, 2025****FILE NUMBER:** S245-087**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Lake June Road, east of Holcomb Road**DATE FILED:** January 23, 2025**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 5**SIZE OF REQUEST:** 3.148-acres**APPLICANT/OWNER:** Lake June Heights, LLC

REQUEST: An application to create a 12-lot shared access development ranging in size from 7,521 square feet to 9,832 square feet from a 3.148-acre tract of land in City Block 6327 on property located on Lake June Road, east of Holcomb Road.

SUBDIVISION HISTORY:

1. S245-088 is a request south of the present request to create one 2.640-acre lot from a tract of land in City Block 6327 on property located on Lake June Road, east of Holcomb Road. The request is scheduled for City Plan Commission hearing on February 20, 2025.
2. S201-736 was a request at the same location as present request to create a 10-lot Shared Access Development with lots ranging in size from 7,706-square feet to 10,082-square feet and two common areas from a 3.11-acre tract of land in City Block 6327 on property located on Lake June Road, east of Holcomb Road. The request was approved on September 23, 2021, and was expired on January 24, 2025.

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 lots are being created from a tract of land; therefore, it does not qualify for a residential replat and can be approved on the consent agenda.
- The properties to the east, south, west, and north of the present request have lot areas ranging in size from 6,213 square feet to 117,845 square feet and are zoned R-7.5(A) Single Family District, CR Community Retail District, and RR Regional Retail District. *(Refer to the existing area analysis map and aerial map)*

The request lies in an R-7.5(A) Single Family District which has a minimum lot area requirement of 7,500 square feet. The proposed lot areas range in size from 7,521 square feet to 9,832 square 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 R-7.5(A) Single

Family 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 12.

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).

Transportation Conditions:

15. On the final plat, design proposed permanent dead end no more than 600 feet from Lake June Road. The length of a permanent dead-end street must not exceed 600 feet, measured along the centerline from the cross street right-of-way to the center of the cul-de-sac. Exception: the permanent dead-end street may be extended due to topography or property shape requirements; must comply with the fire code along with obtaining City Chief Planning Officer and Director written approval.

Shared Access Conditions:

16. Provide additional shared access area easement, up to 26 feet, for compliance to Dallas Fire Code when building height is 30 feet or greater.
17. A water and wastewater easement at least 12 feet wide to be used exclusively for public water and wastewater below grade must be provided within the Shared Access Area Easement & labeled on the plat. Section 51A-4.411(d)(2) and Sections 49-60(d), 49-61(c)(5)(B), and Development Design Procedure and Policy Manual Section 6.2
18. No building permit may be issued to authorize work in the Shared Access Area Development until the final plat and the Shared Access Area Agreement have been recorded in the real property records of Dallas County, and the recording information has been placed on the face of the plat, and all other requirements of the Shared Access Area development have been met. Section 51A-4.411(c)(3)
19. Prior to submittal of the final plat the Shared Access Area Development must meet all of the requirements of Section 51A-4.411. Section 51A-4.411(c)
20. The recording information of the "Shared Access Area Agreement" must be placed on the final plat prior to being submitted to the City Plan Commission Chairman for signature. The Shared Access Area Agreement shall include a metes and bounds description of the shared access area as part of an attachment to the document. Section 51A-4.411(e)
21. A shared access development is treated as one lot for the purpose of setbacks and lot coverage.
22. Regardless of the minimum front yard setback of the applicable zoning district, the minimum front yard setback must be at least 20 feet from the right-of-way line of a street or alley if the parking space for the lot(s) is in an enclosed structure and if the space faces upon or can be entered directly from the street or alley. Section 51A-4.411(f)(2)
23. Include the words "Shared Access Development" in the title block of the final plat. Platting Guidelines

24. Place a note on the final plat stating: "No vehicular access is permitted to adjacent property outside the platted property from the shared access area except to a public or City Council approved Private Street." Section 51A-4.411(d)(3), and 51A-4.411(d)(10)
25. If a guard house is provided, it must be at least 30 feet from the shared access point. Section 51A-4.411(d)(8)
26. The Shared Access Area Easement must be terminated a minimum of 3 feet from the adjacent property or right-of-way. Section 51A-8.618(b)
27. Provide guest parking at a rate of 0.25 spaces per dwelling unit and with adequate maneuverability per the Shared Access Development requirements.

Survey (SPRG) Conditions:

28. Prior to final plat, submit a completed final plat checklist and all supporting documents.
29. On the final plat, show recording information on all existing easements within 150 feet of the property.
30. On the final plat, chose a new or different plat name.
31. On the final plat, show abstract line location.
32. Prior to the final plat, clarify volume 70094, page 1644, deed records, Dallas County, Texas.

Dallas Water Utilities Conditions:

33. 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).
34. 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.
35. 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.
36. 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.
37. Must comply with DWU design standard for all Water Wastewater construction in Shared Access Development.

Streetlight/ Arborist/ Street Name/ GIS, Lot & Block Conditions:

38. Prior to final plat, compliance with City's Street lighting standards including illumination standards, material, installation, and activation per Street Design Manual.
39. Prior to the final plat discuss with arborist, layout conflicts with the landscape requirements of Article 10.125(a)(2). Site must have a landscape plan approved through the Board of Adjustment if unable to meet the minimum requirements of Article X. Landscape plan must be reviewed and approved prior to obtaining Engineering approval or a Grading/ Paving permit.
40. On the final plat, change "Holcomb Road (Horton Road by plat)" to "Holcomb Road (FKA Horton Road)". Section 51A-8.403(a)(1)(A)(xii).
41. On the final plat, change "Woodhaven Street" to "Woodcastle Drive (FKA Woodhaven Street)". Section 51A-8.403(a)(1)(A)(xii).
42. Prior to final plat, contact addressing team for proposed rights-of-way.
43. On the final plat, identify the property as Lots 1 through 12 in City Block C/6327.

ALL AREAS ARE IN SQUARE FEET









