

**CITY PLAN COMMISSION****THURSDAY, JANUARY 18, 2024****FILE NUMBER:** S234-032**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** La Vista Drive at Mecca Street, northwest corner**DATE FILED:** December 20, 2023**ZONING:** MF-2(A)**CITY COUNCIL DISTRICT:** 14**SIZE OF REQUEST:** 0.234-acre**APPLICANT/OWNER:** Leo Sherry

**REQUEST:** An application to replat a 0.234-acre tract of land containing part of Lots 7, 8, and 14 in City Block D/1879 to create one lot on property located on La Vista Drive at Mecca Street, northwest corner.

**SUBDIVISION HISTORY:**

1. S223-036 was a request east of the present request to create one 0.5301-acre lot and one 2.519-acre lot from a 3.049-acre tract of land in City Block 2141 on property located on Skillman Street, between Oram Street and La Vista Drive. The request was approved on December 15, 2022, but has not been recorded.
2. S190-142 was a request southwest of the present request create a 0.14-acre lot from a tract of land in City Block 1877 on property located on Hudson Street, south of Ross Avenue. The request was approved on June 18, 2020, but has not been recorded.
3. S189-227 was a request southeast of the present request to replat a 0.661-acre tract of land containing all of Lots 1, 2, and 3 in City Block B/1880 to create 10 residential lots ranging in size from 1,000 square feet to 1,512 square feet and one 15,264 square feet lot on property bounded by La Vista Drive, Skillman Street, Lewis Street, and Mecca Street. The request was approved on July 11, 2019, but has not been recorded. S189-227A phase of this plat was recorded on May 5, 2022.

**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 west of the request have lot widths ranging in size from 10 feet to 50 feet and lot areas ranging in size from 1,845 square feet to 6,657 square feet and are zoned MF-2(A) Multi Family District. (*Refer to the existing area analysis map and aerial map*)

- The properties to the south of the request have lot widths ranging in size from 25 feet to 50 feet and lot areas ranging in size from 2,861 square feet to 5,701 square feet and are zoned MF-2(A) Multifamily District. (*Refer to the existing area analysis map and aerial map*)
- The properties to the east of the request have lot areas ranging in size from 1,180 square feet to 12,155 square feet and are zoned MF-2(A) Multi Family District. (*Refer to the existing area analysis map and aerial map*)
- The properties to the north of the request have lot widths ranging in size from 50 feet to 100 feet and lot areas ranging in size from 2,862 square feet to 15,485 square feet and are zoned MF-2(A) Multifamily District. (*Refer to the existing area analysis map and aerial map*)

The request lies in MF-2(A) Multi Family District which has a minimum lot area requirement of 1,000 square feet for single family structures and 3,000 square feet for duplex structures. Minimum lot area for multifamily structures depends on number of bedrooms. The request is to create one 10,194-square foot lot and the width of the proposed lot is 100 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 MF-2(A) Multi 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 one.

**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:**

15. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of La Vista Drive and Mecca Street. *Sections 51A-8.602(c), 51A-8.604(c)*
16. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at La Vista Drive and Mecca Street. Section 51A 8.602(d)(1)
17. A larger corner clip may be requested during engineering plan and traffic review to accommodate an adequate turning radius, or to maintain public/traffic appurtenances, within the area of the corner clip. *Section 51A 8.602(d)(1), 51A 8.608(a)*
18. Comply with Peaks Branch drainage requirements. Finish floor elevation is recommended to be 3' above nearest inlet, top of curb. Per DWU Floodplain Management Department recommendation

**Survey (SPRG) Conditions:**

19. Prior to final plat, submit a completed final plat checklist and all supporting documents.

20. On the final plat, show recording information on all existing easements within 150 feet of the property.
21. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information.

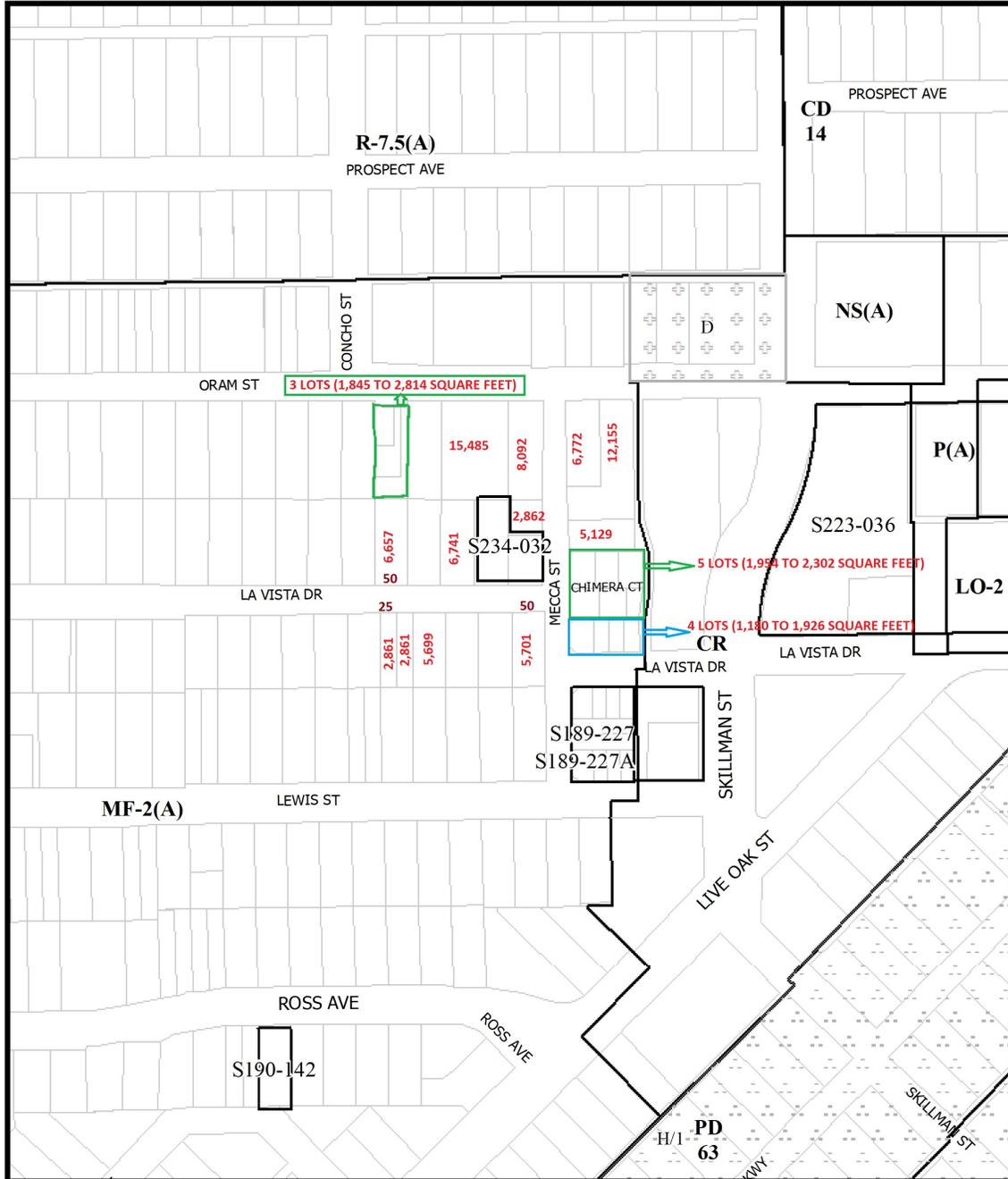
**Dallas Water Utilities Conditions:**

22. 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.

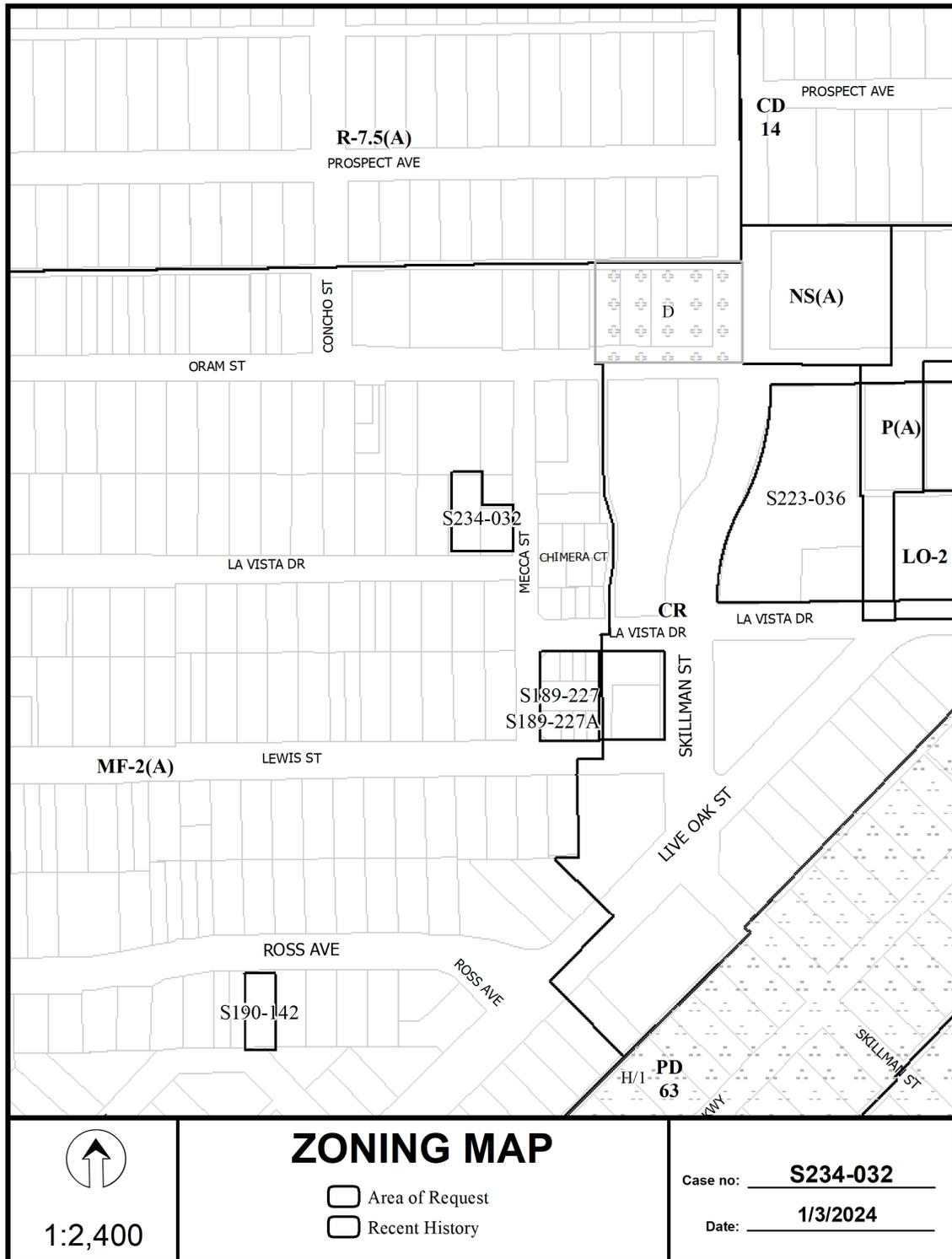
**Street Name / GIS, Lot & Block Conditions:**

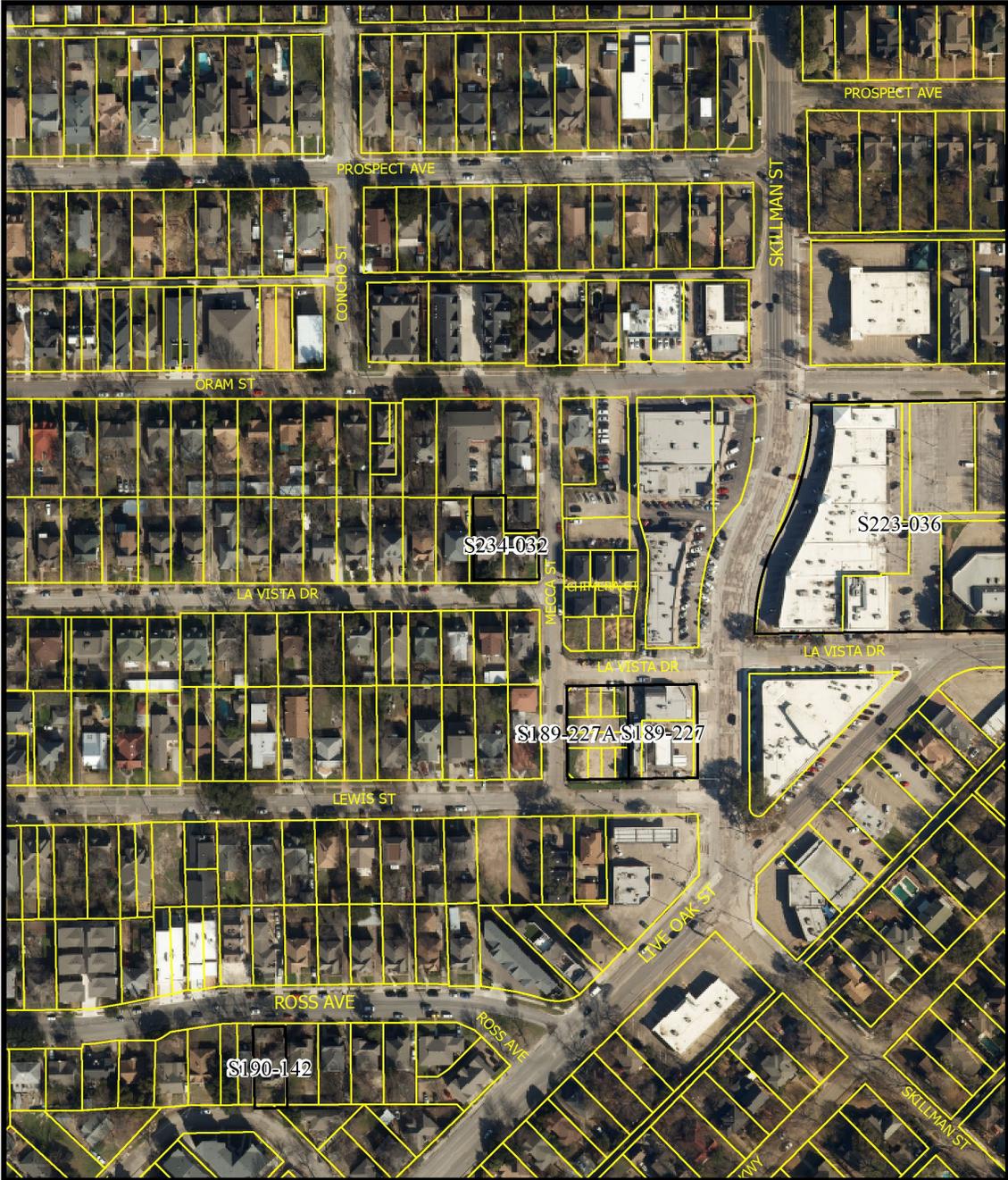
23. On the final plat, identify the property as Lot 7A in City Block D/1879.

**ALL AREAS ARE IN SQUARE FEET**



 1:2,400	<p align="center"><b>EXISTING AREA ANALYSIS MAP</b></p> <p> <input type="checkbox"/> Area of Request  <input type="checkbox"/> Recent History                 </p>	Case no: <b>S234-032</b> Date: <b>1/3/2024</b>
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 <p>1:2,400</p>	<h2 style="text-align: center;">AERIAL MAP</h2> <p> <input type="checkbox"/> Area of Request  <input type="checkbox"/> Recent History         </p>	<p>Case no: <u>      <b>S234-032</b>      </u></p> <p>Date: <u>      <b>1/3/2024</b>      </u></p>
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