

**CITY PLAN COMMISSION****THURSDAY, SEPTEMBER 21, 2023****FILE NUMBER: S223-236****SENIOR PLANNER: Sharmila Shrestha****LOCATION: Shea Road, northeast of Harry Hines Boulevard****DATE FILED: August 23, 2023****ZONING: MF-2(A)****CITY COUNCIL DISTRICT: 2****SIZE OF REQUEST: 0.421-acres****APPLICANT/OWNER: Arham Land Holdings, LLC****REQUEST:** An application to create one 0.421-acre lot from a tract of land in City Block 2366 on property located on Shea Road, northeast of Harry Hines Boulevard.**SUBDIVISION HISTORY:**

1. S212-338 was a request southeast of the present request to replat a 1.851-acre tract of land containing all of Lots 5 through 9 in City Block 6/8570 and a tract of land in City Block A/5760 to create one lot on property located on Empire Central, southwest of Forest Park Road. The request was approved on October 6, 2022 but has not been recorded.
2. S212-227 was a request east of the present request to create one 0.9134-acre lot from a tract of land in City Block 2366 on property located on Empire Central, at the terminus of Forest Park Road. The request was approved on June 16, 2022 but has not been recorded.
3. S190-228 was a request northwest of the present request to create an 8-lot shared access development with lots ranging in size from 1,515 square feet to 2,804 square feet from a 0.378-acre tract of land in City Block 5761 on property located at the terminus of Mail Avenue, north of Harry Hines Boulevard. The request was approved on October 1, 2020 and recorded on July 20, 2023.
4. S190-192 was a request northwest of the present request to create one 0.378-acre lot from a tract of land in City Block 5761 on property located at the terminus of Mail Avenue, southwest of Rural Avenue. The request was approved on August 20, 2020 and withdrawn on September 3, 2020.
5. S189-308 was a request northeast of the present request to replat a 1.0629-acre lot containing all of Lots 23 through 29 in City Block B/5760 on property located on Empire Central Drive at Forest Park Road, south corner. The request was approved on October 3, 2019 but has not been recorded.
6. S178-292 was a request northwest of the present request to create a 0.336-acre lot from a tract of land in City Block 2/2366 on property located on Shea Road, East of Harry Hines Boulevard. The request was administratively approved August 28, 2018 but has not been recorded.
7. S178-144 was a request northeast of the present request to replat a 0.669-acre tract of land containing all of Lot E in City Block 2/2366 to create one lot on

property located at 2116 Shea Road, east of Harry Hines Boulevard. The request was denied on April 5, 2018.

8. S178-017 was a request north of the present request to replat a 1.519-acre tract of land containing all of Lots 2 through 7 in City of Block A/2365 to create a 30-lot shared access area development with lots ranging in size from 0.04-acre to 0.091-acre on a property located on Lovedale Avenue at Rural Avenue, south corner. The request was approved on November 30, 2017 but has not been recorded. Phase A S178-017A was submitted and recorded on August 4, 2021. S178-017APM was recorded on August 15, 2022. Phase B S178-017B was submitted 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 properties to the northwest line of Shea Road have an average lot width of 50 feet and lot areas ranging in size from 7,745 square feet to 8,202 square feet and are zoned an MF-2(A) Multi Family District. (*refer to the existing area analysis and aerial map*)
- The properties to the southeast line of Shea Road have lot widths ranging in size from 58 feet to 87.5 feet and lot areas ranging in size from 13,869 square feet to 19,250 square feet and are zoned an MF-2(A) Multi Family District. (*refer to the existing area analysis and aerial map*)

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 0.421-acre (18,347-square feet) lot.

The proposed lot is similar to the lot pattern established to the southeast line of Shea Road and staff finds that the request is compatible with the existing lot pattern within the immediate vicinity; 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. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. *Section 51A-8.611(c)*.
13. 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)*
14. 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)*

**Right of Way Requirements:**

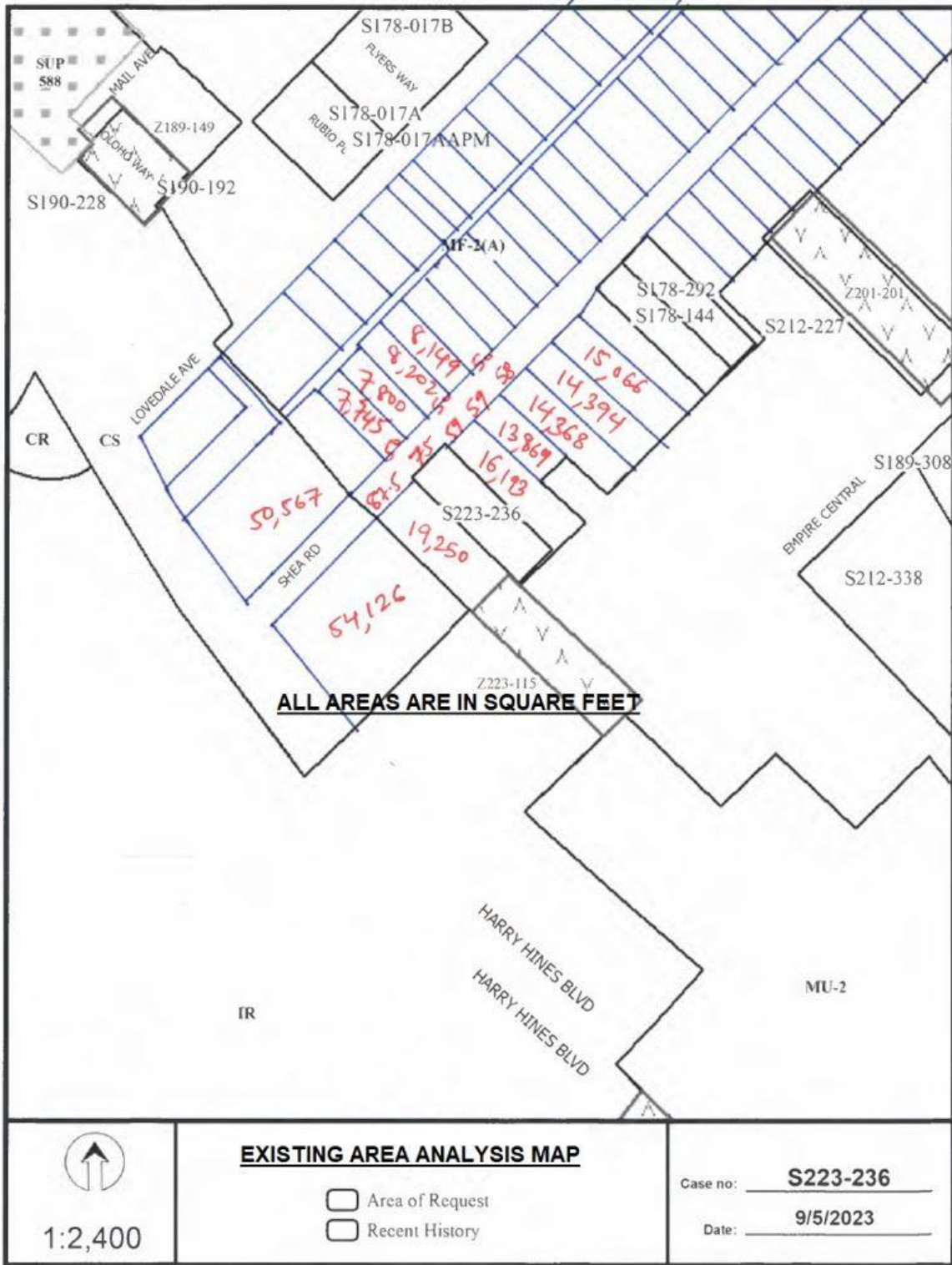
15. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Shea Road. Sections *51A-8.602(c), 51A-8.604(c)*

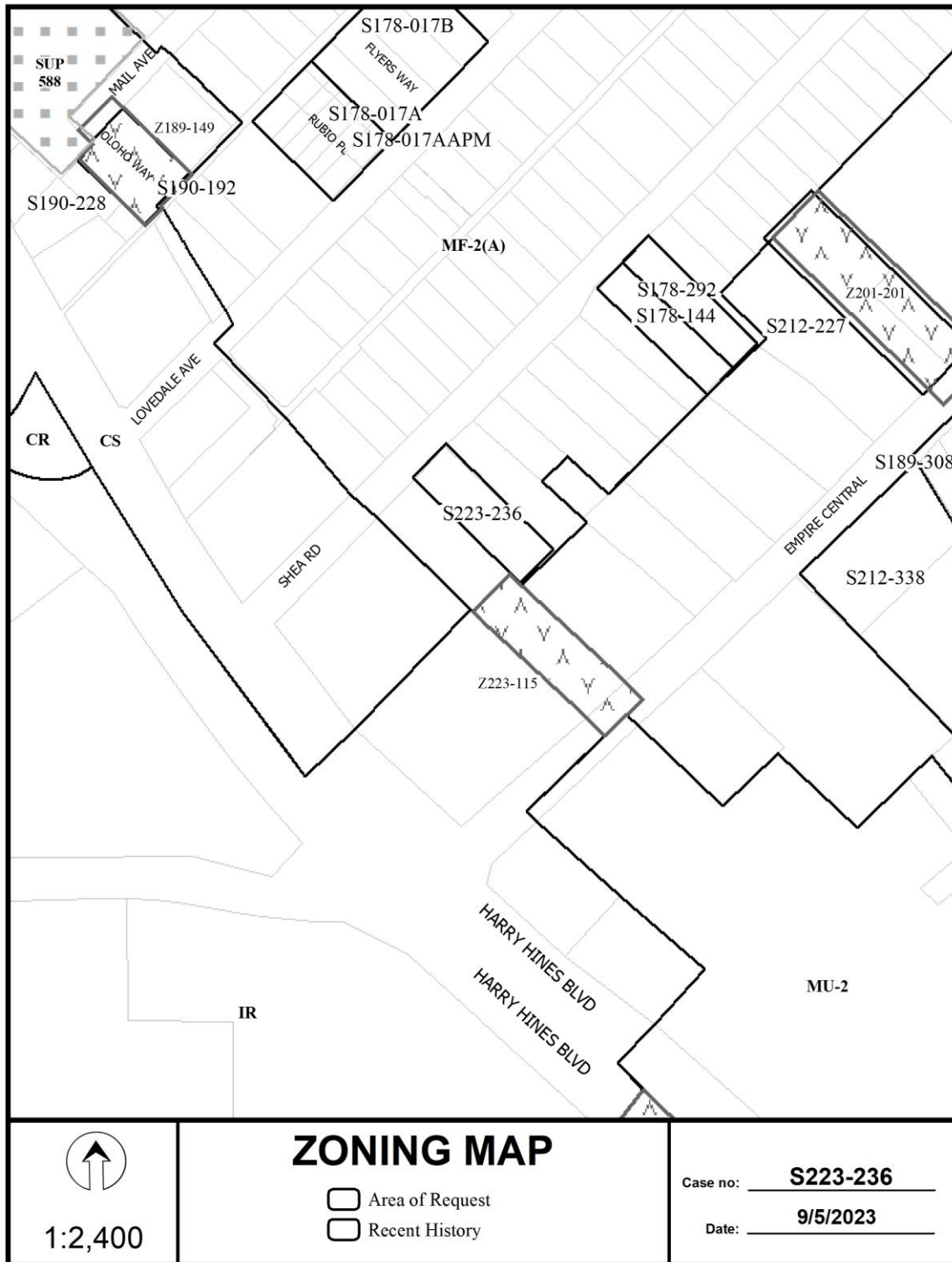
**Survey (SPRG) Conditions:**

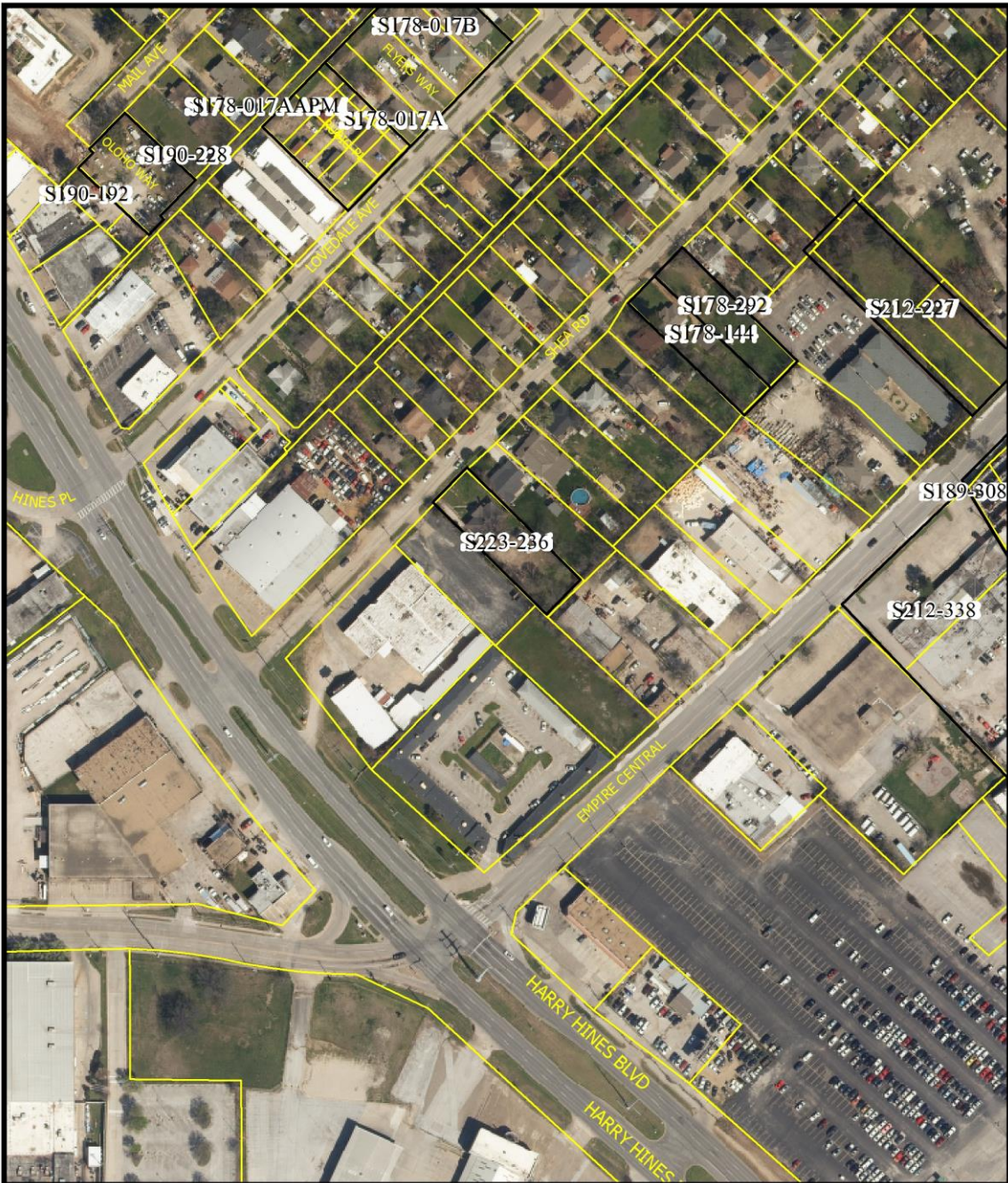
16. Prior to final plat, submit a completed final plat checklist and all supporting documents.
17. On the final plat, show recording information on all existing easements within 150 feet of the property.
18. On the final plat, show all additions or tracts of land within 150 feet of property with recording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


**GIS, Lot & Block Conditions:**

19. On the final plat, identify the property as Lot 3 in City Block 3/2366. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).







 1:2,400	<h2 style="text-align: center;">AERIAL MAP</h2> <ul style="list-style-type: none"> <li><input type="checkbox"/> Area of Request</li> <li><input type="checkbox"/> Recent History</li> </ul>	Case no: <u>          <b>S223-236</b>          </u> Date: <u>          <b>9/5/2023</b>          </u>
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