

**CITY PLAN COMMISSION**

**THURSDAY, JUNE 06, 2024**

**FILE NUMBER:** S234-124

**SENIOR PLANNER:** Sharmila Shrestha

**LOCATION:** Genstar Lane at Davenport Road, southwest corner

**DATE FILED:** May 09, 2024

**ZONING:** TH-3(A)

**CITY COUNCIL DISTRICT:** 12

**SIZE OF REQUEST:** 2.571-acres

**APPLICANT/OWNER:** PCD, LLC

**REQUEST:** An application to replat a 2.571-acre tract of land containing part of Lot 2 in City Block M/8734 to create a 31-lot shared access development ranging in size from 2,000 square feet to 2,281 square feet and 2 common areas on property located on Genstar Lane at Davenport Road, southwest corner.

**SUBDIVISION HISTORY:**

1. S212-313 was a request at the same location as present request to replat a 3.875-acre tract of land containing all of Lots 1A and 2 in City Block M/8734 to create one 1.308-acre lot and one 2.567-acre lot on property located on Genstar Lane, west of Davenport Road. The request was withdrawn on May 5, 2024.
2. S190-102 was a request south of the present request to replat a 1.117-acre tract of land containing all of Lot 12 in City Block M/8734 to create one 0.371-acre lot and one 0.746-acre lot on property located on Davenport Road, east of Preston Road. The request was approved on March 26, 2020, but has not been recorded.

**PROPERTY OWNER NOTIFICATION:** On May 20, 2024, 30 notices were sent to property owners within 200 feet of the proposed plat boundary.

**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 north and east of the present request have lot areas ranging in size from 8,062 square feet to 9,222 square feet and are zoned R-7.5(A) Single Family District. (*Refer to the existing area analysis map*)
- The properties to the south and west of the present request have lot areas ranging in size from 41,093 square feet to 315,138 square feet and are zoned CR Community Retail District, PD 268 (Area C, D). (*Refer to the existing area analysis map*)
- The City Council approved an ordinance changing the zoning classification on the property from CR Community Retail District to TH-3(A) Townhouse District on March 27, 2024.

The request lies in TH-3(A) Townhouse District which has a minimum lot area requirement of 2,000 square feet for single family structures and 6,000 square feet for duplex structures. The request is to create a 31-lot shared access development ranging in size from 2,000 square feet to 2,281 square feet.

Staff finds that there is a variation in lot pattern in the adjacent areas (*Refer to the existing area analysis map*); and the request is in compliance with Section 51A-8.503 and also with the requirements of the TH-3(A) Townhouse 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 31 and 2 Common Areas.

### **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)

### **Flood Plain Conditions:**

15. On the final plat, determine the 100-year water surface elevation across this addition.
16. On the final plat, dedicate floodway easement, floodway management area or floodway easement (within common area), with the appropriate easement statement included on the face of the Plat. 51A 8.611(d); DWU Floodplain Management; Drainage Design Manual Addendum V
17. On the final plat, include additional paragraph in Owner's Certificate (pertaining to the floodplain). 51A 8.611(d); DWU Floodplain Management; Drainage Design Manual Addendum V
18. On the final plat, specify minimum fill and minimum finished floor elevations. *Section 51A-8.611(d), Trinity Watershed Management.*
19. On the final plat, show the natural channel set back from the crest of the natural channel. *Section 51A-8.611(d), Trinity Watershed Management.*
20. Prior to submission of the final plat, set floodway monument markers and provide documentation that the monuments have been set. *Section 51A-8.617(d)(1), (2), (3), and (4)*
21. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for.

### **Survey (SPRG) Conditions:**

22. Prior to final plat, submit a completed final plat checklist and all supporting documents.
23. On the final plat, show the correct recording information for the subject property.
24. On the final plat, access easement(s) must be recorded by separate instrument(s) and the recording information must be shown on the final plat.

25. On the final plat, show recording information on all existing easements within 150 feet of the property.

**Shared Access Conditions:**

26. Provide additional shared access area easement, up to 26 feet, for compliance to Dallas Fire Code when building height is 30 feet or greater.
27. 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
28. 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)
29. 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)
30. 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)
31. A shared access development is treated as one lot for the purpose of setbacks and lot coverage.
32. 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 located 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)
33. Include the words “Shared Access Development” in the title block of the final plat. Platting Guidelines
34. 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)
35. If a guard house is provided, it must be at least 30 feet from the shared access point. Section 51A-4.411(d)(8)
36. 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)
37. Provide guest parking at a rate of 0.25 spaces per dwelling unit and with adequate maneuverability per the Shared Access Development requirements.

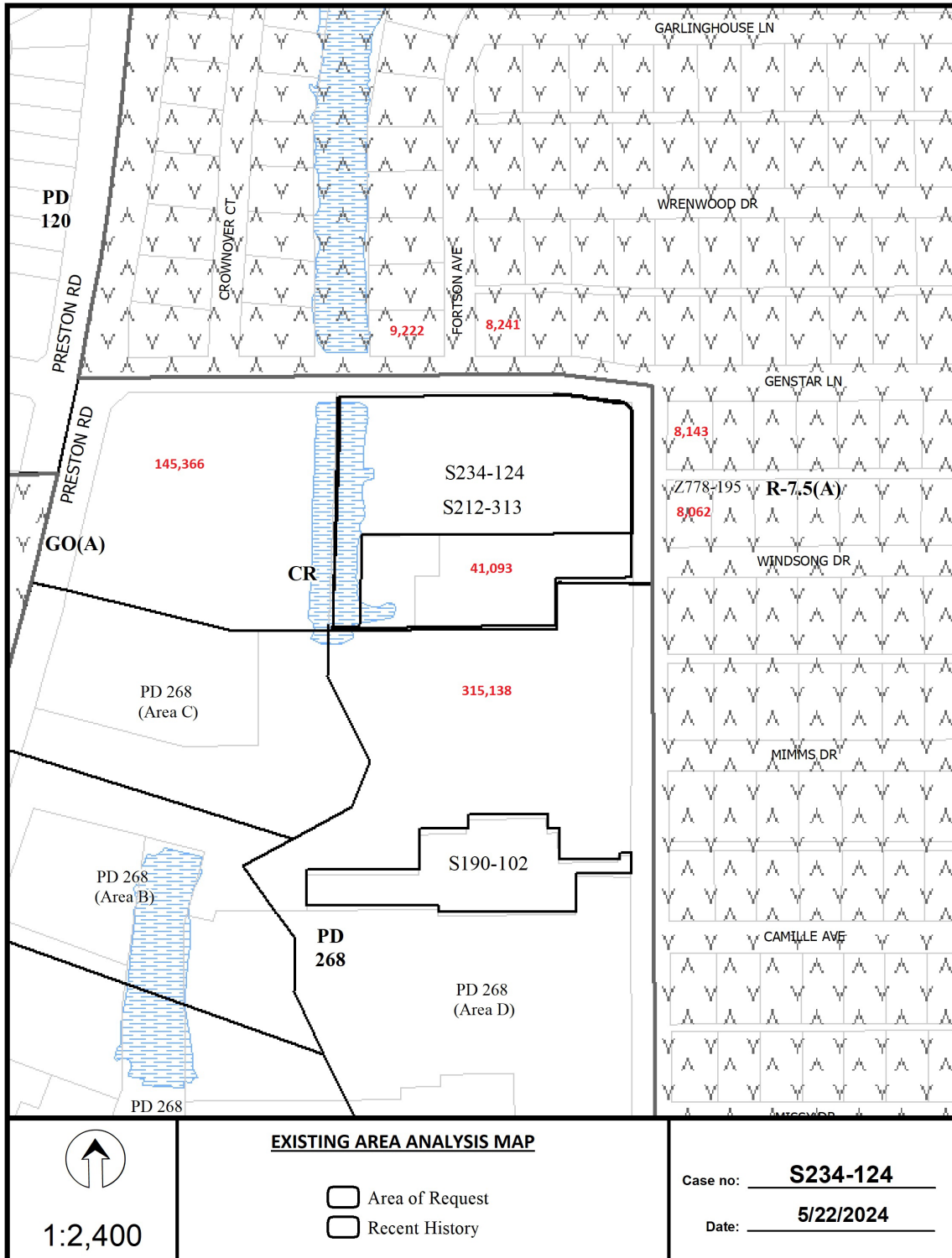
**Dallas Water Utilities Conditions:**

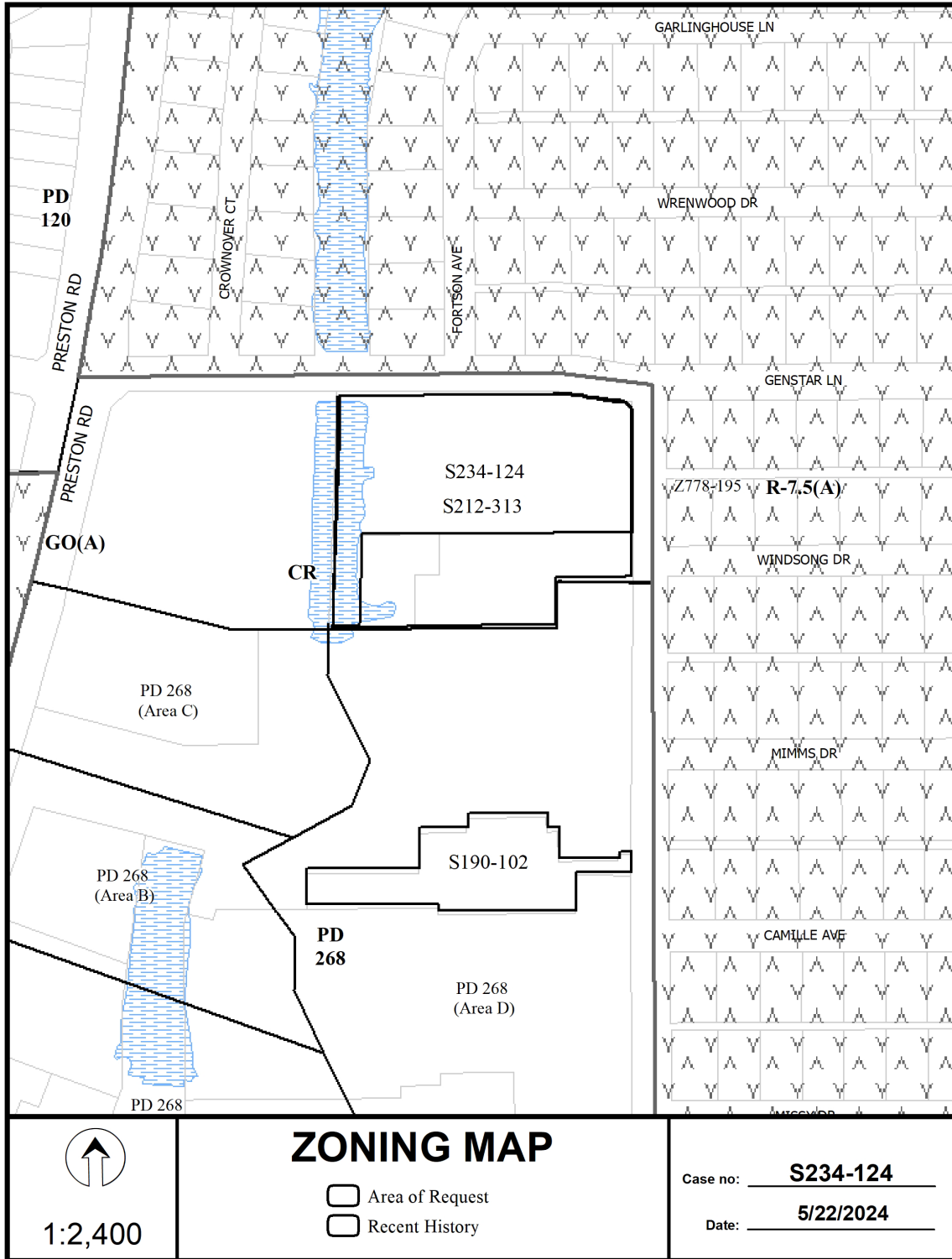
38. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f).
39. Additional design information is required for assessment. Site plan must be submitted showing proposed development, 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.
40. 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.

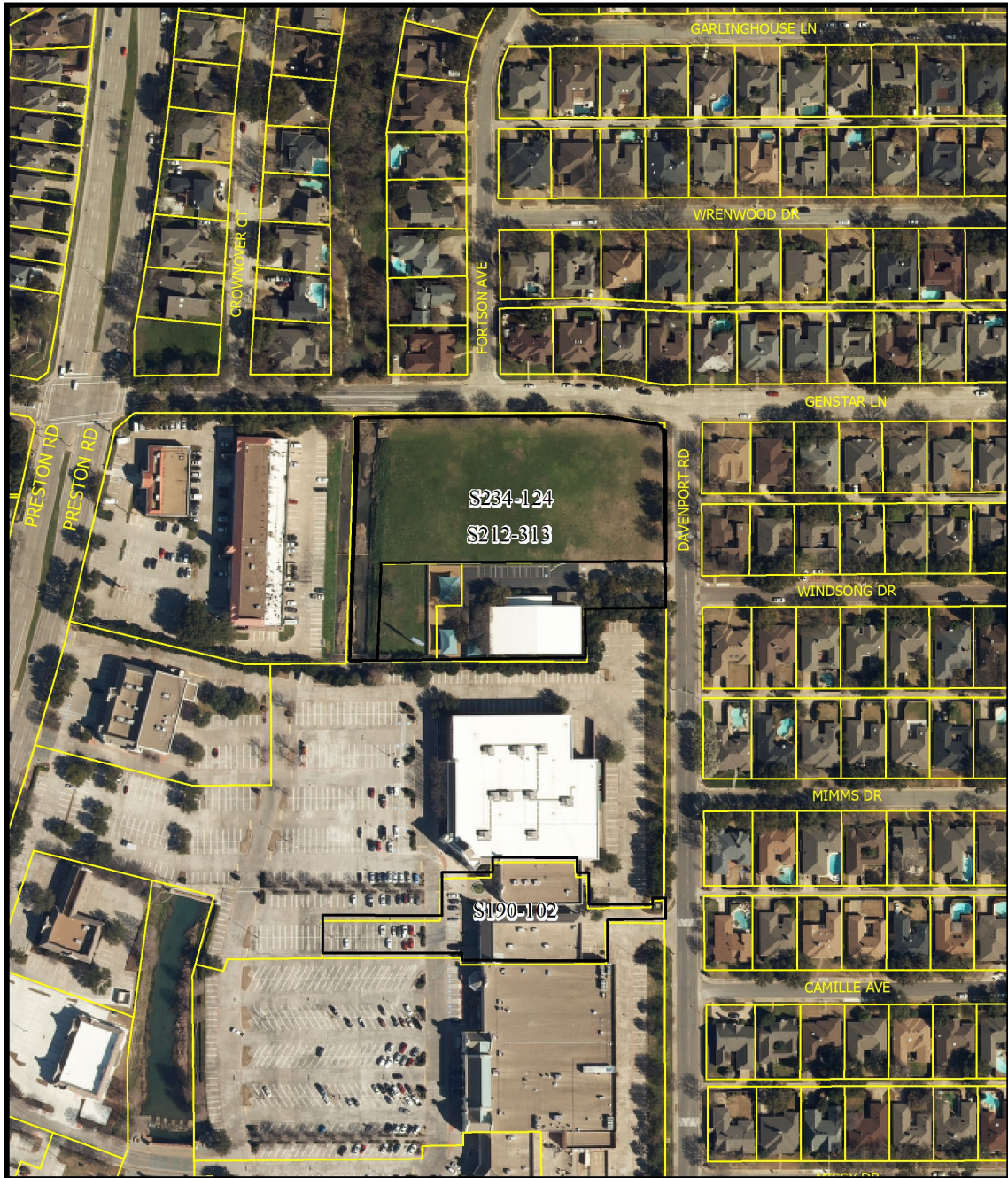
**Street Name / GIS, Lot & Block Conditions:**

41. Prior to the final plat, Contact addressing team for appropriate name for proposed rights-of-way- "Street A" and "Street B".
42. On the final plat, identify the property as Lots 1 through 31 and Common Areas CA "A" and "B" in City Block M1/8734.

ALL AREAS ARE IN SQUARE FEET







1:2,400

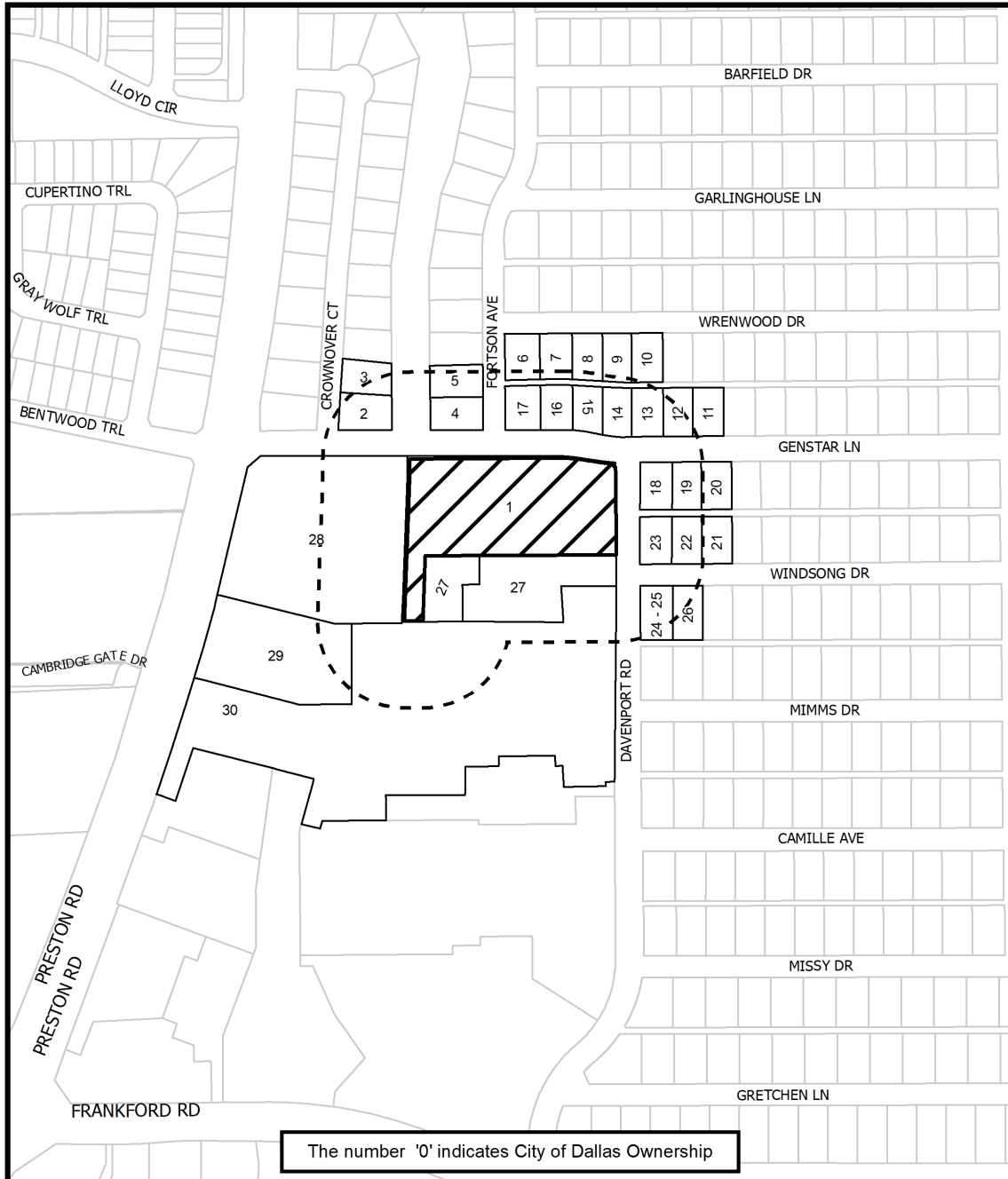
# AERIAL MAP

- Area of Request
- Recent History

Case no: **S234-124**

Date: **5/22/2024**





 <b>1:3,600</b>	<h2>NOTIFICATION</h2>	Case no: <b>S234-124</b>
	<div style="display: flex; justify-content: space-between;"> <div style="border: 1px solid black; padding: 2px;">200'</div> <div>AREA OF NOTIFICATION</div> </div> <div style="display: flex; justify-content: space-between;"> <div style="border: 1px solid black; padding: 2px;">30</div> <div>NUMBER OF PROPERTY OWNERS NOTIFIED</div> </div>	Date: <b>5/22/2024</b>

05/16/2024

## ***Notification List of Property Owners***

***S234-124***

***30 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	GENSTAR LN	WEST PLANO MONTESSORI INC
2	18504 CROWNOVER CT	NUDELMAN OLEG & MARGARET REVOCABLE
TRUST &		
3	18508 CROWNOVER CT	PONCE CEDRIC &
4	18503 FORTSON AVE	MILLER WILMA JUNE SHEPARD
5	18507 FORTSON AVE	HOSSEINY HOSSEIN M
6	6404 WRENWOOD DR	DREXLER NANCY
7	6408 WRENWOOD DR	CAIN JOHN JEFFERY
8	6412 WRENWOOD DR	MALONEY DANA NEVILL &
9	6416 WRENWOOD DR	ANASTASI APRIL
10	6420 WRENWOOD DR	BRYANT MARK L & NANCY K
11	6427 GENSTAR LN	GRINDLE DENNIS F & PAULETTE L
12	6423 GENSTAR LN	MITCHELL LISA B
13	6419 GENSTAR LN	BELEW ROLA & SHERRY
14	6415 GENSTAR LN	BRUSNIAK JOHN JR
15	6411 GENSTAR LN	SCHLEMMER GREGG
16	6407 GENSTAR LN	CHEN NA
17	6403 GENSTAR LN	GIBSON DEIRDRE A
18	6420 GENSTAR LN	KHAN SHAMIM & AMINUR R
19	6424 GENSTAR LN	DILLENBACK BRADFORD
20	6428 GENSTAR LN	DAVIS PETER H & BARBARA J
21	6411 WINDSONG DR	HATHAWAY RYAN N
22	6407 WINDSONG DR	BOLIN MARY C LIVING TRUST THE
23	6403 WINDSONG DR	AVILA DAPHNE COXON
24	6404 WINDSONG DR	ABBOTT FAMILY TRUST THE &
25	6404 WINDSONG DR	WHITE DOMINIC &
26	6408 WINDSONG DR	ONG JASON C &

05/16/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	18303 DAVENPORT RD	LCP DALLAS DAYCARE OWNER LLC
28	18484 PRESTON RD	PRESTON HIGHLAND RETAIL LLC
29	18410 PRESTON RD	PRESTON ROAD ASSOC LTD
30	18224 PRESTON RD	PRESTON ROAD ASSOC LTD



