

CITY PLAN COMMISSION**THURSDAY, JULY 11, 2024****FILE NUMBER:** S234-133**SENIOR PLANNER:** Hema Sharma**LOCATION:** Hampton Road, north of West Wheatland Road**DATE FILED:** June 12, 2024**ZONING:** MF-1(A), D(A)**CITY COUNCIL DISTRICT:** 8**SIZE OF REQUEST:** 1.829-acres**APPLICANT/OWNER:** Bhairavi Dallas Duplex LLC**REQUEST:** An application to create one 1.829-acre lot from a tract of land in City Block 7564 on property located on Hampton Road, north of West Wheatland Road.**SUBDIVISION HISTORY:**

1. S212-036 was a request southeast of the present request to create one 18.174-acre lot from a tract of land in City Block 7566 on property located on Wheatland Road, west of Indian Ridge Trail. The request was approved on December 2, 2021 but has not been recorded.
2. S201-641 was a request southwest of the present request to create one 1.03-acre lot from a tract of land in City Block 7554 on property located on Hampton Road at Cliff Creek Crossing Drive, southwest corner. The request was approved on May 6, 2021 but has not been recorded.
3. S189-257 was a request southwest of the request to create one 0.58-acre lot from a tract of land in City Block 7554 on property located on Hampton Road, south of Chrysalis Drive. The request was approved on August 1, 2019 but has not been recorded.
4. S189-089 was a request north of the present request to create one 7.736-acre lot from a tract of land in City Block 7564 on property located on Hampton Road, south of Kirnwood Drive. The request was approved on January 17, 2019 and recorded on December 23, 2021.
5. S189-050 was a request southwest of the present request to replat a 3.216-acre tract of land containing all of Lot 1 in City Block I/7554 to create one 1.322-acre lot, and one 1.894-acre lot on property located on Hampton Road south of Cliff Creek Crossing. The request was approved on December 13, 2018 and recorded on April 21, 2023.

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."

Although this request is residential in nature, the lot is being created from tract of land that have never been platted before; therefore, it does not qualify as a residential replat and can be approved on the consent agenda.

The request is to create one 1.829-acre lot from a tract of land. The request lies on dual district, MF-1(A) Multifamily District and D(A) Duplex District.

MF-1(A) Multifamily District which has a minimum lot area requirement of 3,000 square feet for residential use and minimum lot area for multifamily structures depends on number of bedrooms. D(A) Duplex District has a minimum lot area requirement of 6,000 square feet for residential use.

Staff finds that there is variation in lot pattern within the immediate vicinity of the request; and the request is in compliance with Section 51A-8.503 and also with the requirements of MF-1(A) Multifamily District, D(A) Duplex 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 Conditions:

15. Existing drainage conveyance within the property is required to be sized in compliance with Section 51A-8.611(a)(1) of the City of Dallas Code.

Survey (SPRG) Conditions:

16. Prior to final plat, submit a completed final plat checklist and all supporting documents.
17. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
18. On the final plat, show distances/width across all adjoining right-of-way
19. On the final plat, show recording information on all existing easements within 150 feet of the property.
20. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
21. On the final plat, chose a new or different plat name.

Dallas Water Utilities Conditions:

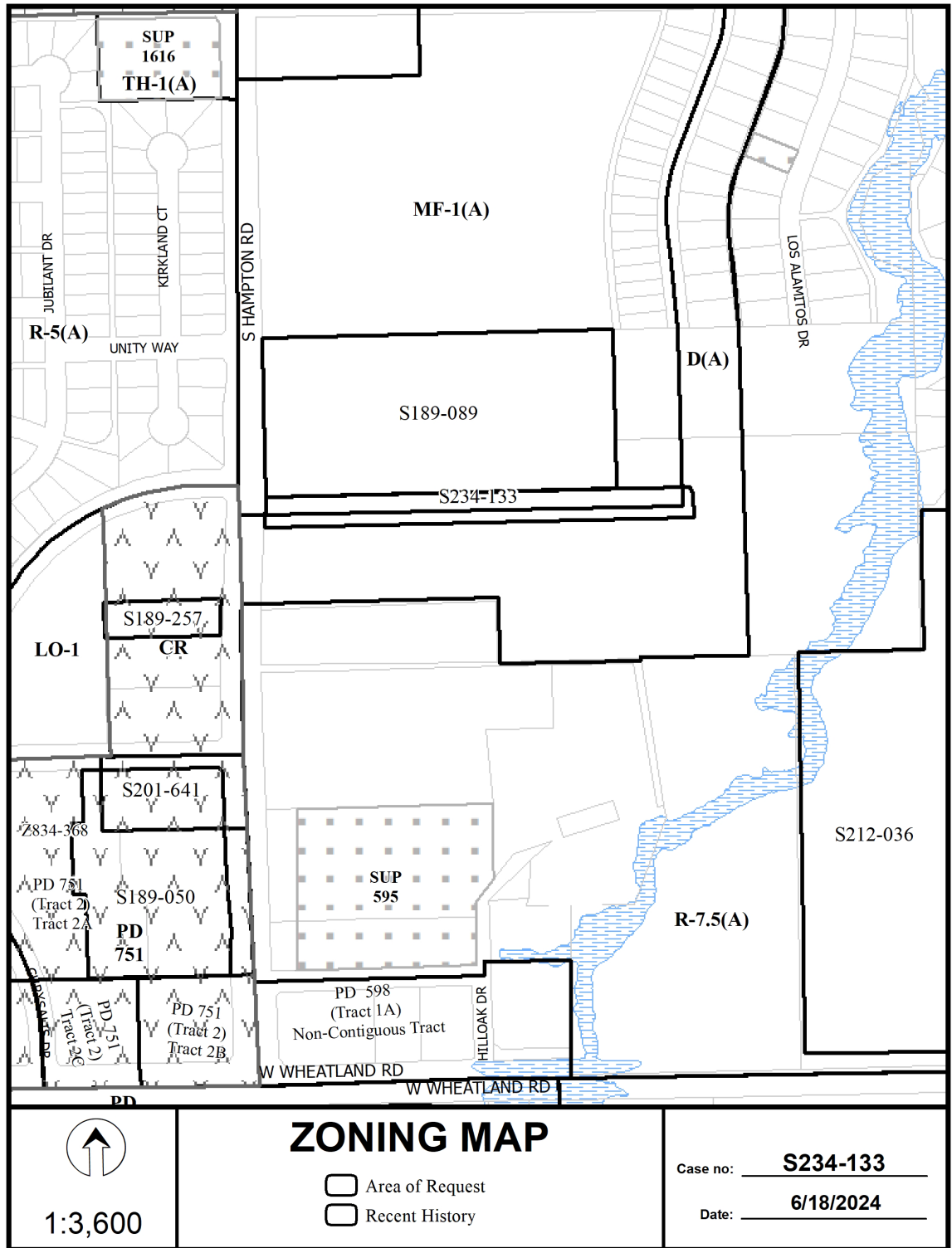
22. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f).
23. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering

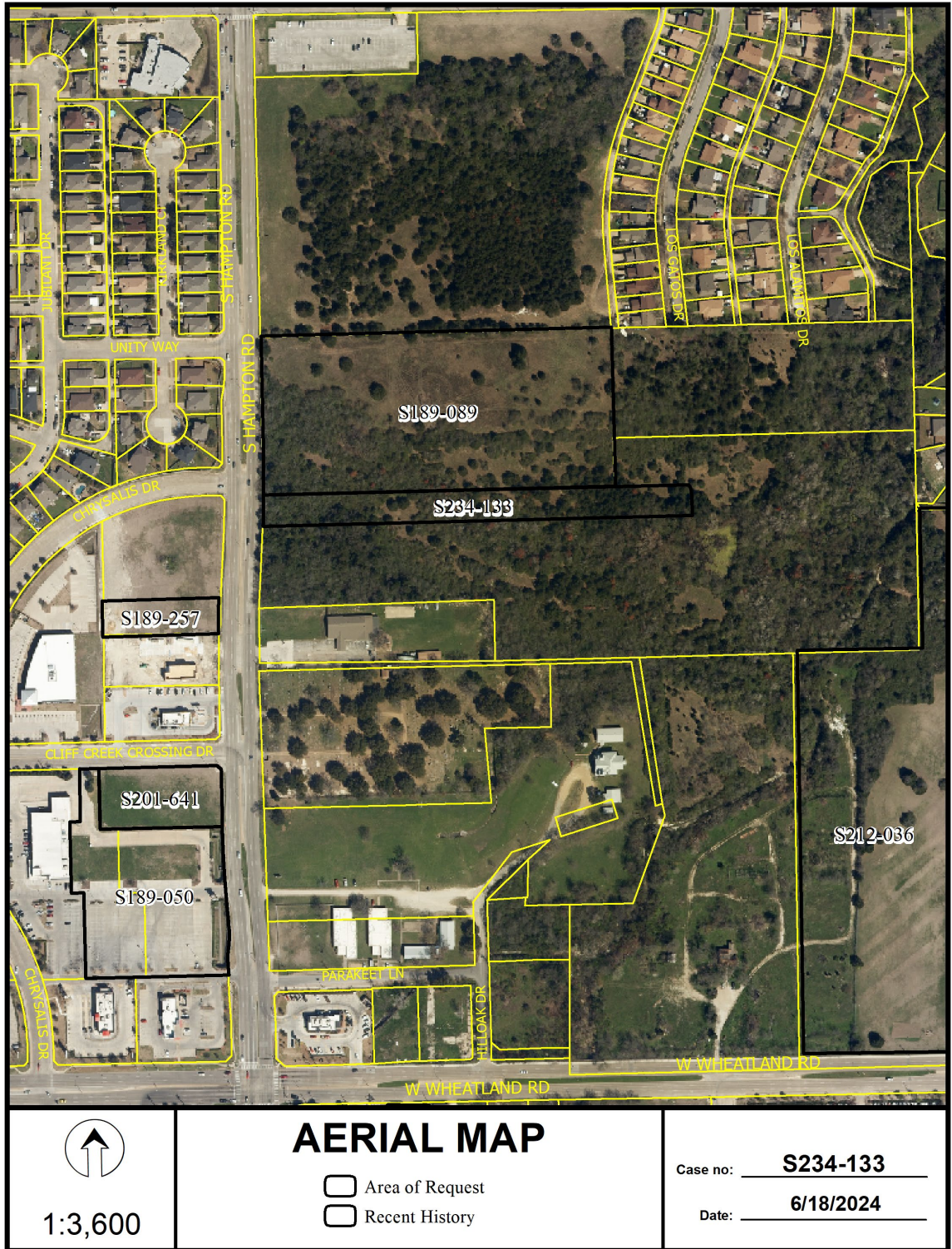
plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

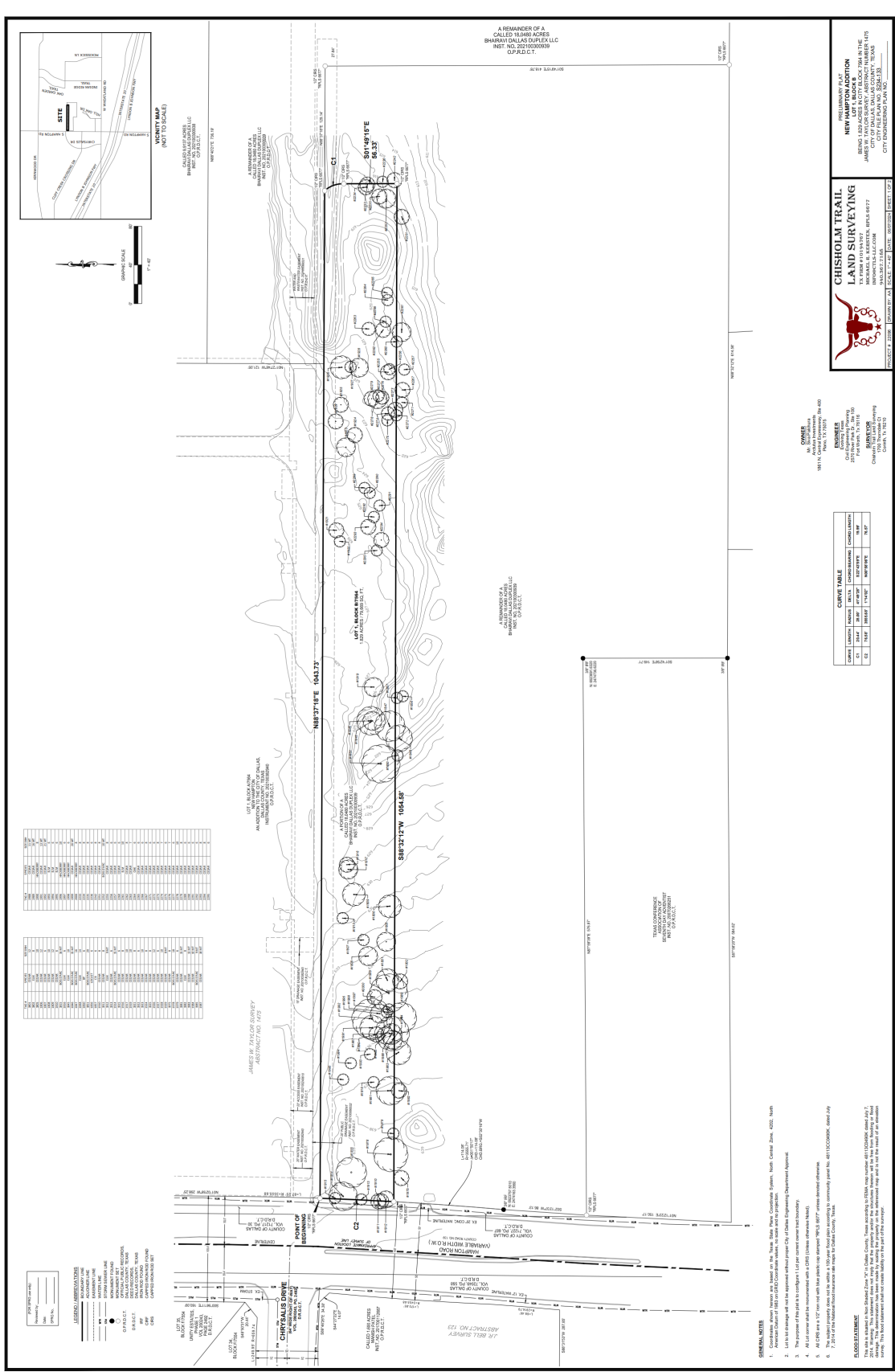
24. Water and Wastewater main improvements is required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

GIS, Lot & Block Conditions:

25. On the final plat, identify the property as Lot 2 in City Block A/7564.







GENERAL NOTES

1. All proposed lots shall be subject to the City of Dallas Comprehensive Zoning Ordinance, Chapter 25A, and all other applicable laws, rules, regulations, and ordinances of the City of Dallas.
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PLANNING COMMISSION

The Planning Commission is a body of citizens appointed by the City Council to advise the City Council on all matters relating to the City's land use and development. The Commission shall hold public hearings on all proposed land use changes and make recommendations to the City Council.

CONTRACT INFORMATION

This contract is for the purpose of providing professional services for the preparation of a preliminary plat for the proposed lots. The contract shall be subject to the terms and conditions set forth in the attached contract documents.

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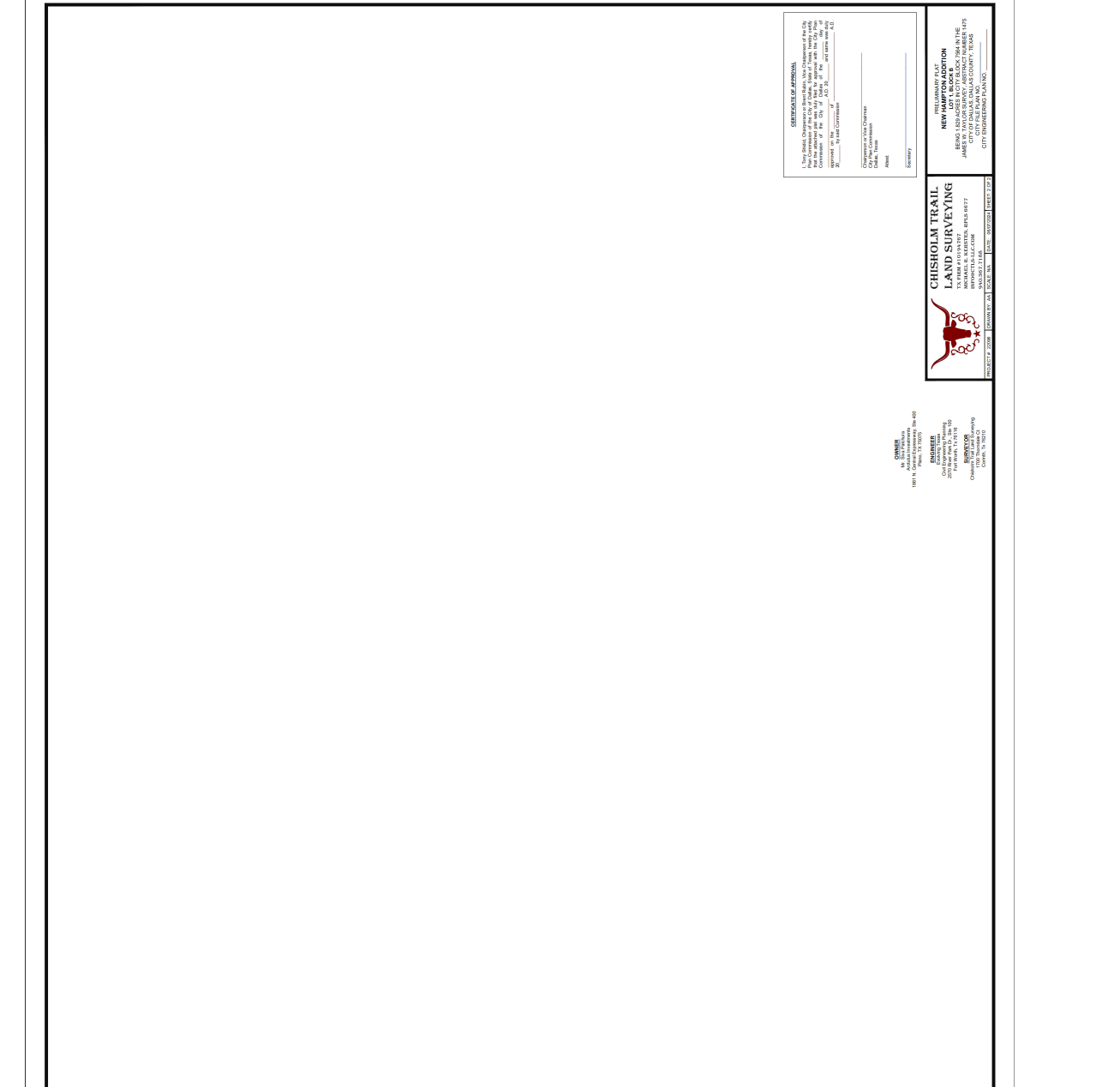
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**CHISHOLM TRAIL
LAND SURVEYING**
10000 W. LBJ Fwy., Suite 1000
Dallas, TX 75241
Phone: (214) 343-1111
Fax: (214) 343-1112
www.chisholmtrail.com

CONTRACT INFORMATION
Contract No. _____
Project Name _____
City _____
County _____
Date of Issue _____

CERTIFICATE OF APPROVAL
I, the undersigned, City Clerk, do hereby certify that the foregoing plat has been approved by the City Council on this _____ day of _____, 20____.

PRELIMINARY PLAT
NAME: _____
ADDRESS: _____
CITY: _____
COUNTY: _____
STATE: _____