

**CITY PLAN COMMISSION****THURSDAY, JANUARY 18, 2024****FILE NUMBER:** S234-029**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Jim Miller Road, south of Elam Road**DATE FILED:** December 20, 2023**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 8**SIZE OF REQUEST:** 0.409-acres**APPLICANT/OWNER:** Marcer Construction Company, LLC

**REQUEST:** An application to create one 8,911-square foot lot and one 8,923-square foot lot from a 0.409-acre tract of land on property located on Jim Miller Road, south of Elam Road.

**SUBDIVISION HISTORY:** There has been no recent platting activity within close proximity to this request.

**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 of the request have lot widths ranging in size from 75 feet to 100 feet and lot areas ranging in size from 15,000 square feet to 20,492 square feet and are zoned an R-7.5(A) Single Family District and MF-1(A) Multifamily District. *(Refer to the existing area analysis map and aerial map)*
- The property to the east of the request has 659.92 feet lot width and 248,768 square feet lot area and are zoned MF-2(A) Multifamily 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 95 feet to 100 feet and lot areas ranging in size from 19,411 square feet to 21,224 square feet and are zoned an R-7.5(A) Single Family District. *(Refer to the existing area analysis map and aerial map)*
- The properties to the west of the request have lot widths ranging in size from 50 feet to 100 feet and lot areas ranging in size from 8,500 square feet to 17,161 square feet and are zoned an R-7.5(A) Single Family 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 request is to create one 8,911-square foot lot and one 8,923-square foot lot and the widths of the proposed lots are 50 feet each.

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 2.

**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:**

15. On the final plat, dedicate 50 feet of right-of-way (via fee simple) from the established center line of Jim Miller Road. *Section 51A 8.602(c)*

**Survey (SPRG) Conditions:**

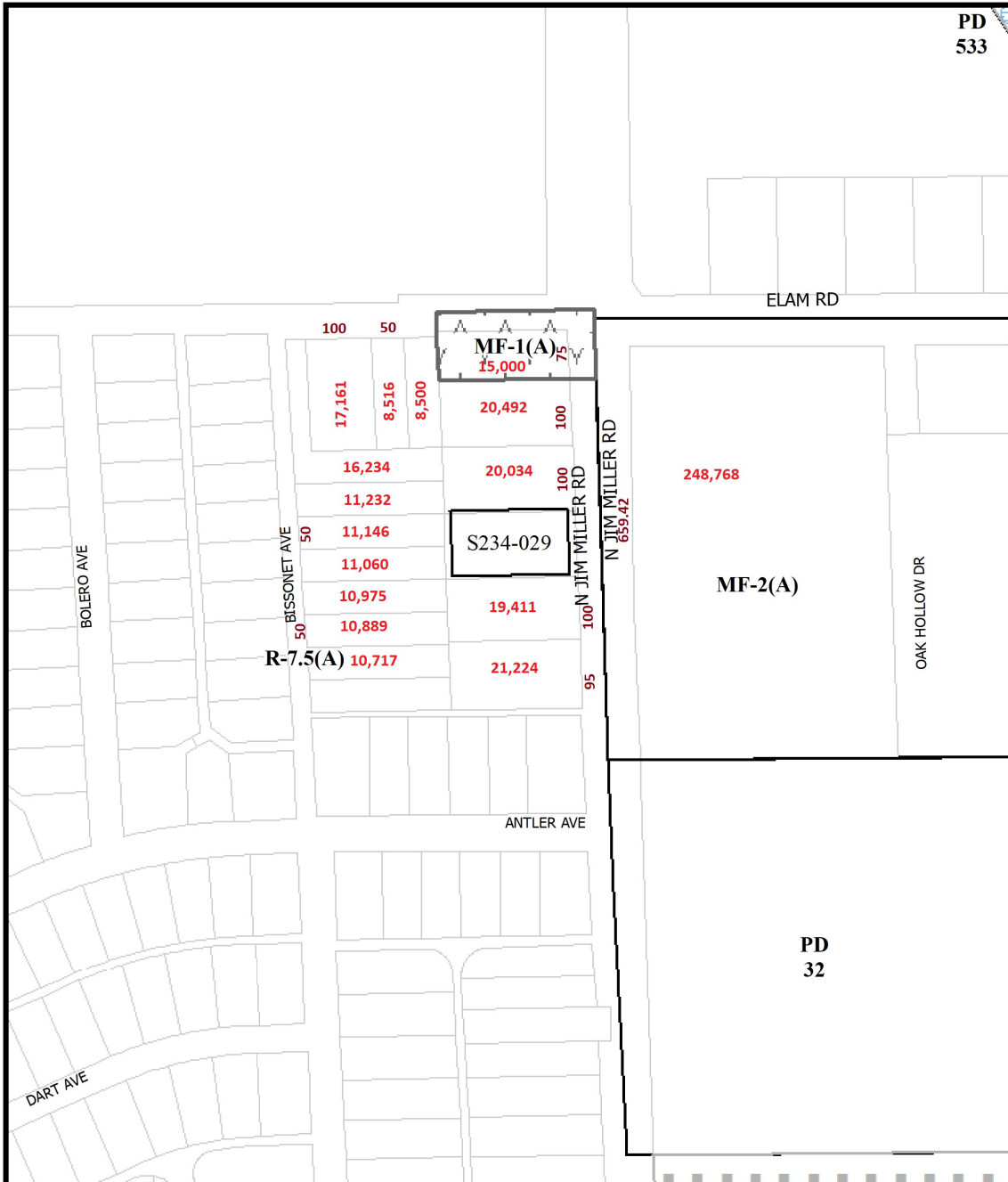
16. Prior to final plat, submit a completed final plat checklist and all supporting documents.
17. On the final plat, show recording information on all existing easements within 150 feet of the property.

**GIS, Lot & Block Conditions:**

18. On the final plat, identify the property as Lots 17 and 18 in City Block 5/6262.

ALL AREAS ARE IN SQUARE FEET

PD  
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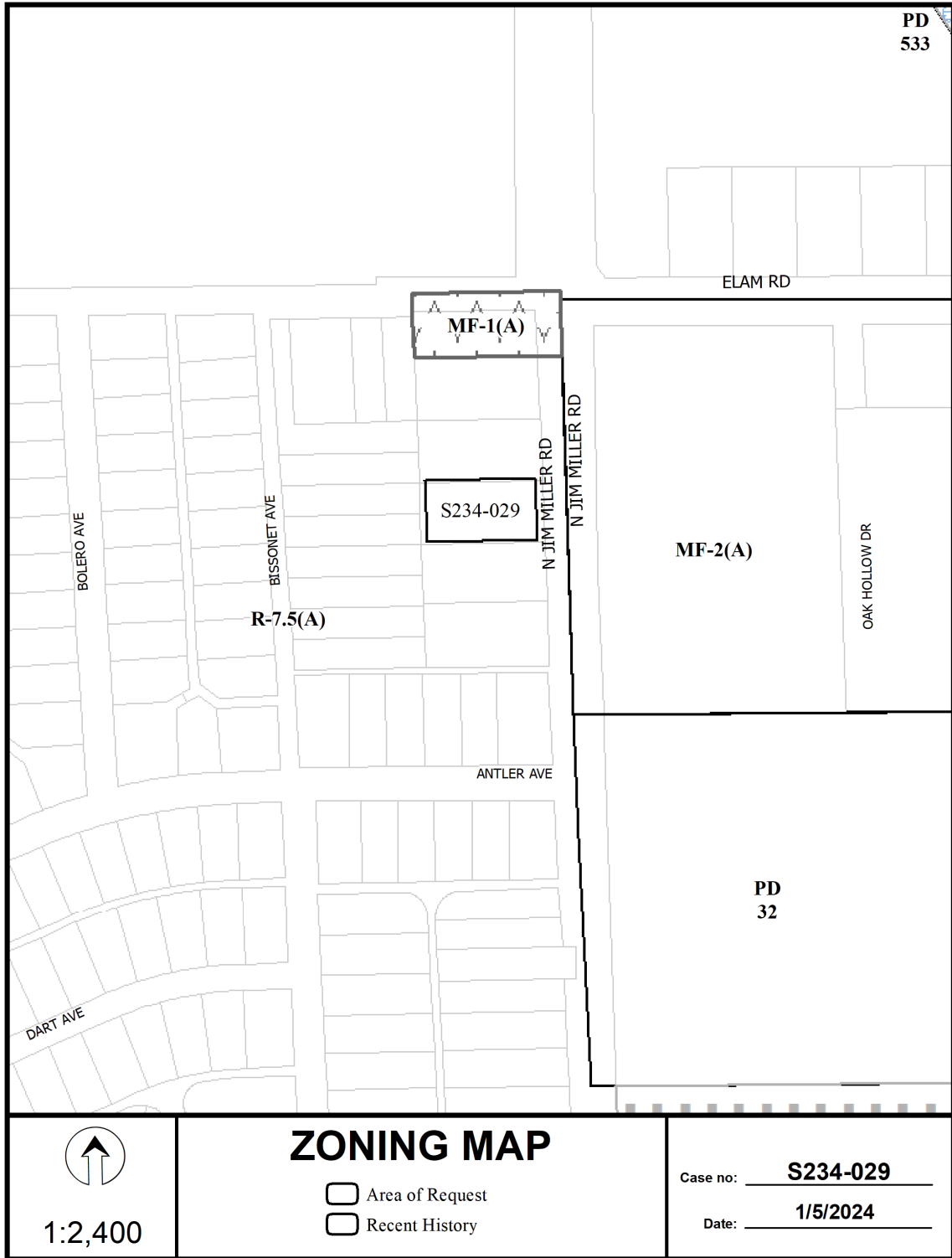
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**EXISTING AREA ANALYSIS MAP**

- Area of Request
- Recent History

Case no: **S234-029**

Date: **1/5/2024**





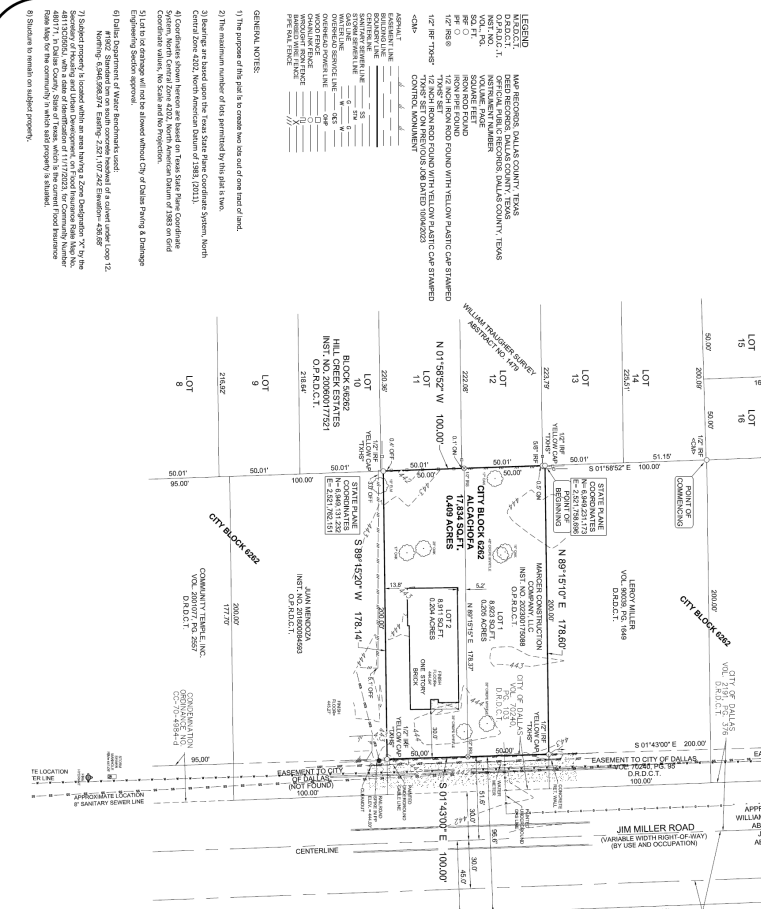
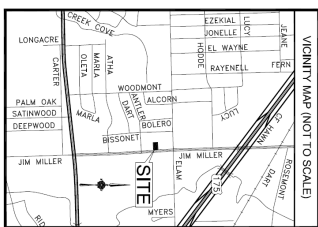
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# AERIAL MAP

- Area of Request
- Recent History

Case no: S234-029

Date: 1/5/2024



**OWNER'S CERTIFICATE**

**OWNER'S DECLARATION**

WHEREAS, MARGES CONSTRUCTION COMPANY, LLC, A TEXAS LIMITED LIABILITY COMPANY, is the owner of a certain plat and lands in the City of Dallas, Texas, known as **LOT 8, CITY BLOCK 662**, and that said plat and lands are more fully described in the City of Dallas, Texas, by **Instrument Number 202000271928**, Certified Public Record, Dallas County, Texas, which being more fully described by the annexed plat;

AND WHEREAS, the said plat and lands are hereunto more fully described by **Instrument Number 202000271928**, Certified Public Record, Dallas County, Texas, which being more fully described by the annexed plat;

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AND WHEREAS, the said plat and lands are hereunto more fully described by **Instrument Number 202000271928**, Certified Public Record, Dallas County, Texas, which being more fully described by the annexed plat;

THE CITY OF DALLAS, TEXAS, HAS HEREBY APPROVED THE PLAT AND LANDS ABOVE DESCRIBED AND THE SAME BEING MORE FULLY DESCRIBED BY THE ANNEXED PLAT;

IN WITNESS WHEREOF, the City of Dallas, Texas, has caused the Mayor and City Clerk to sign this Certificate of Approval on this 17th day of February, 2024.

**CITY OF DALLAS, TEXAS**  
 MAYOR: [Signature]  
 CITY CLERK: [Signature]

**OWNER'S DECLARATION**

I, the undersigned, being a duly qualified person in the State of Texas, do hereby certify that I am the owner of the above described plat and lands, and that I have caused the same to be properly recorded in the Public Records of the State of Texas, and that I have caused the same to be properly recorded in the Public Records of the State of Texas, and that I have caused the same to be properly recorded in the Public Records of the State of Texas, and that I have caused the same to be properly recorded in the Public Records of the State of Texas.

IN WITNESS WHEREOF, I have hereunto set my hand and seal of office on this 17th day of February, 2024.

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**PRELIMINARY PLAT**  
**ALACHOCHA**  
**LOTS 8 & 9, CITY BLOCK 662**  
**BENDS**  
**SITUATED IN THE**  
**WILLIAM TRAUCHER SURVEY,**  
**CITY OF PLATYNGER SURVEY,**  
**ABSTRACT NO. 1479**  
**CITY PLAN FILE NO. \_\_\_\_\_**  
**ENGINEERING PLAN NO. \_\_\_\_\_**

**PLACE COUNTY**  
**RECORDING LABEL HERE**

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