

**CITY PLAN COMMISSION****THURSDAY, MAY 22, 2025****FILE NUMBER:** S245-170**SENIOR PLANNER:** Hema Sharma**LOCATION:** Seagoville Road, north of Warrior Drive**DATE FILED:** April 25, 2025**ZONING:** TH-3(A)**CITY COUNCIL DISTRICT:** 8**SIZE OF REQUEST:** 1.4181-acres**APPLICANT/OWNER:** Gary Hasty; 9314 Ferguson, LLC

**REQUEST:** An application to create a 17-lot shared access development with lots ranging in size from 2,118 square feet to 2,173 square feet and 6 open spaces from a 1.4181-acre tract of land in City Block 8819 on property located on Seagoville Road, northwest of Warrior Drive.

**SUBDIVISION HISTORY:**

1. S178-321 was a request southwest of the present request to create 8 lots with lot areas ranging in size from 5,224 square feet to 5,335 square feet from a 0.967-acre tract of land in City Block 8819 on property located on Little Fox Drive, northeast of Long Grove Street. The request was approved on October 18, 2018, and was recorded on February 13, 2019.

**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 south of present request have areas ranging in size from 5,608 square feet to 5,887 square feet and are zoned an R-7.5(A) Single Family District. (*Refer to the existing area analysis map*)
- The properties to the west of present request have areas ranging in size from 5,226 square feet to 5,777 square feet and are zoned an R-5(A) Single Family District. (*Refer to the existing area analysis map*)
- The properties to the north of present request have areas ranging in size from 127,343 square feet to 146,596 square feet and are zoned CR Community Retail District. (*Refer to the existing area analysis map*)

The lots are being created from a tract of land; therefore, it does not qualify for a residential replat and can be approved on the consent agenda.

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 17-lot shared access development with lots ranging in size from 2,131 square feet to 2,206 square feet and 6 open spaces.

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 17 and 6 open spaces.

**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)

**Shared Access Conditions:**

15. Provide additional shared access area easement, up to 26 feet, for compliance to Dallas Fire Code when building height is 30 feet or greater.
16. 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
17. 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)
18. 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)
19. 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)
20. A shared access development is treated as one lot for the purpose of setbacks and lot coverage.
21. 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)
22. Include the words "Shared Access Development" in the title block of the final plat. Platting Guidelines
23. 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)
24. If a guard house is provided, it must be at least 30 feet from the shared access point. Section 51A-4.411(d)(8)

25. 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)
26. Provide guest parking at a rate of 0.25 spaces per dwelling unit and with adequate maneuverability per the Shared Access Development requirements.

**Right-of way Requirements Conditions:**

27. On the final plat, dedicate 40 feet of right-of-way (via fee simple) from the established center line of Seagoville Road. *Section 51A 8.602(c)*

**Survey (SPRG) Conditions:**

28. Prior to final plat, submit a completed final plat checklist and all supporting documents.
29. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
30. On the final plat, show recording information on all existing easements within 150 feet of the property.
31. On the final plat, all utility easement abandonments must be shown with the correct recording information.
32. Prior to final plat, verify access point count is appropriate for number of lots.
33. Prior to final plat, terminate private easement by separate instrument.

**Dallas Water Utilities Conditions:**

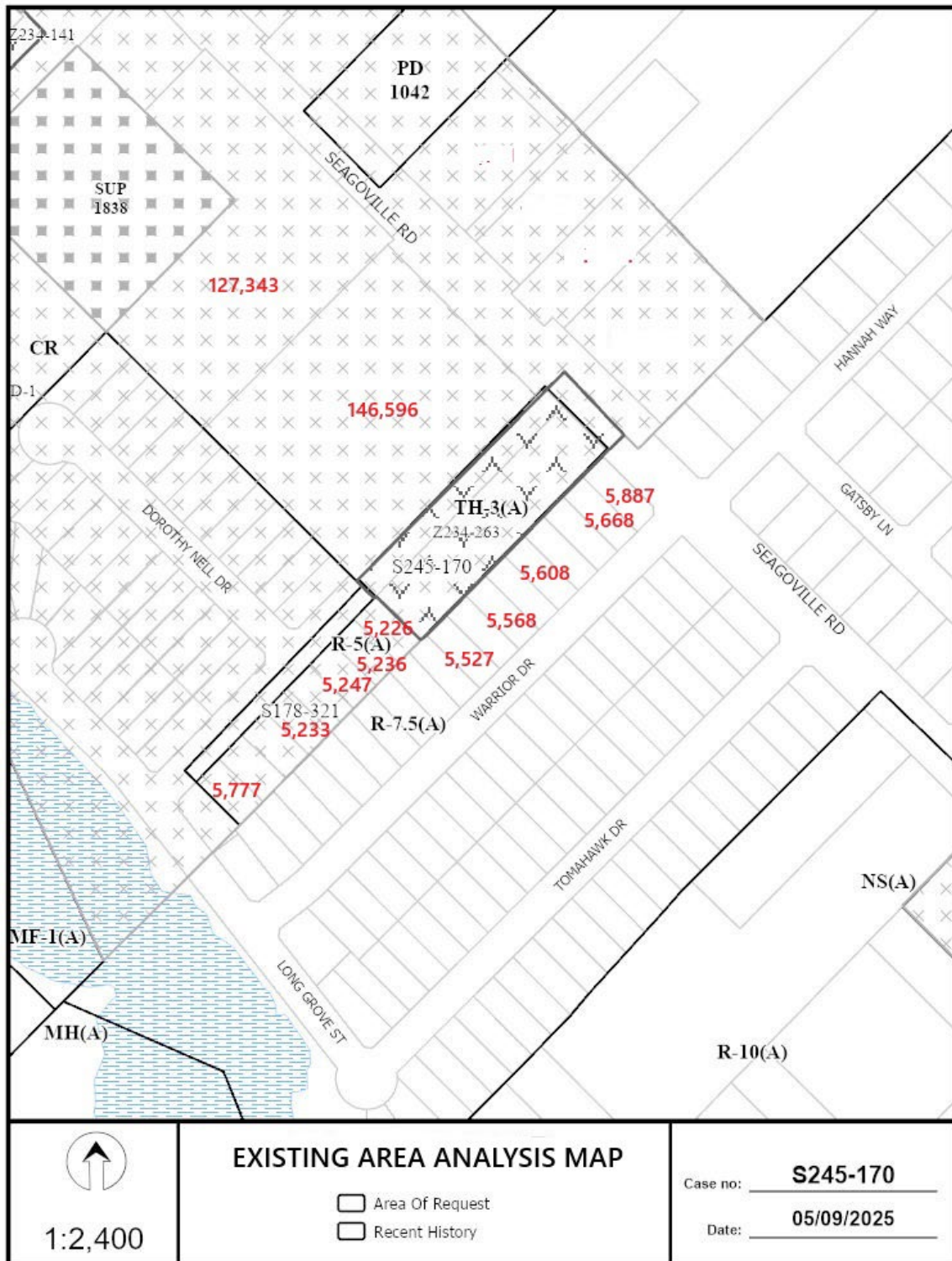
34. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f).
35. Additional design information is required for assessment. Site plan must be submitted showing proposed development, 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.
36. 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.
37. Must comply with DWU design standard for all Water Wastewater construction in Shared Access Development.

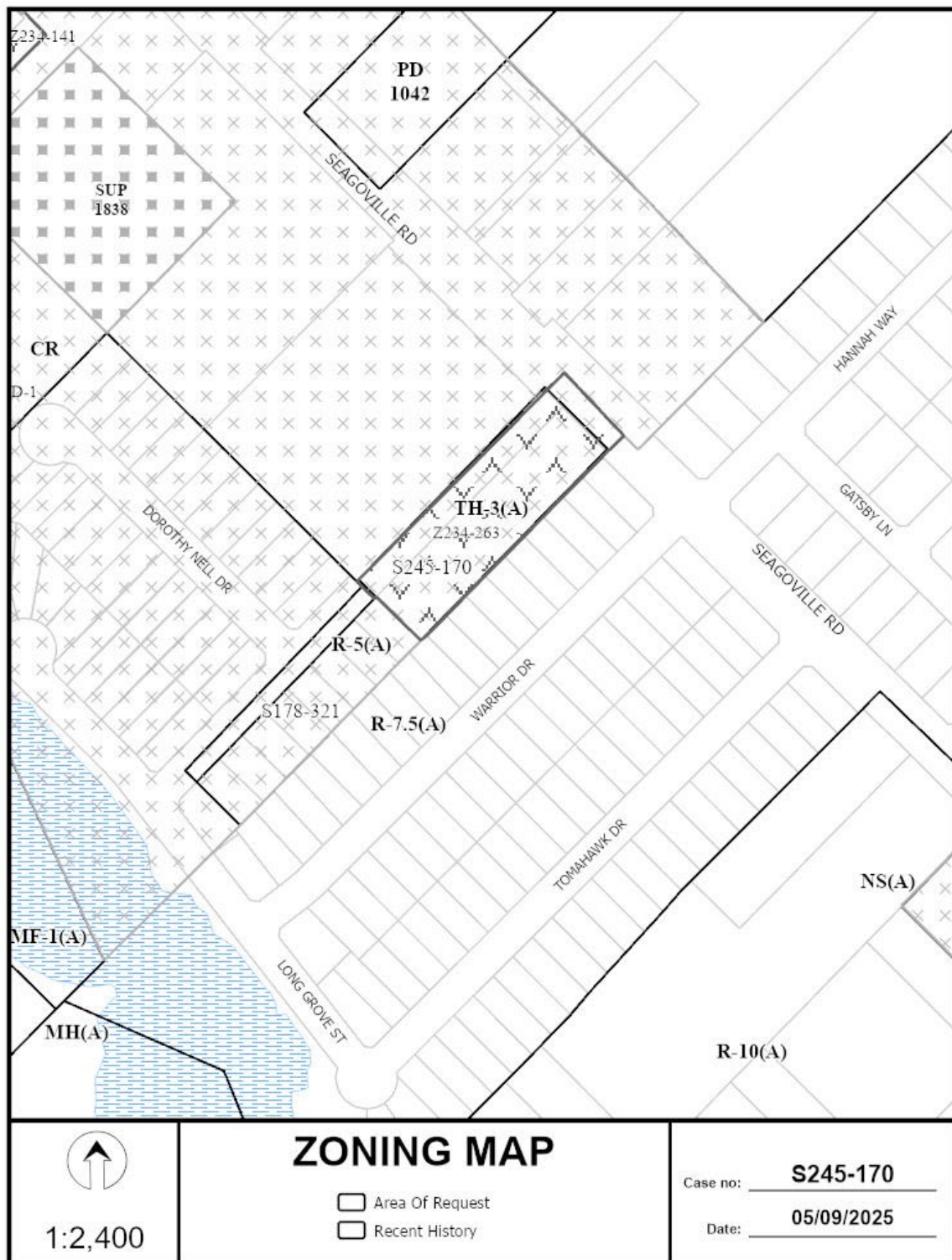
**Street Light/ Real Estate/ Street Name/ GIS, Lot & Block Conditions:**

38. Prior to final plat, compliance with City's street lighting standards including illumination standards, material, installation, and activation per Street Design Manual.
39. Prior to the final plat, contact Real Estate division to discuss abandonment noted 40-feet private R.O.W Easement Vol.83118 Pg. 2071.

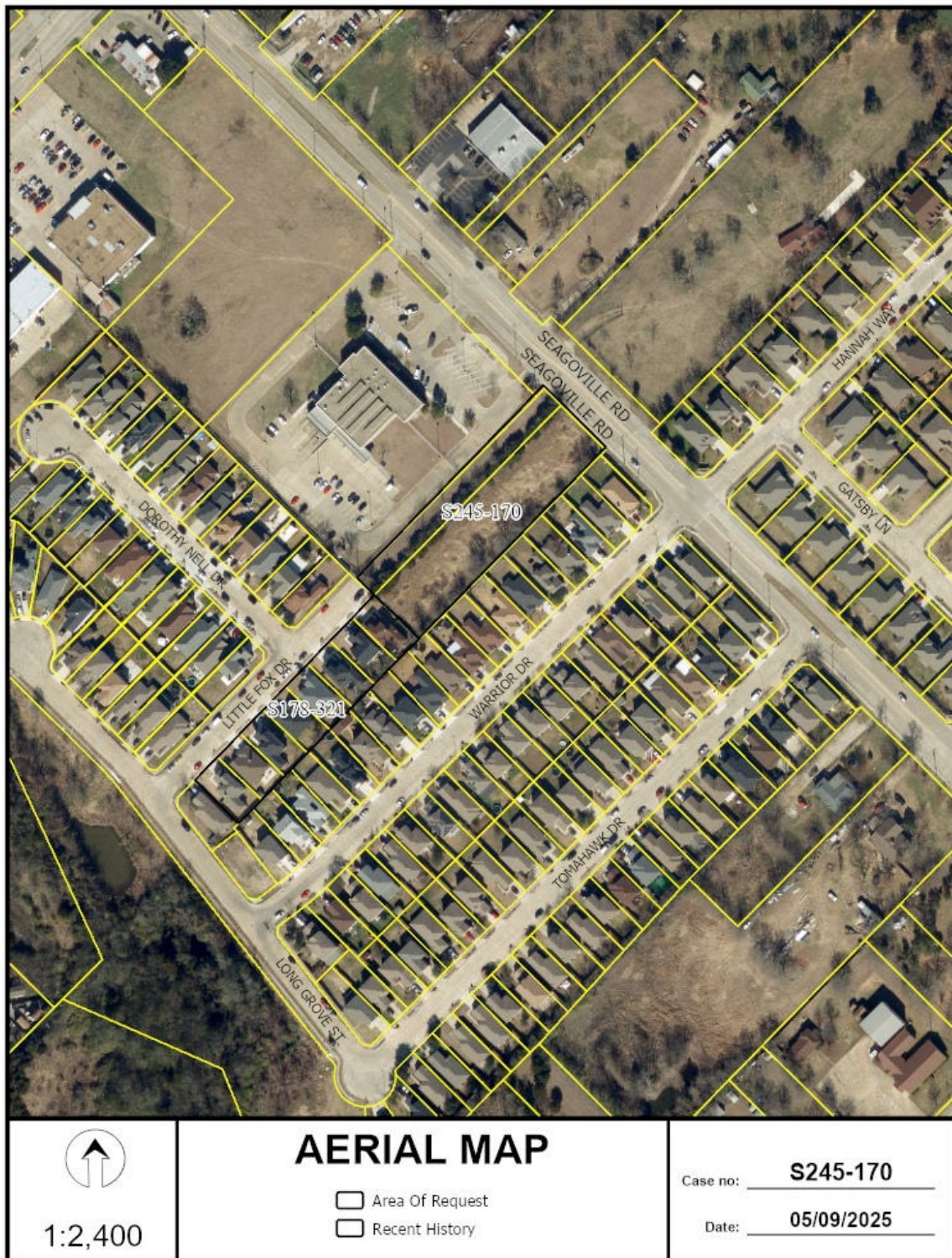
40. On the final plat, change "Little Fox Dr" to "Little Fox Drive". Section 51A-8.403(a)(1)(A)(xii).
41. On the final plat, change "Warrior Dr" to "Warrior Drive". Section 51A-8.403(a)(1)(A)(xii).
42. Add "Dorothy Nell Drive" to plat drawing.
43. Contact Addressing Team with appropriate name for proposed ROW
44. On the final plat, identify the property as Lots 1 through 17 and open spaces A through F in City Block G2/8819.

ALL AREAS ARE IN SQUARE FEET









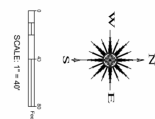


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| EX. 1 | EX. 2 | EX. 3 | EX. 4 | EX. 5 | EX. 6 | EX. 7 | EX. 8 | EX. 9 | EX. 10 | EX. 11 | EX. 12 | EX. 13 | EX. 14 | EX. 15 | EX. 16 | EX. 17 | EX. 18 | EX. 19 | EX. 20 | EX. 21 | EX. 22 | EX. 23 | EX. 24 | EX. 25 | EX. 26 | EX. 27 | EX. 28 | EX. 29 | EX. 30 | EX. 31 | EX. 32 | EX. 33 | EX. 34 | EX. 35 | EX. 36 | EX. 37 | EX. 38 | EX. 39 | EX. 40 | EX. 41 | EX. 42 | EX. 43 | EX. 44 | EX. 45 | EX. 46 | EX. 47 | EX. 48 | EX. 49 | EX. 50 | EX. 51 | EX. 52 | EX. 53 | EX. 54 | EX. 55 | EX. 56 | EX. 57 | EX. 58 | EX. 59 | EX. 60 | EX. 61 | EX. 62 | EX. 63 | EX. 64 | EX. 65 | EX. 66 | EX. 67 | EX. 68 | EX. 69 | EX. 70 | EX. 71 | EX. 72 | EX. 73 | EX. 74 | EX. 75 | EX. 76 | EX. 77 | EX. 78 | EX. 79 | EX. 80 | EX. 81 | EX. 82 | EX. 83 | EX. 84 | EX. 85 | EX. 86 | EX. 87 | EX. 88 | EX. 89 | EX. 90 | EX. 91 | EX. 92 | EX. 93 | EX. 94 | EX. 95 | EX. 96 | EX. 97 | EX. 98 | EX. 99 | EX. 100 | EX. 101 | EX. 102 | EX. 103 | EX. 104 | EX. 105 | EX. 106 | EX. 107 | EX. 108 | EX. 109 | EX. 110 | EX. 111 | EX. 112 | EX. 113 | EX. 114 | EX. 115 | EX. 116 | EX. 117 | EX. 118 | EX. 119 | EX. 120 | EX. 121 | EX. 122 | EX. 123 | EX. 124 | EX. 125 | EX. 126 | EX. 127 | EX. 128 | EX. 129 | EX. 130 | EX. 131 | EX. 132 | EX. 133 | EX. 134 | EX. 135 | EX. 136 | EX. 137 | EX. 138 | EX. 139 | EX. 140 | EX. 141 | EX. 142 | EX. 143 | EX. 144 | EX. 145 | EX. 146 | EX. 147 | EX. 148 | EX. 149 | EX. 150 | EX. 151 | EX. 152 | EX. 153 | EX. 154 | EX. 155 | EX. 156 | EX. 157 | EX. 158 | EX. 159 | EX. 160 | EX. 161 | EX. 162 | EX. 163 | EX. 164 | EX. 165 | EX. 166 | EX. 167 | EX. 168 | EX. 169 | EX. 170 | EX. 171 | EX. 172 | EX. 173 | EX. 174 | EX. 175 | EX. 176 | EX. 177 | EX. 178 | EX. 179 | EX. 180 | EX. 181 | EX. 182 | EX. 183 | EX. 184 | EX. 185 | EX. 186 | EX. 187 | EX. 188 | EX. 189 | EX. 190 | EX. 191 | EX. 192 | EX. 193 | EX. 194 | EX. 195 | EX. 196 | EX. 197 | EX. 198 | EX. 199 | EX. 200 | EX. 201 | EX. 202 | EX. 203 | EX. 204 | EX. 205 | EX. 206 | EX. 207 | EX. 208 | EX. 209 | EX. 210 | EX. 211 | EX. 212 | EX. 213 | EX. 214 | EX. 215 | EX. 216 | EX. 217 | EX. 218 | EX. 219 | EX. 220 | EX. 221 | EX. 222 | EX. 223 | EX. 224 | EX. 225 | EX. 226 | EX. 227 | EX. 228 | EX. 229 | EX. 230 | EX. 231 | EX. 232 | EX. 233 | EX. 234 | EX. 235 | EX. 236 | EX. 237 | EX. 238 | EX. 239 | EX. 240 | EX. 241 | EX. 242 | EX. 243 | EX. 244 | EX. 245 | EX. 246 | EX. 247 | EX. 248 | EX. 249 | EX. 250 | EX. 251 | EX. 252 | EX. 253 | EX. 254 | EX. 255 | EX. 256 | EX. 257 | EX. 258 | EX. 259 | EX. 260 | EX. 261 | EX. 262 | EX. 263 | EX. 264 | EX. 265 | EX. 266 | EX. 267 | EX. 268 | EX. 269 | EX. 270 | EX. 271 | EX. 272 | EX. 273 | EX. 274 | EX. 275 | EX. 276 | EX. 277 | EX. 278 | EX. 279 | EX. 280 | EX. 281 | EX. 282 | EX. 283 | EX. 284 | EX. 285 | EX. 286 | EX. 287 | EX. 288 | EX. 289 | EX. 290 | EX. 291 | EX. 292 | EX. 293 | EX. 294 | EX. 295 | EX. 296 | EX. 297 | EX. 298 | EX. 299 | EX. 300 | EX. 301 | EX. 302 | EX. 303 | EX. 304 | EX. 305 | EX. 306 | EX. 307 | EX. 308 | EX. 309 | EX. 310 | EX. 311 | EX. 312 | EX. 313 | EX. 314 | EX. 315 | EX. 316 | EX. 317 | EX. 318 | EX. 319 | EX. 320 | EX. 321 | EX. 322 | EX. 323 | EX. 324 | EX. 325 | EX. 326 | EX. 327 | EX. 328 | EX. 329 | EX. 330 | EX. 331 | EX. 332 | EX. 333 | EX. 334 | EX. 335 | EX. 336 | EX. 337 | EX. 338 | EX. 339 | EX. 340 | EX. 341 | EX. 342 | EX. 343 | EX. 344 | EX. 345 | EX. 346 | EX. 347 | EX. 348 | EX. 349 | EX. 35 |
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		LO 1009	
Parcel #	Acres	Square Foot Circum	Square Feet Net
50	0.059	2,573	2,177
52	0.059	2,573	2,173
53-X	0.026	1,096	1,506

Line #	Length	Direction
L1	25.37	S44°19'21"W
L2	17.42	S45°55'11"E
L3	50.96	S45°55'11"E
L4	17.38	S45°55'11"E
L5	15.25	S44°19'21"W
L6	58.01	S45°55'11"E
L7	17.66	S45°55'09"E
L8	11.97	N44°17'24"E
L9	33.89	N00°42'36"W
L10	30.10	N43°55'09"E
L11	57.97	S45°55'11"E



**CERTIFICATE OF APPROVAL.**

I, \_\_\_\_\_ Mayor of the City of \_\_\_\_\_ do hereby certify that the attached was duly filed for approval with the City Clerk on the \_\_\_\_\_ day of \_\_\_\_\_ A.D. \_\_\_\_\_ and was duly approved on the \_\_\_\_\_ day of \_\_\_\_\_ A.D. \_\_\_\_\_ by said Commission.

Chairman or Vice Chairman  
City Planning Commission

Dated: This \_\_\_\_\_  
\_\_\_\_\_

Secretary

**PRELIMINARY PLAT**  
**MMIT GARDENS ADDITION**  
**SHARED ACCESS DEVELOPMENT**  
LOTS 31-52, BLOCK G98819,  
PRESIDENTIAL LOTS & 5 OPEN SPACE LOTS

**1.418 ACRES**  
CITY BLOCK 8819  
SITUATED IN THE  
ROBERT KLEBERG SURETY,  
ABSTRACT NO. 716  
IN THE  
CITY OF DALLAS  
DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. 5245-70  
ENGINEERING PLAN NO. GP22-XXXX  
APRIL 2004

