

**CITY PLAN COMMISSION****THURSDAY, NOVEMBER 7, 2024****FILE NUMBER:** S245-002**SENIOR PLANNER:** Hema Sharma**LOCATION:** between Winfield Avenue and Boone Avenue, northline of Merrifield Avenue**DATE FILED:** October 9, 2024**ZONING:** MF-2(A)**CITY COUNCIL DISTRICT:** 2**SIZE OF REQUEST:** 0.7488-acres**APPLICANT/OWNER:** General Housing Partners, LLC; 1742 Samuel LP**REQUEST:** An application to replat a 0.7488-acre tract of land containing all of Lots 8 through 11 in City Block F/2663 to create one lot on property located between Winfield Avenue and Boone Avenue, northline of Merrifield Avenue.**SUBDIVISION HISTORY:**

1. S245-003 is a request east of the present request to create one 2.064-acre lot from a tract of land in City Block 2664 on property located on Samuell Boulevard at Boone Avenue, southeast corner. The request is scheduled for City Plan Commission hearing on November 7, 2024.
2. S245-001 is a request north of the present request to replat a 1.299-acre tract of land containing all of Lots 1 through 7 in City Block F/2663 to create one lot on property located between Winfield Avenue and Boone Avenue, southline of Samuell Boulevard. The request is scheduled for City Plan Commission hearing on November 7, 2024.

**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.”

- S245-003 is a request east of the present request to create one 2.064-acre (89,912 square feet) lot from a tract of land in City Block 2664 and are zoned MF-2(A) Multifamily District. (*Refer to the existing area analysis map and aerial map*). The request is scheduled for City Plan Commission hearing on November 7, 2024.
- S245-001 is a request north of the present request to replat a 1.299-acre (56,598 square feet) tract of land containing all of Lots 1 through 7 in City Block F/2663 to create one lot and are zoned MF-2(A) Multifamily District. (*Refer to the existing area analysis map and aerial map*). The request is scheduled for City Plan Commission hearing on November 7, 2024.
- The properties to the west and south of the present request has lot areas ranging in size from 8,151 square feet to 35,733.5 square feet and are zoned MF-2(A)

Multifamily District and RR Regional Retail District. (*Refer to the existing area analysis map and aerial map*)

The request lies in MF-2(A) Multifamily 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 for multifamily structures depends on number of bedrooms. The request is to create one 0.7488-acre (32,618-square feet) lot.

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 MF-2(A) Multifamily 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 one.

**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)

**Right-of way Requirements Conditions:**

15. On the final plat, dedicate 7.5 feet of right-of-way (via fee simple) from the established center line of Alley. *Section 51A 8.602(c)*
16. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Merrifield Avenue. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*
17. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Winfield Avenue. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*
18. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of Merrifield Avenue & Winfield Avenue. Section 51A 8.602(d)(1)
19. On the final plat, dedicate a 15-foot by 15-foot Alley Sight Easement at the intersection of Winfield Avenue & the alley. *Section 51A-8.602(e)*
20. On the final plat, add the note: "TxDOT approval may be required for any driveway modification or new access point(s)."
21. Must coordinate with Transportation Department for any traffic signal requirements that are deemed necessary for improving pedestrian accessibility and safety related to site development (Contact Srinivasa Veeramallu with Traffic Signals). *51A-8.606, 51A-8.608*

**Survey (SPRG) Conditions:**

22. Prior to final plat, submit a completed final plat checklist and all supporting documents.
23. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).

24. On the final plat, show recording information on all existing easements within 150 feet of the property.
25. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
26. On the final plat, chose a new or different plat name.

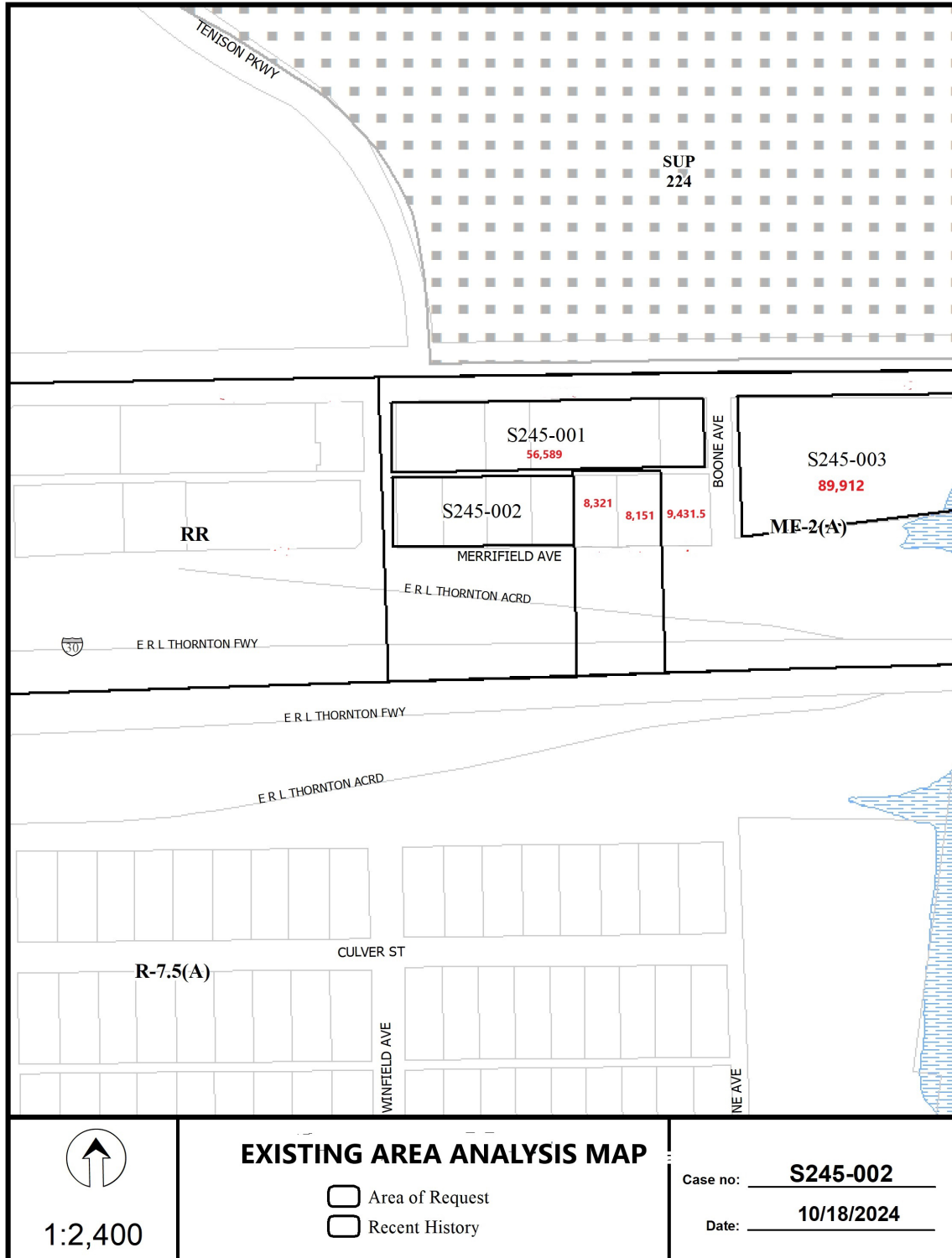
**Dallas Water Utilities Conditions:**

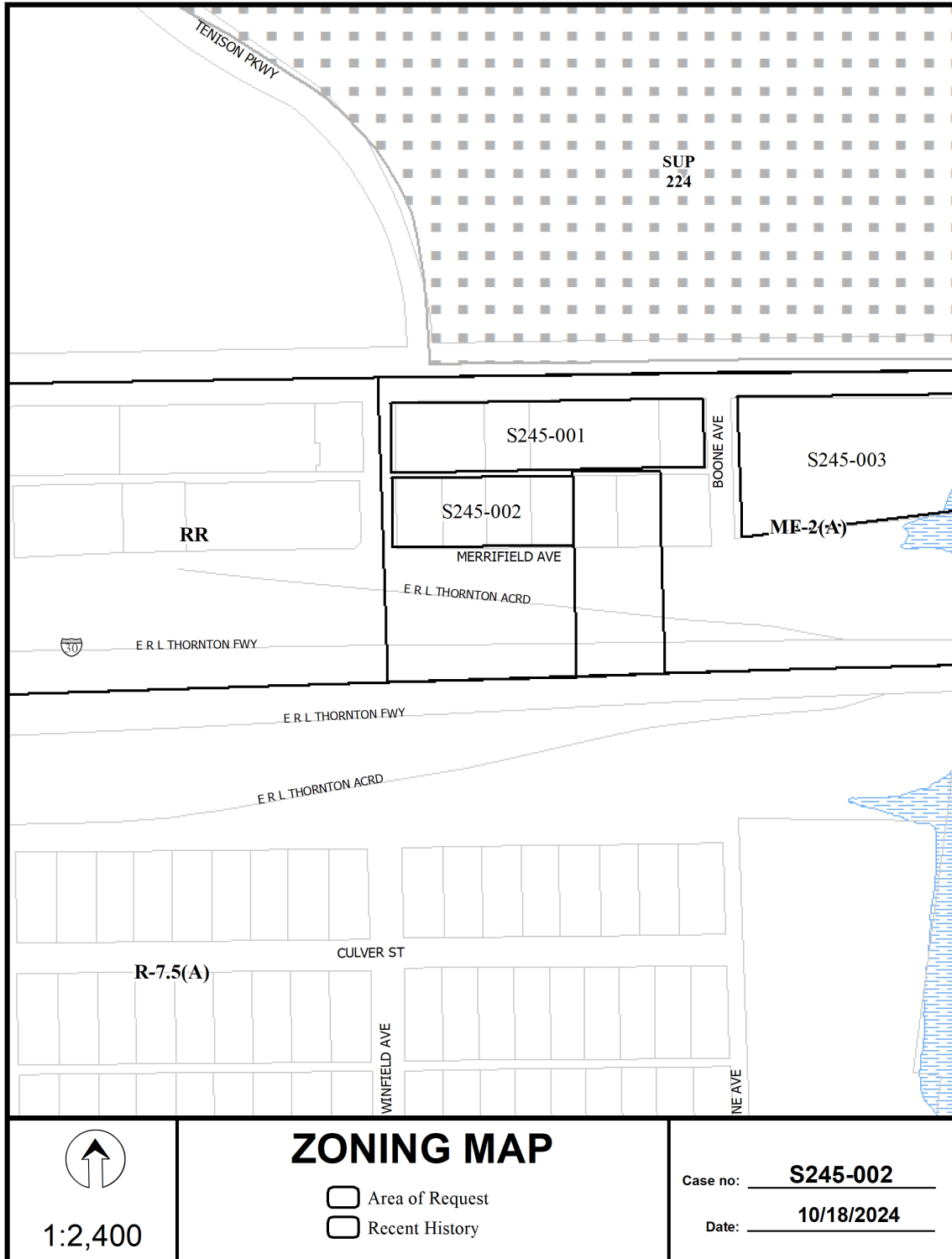
27. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

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

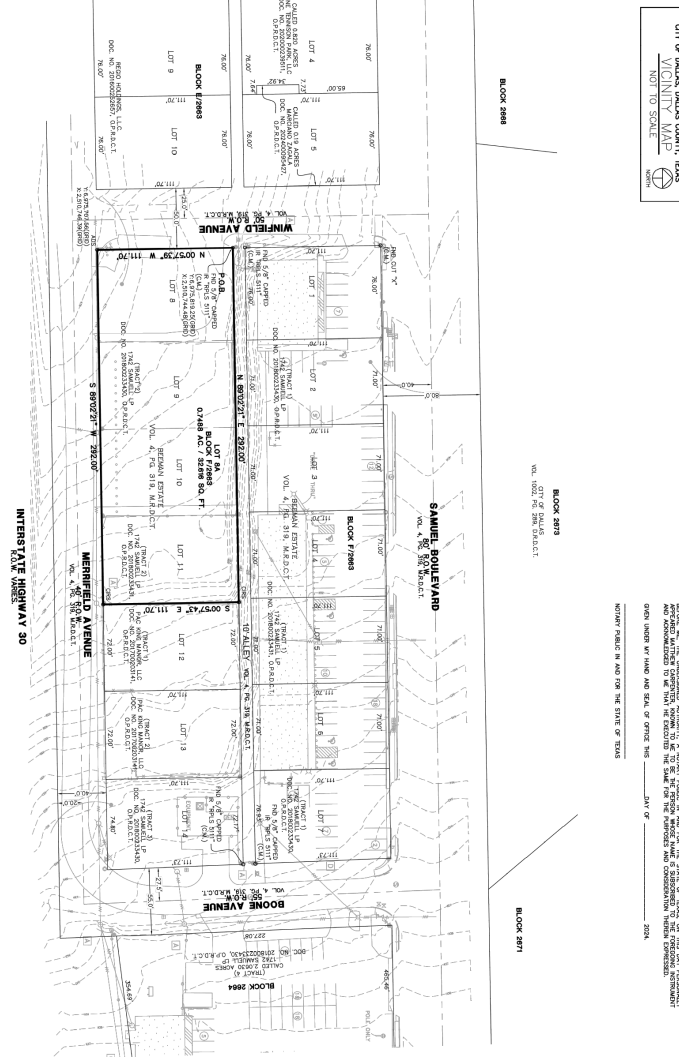
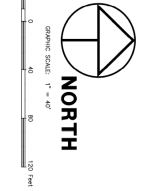
28. Prior to final plat, compliance with City's street lighting standards including illumination standards, material, installation, and activation per Street Design Manual.
29. On the final plat, change "Samuel Boulevard" to " Samuell Boulevard (FKA East Pike)" Section 51A-8.403(a)(1)(A)(xii).
30. On the final plat, change "Interstate Highway 30" to " R.L. Thornton Freeway / Interstate Highway No. 30 (FKA Roscoe Street)" Section 51A-8.403(a)(1)(A)(xii).
31. On the final plat, identify the property as Lot 8A in City Block F/2663.

ALL AREAS ARE IN SQUARE FEET









- LEGEND OF ABBREVIATIONS**
- OBJECT: DETERMINE OPTIMAL PLACEMENT, DALLAS COUNTY, TEXAS
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  - INET: NO. INSTRUMENT NUMBER
  - VOL. PG. VOLUME AND PAGE
  - FNO. FOUND
  - FSS. 1/2" INCH REBAR CAPTED WITH A 3/4" INCH ALUMINUM DISK
  - FPO. POINT OF BEGINNING
  - FPC. POINT OF COMMENCING
  - FRY. RIGHT-OF-WAY
  - CWS. 1/2" INCH RIBBON WITH RED PLASTIC CAP STAMPED WITHOUT SET

- SUBSEQUENT WORK:**
1. SURVEY AND DETERMINE THE EXACT LOCATION OF THE PLACED COUNCIL LOT AND THE CENTER POINT OF THE LOT.
  2. LOT TO BE LAY OUT REBAR AND SET THE ALUMINUM DISK WITH A CORNER PLATE FORM OF 180 DEGREE (180 DEG) (180 DEG) WITH A CORNER PLATE FORM OF 180 DEGREE (180 DEG) (180 DEG).
  3. WORKER SHALL BE RESPONSIBLE FOR THE SETTING OF THE ALUMINUM DISK AND TO BE RESPONSIBLE FOR THE SETTING OF THE ALUMINUM DISK.
  4. THE SURVEY OF THIS PLAN IS TO BE DONE ON LOT FROM LOTS 8-11.

**ENGINEER**  
 Approved Engineering  
 Daniel, Texas 75224  
 CHANGES/REVISIONS  
 01/16/2024  
 DANIEL, TEXAS 75224

I, the undersigned, a registered professional land surveyor in the State of Texas, certify that I have surveyed and prepared this plan in accordance with the laws of the State of Texas and the rules and regulations of the State Board of Surveying and Mapping. I have not been convicted of a crime involving moral turpitude and I have not been declared incompetent to practice as a professional land surveyor. I am duly licensed and in good standing with the State Board of Surveying and Mapping.

DATE: \_\_\_\_\_  
 DAY OF \_\_\_\_\_ 2024.

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**STATE OF TEXAS**

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DATE: \_\_\_\_\_  
 DAY OF \_\_\_\_\_ 2024.

**PLACE COUNTY RECORDING LABEL HERE**

**PRELIMINARY PLAT**  
**BEEMAN ESTATES**  
**LOT 8A, BLOCK F/2683**  
**BENING A REPLAT OF LOTS 8-11,**  
**BLOCK 2883, INTERCHANGE HIGHWAY 20,**  
**BOONE AVENUE, WINDROSE,**  
**THOMAS LAGOON SURVING, ABSTRACT 799**  
**CITY OF DALLAS DALLAS COUNTY, TEXAS**