

CITY PLAN COMMISSION**THURSDAY, FEBRUARY 5, 2025****RECORD NO.:** PLAT-26-000002**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Arrow Road, north of Southerland Avenue**DATE FILED:** January 8, 2026**ZONING:** MF-2(A)**CITY COUNCIL DISTRICT:** 4**SIZE OF REQUEST:** 0.26-acres**APPLICANT/OWNER:** Victor Walter Garcia Sanchez, Ana Elizabeth Rivas

REQUEST: An application to create a 4-lot shared access development ranging in size from 2,170 square feet to 3,640 square feet from a 0.26-acre tract of land in City Block 7532 on property located on Arrow Road, north of Southerland Avenue.

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 request lies in MF-2(A) Multi Family 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. The minimum lot area for multifamily structures depends on the number of bedrooms. The proposed request is to create a 4-lot shared access development ranging in size from 2,170 square feet to 3,640 square feet.

Staff find that there is a variation in the lot pattern within the immediate vicinity of the request (refer to the existing analysis map and aerial map). 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 submitting 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 4.

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. 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. Dedicate 28 feet of right-of-way (via fee simple or street easement) from established center line of Arrow Road. Section 51A 8.611(e); 51A 8.602(c); 51A 8.604(c)

Survey (SPRG) Conditions:

16. Submit a completed Final Plat Checklist and All Supporting Documentation.
17. Show how all adjoining right-of-way was created.
18. Show recording information on all existing easements within 150 feet of property.

Dallas Water Utilities Conditions:

19. 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.
20. 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.
21. Must comply with DWU Design Standards for all Water and Wastewater construction in Shared Access Development

Shared Access Development Conditions:

22. Provide additional shared access area easement, up to 26 feet, for compliance to Dallas Fire Code when building height is 30 feet or greater.
23. 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
24. 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)
25. 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)
26. 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)
27. A shared access development is treated as one lot for the purpose of setbacks and lot coverage.
28. 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)
29. Include the words “Shared Access Development” in the title block of the final plat. Platting Guidelines

30. 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)
31. If a guard house is provided, it must be at least 30 feet from the shared access point. Section 51A-4.411(d)(8)
32. 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)
33. Provide guest parking at a rate of 0.25 spaces per dwelling unit and with adequate maneuverability per the Shared Access Development requirements.

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

34. The existing street light adjacent to the property must be converted to a 55W LED. Submit a street lighting plan to daniel.silva1@dallas.gov for review.
35. On the final plat, change "Arrow Rd CL" to "Arrow Road (FKA Dalview Avenue FKA Addison Road)".
36. On the final plat, identify the property as Lots 1, 2, 3, and 4 in City Block A/7532.







