

LOCATION: Peak Street, North of Munger Avenue**DATE FILED:** April 6, 2023**ZONING:** MF-2(A)**CITY COUNCIL DISTRICT:** 2 **SIZE OF REQUEST:** 0.390 acres**MAPSCO:** 45D**APPLICANT/OWNER:** Highfield Partners 1, LLC

REQUEST: An application to create an 8-lot shared access development with lots ranging in size from 1,618 square feet to 3,057 square feet from a 0.390-acre tract of land containing part of Lot 11 and all of Lots 12 through 14 in City Block 10/658 on property located on Peak Street, North of Munger Avenue.

SUBDIVISION HISTORY:

1. S212-007 was a request southeast of the present request to replat a 0.9785-acre tract of land containing part of City Block 15/646 to create one lot on property located on Peak Street, Between Ross Avenue and San Jacinto Street. The request was approved on November 4, 2021 and but has not been recorded.
2. S201-699 was a request southeast of the present request to replat a 0.265-acre tract of land containing all of Lot 7 and part of Lot 6 in City Block 2/650 to create one lot on property located on Ross Avenue at Ashby Street, northwest corner. The request was approved on June 3, 2021 and but has not been recorded.
3. S190-170 was a request southeast of the present request to replat a 0.409-acre tract of land containing all of Lots 8 and 9 in City Block 3/649 to create one lot on property located on Ross Avenue at Peak Street, west corner. The request was approved on July 23, 2020 but has not been recorded.
4. S189-309 was a request south of the present request to replat a 0.8167-acre tract of land containing all of Lots 2 through 6 in City Block 5/655 on property located on Munger Avenue at Ripley Street, south corner. The request was approved on October 3, 2019 and recorded March 13, 2023.
5. S189-004 was a request southeast of the present request to replat a 0.195-acre tract of land containing part of Lots 11, 12, 13, and 14 in City Block 10/658 to create one lot on property located on Peak Street at Delano Place, if extended, north corner. The request was approved administratively October 16, 2018 and was withdrawn April 5, 2023.
6. S189-002 was a request southeast of the present request to replat a 2.551-acre tract of land containing part of Lots 1 through 6, all of Lot 7 in City Block 16/647, and tract of land from Block 16/647, and a portion of an abandoned alley, to create one lot on property located on Peak Street, between Ross Avenue and San Jacinto Street. The request was approved on November 1, 2018 and recorded October 28, 2021.

7. S178-151 was a request south of the present request to replat a 0.139-acre tract of land containing part of Lots 17 and 18 in City Block 3/649 to create one lot on property located on Roseland Avenue at Ripley Street, east corner. The request was approved on April 5, 2018 and recorded on August 8, 2019.
8. S178-091 was a request southeast of the present request to replat a 0.370-acre tract of land containing all of Lots 8, 9 and part of Lot 10 in City Block 2/650 to create one 0.066-acre lot, and one 0.304-acre lot on property located on Roseland Avenue at Ashby Street, south corner. The request was approved on February 15, 2018 but has not been recorded. S178-091A was recorded on November 26, 2019.
9. S178-033 was a request north of the present request to replat a 1.923-acre tract of land containing Lots 1 through 4, and Lots 7 through 12 and part of two alleys in City Block 1/660 to create one lot on property bounded by Cabell Drive, Carroll Avenue, Lafayette Street, and Ashby Street. The request was approved on November 30, 2017 and recorded May 11, 2021.

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 northeast, east southeast of the request have lot areas ranging in size from 3,337 square feet to 8,494 square feet and lot widths ranging from 38 feet to 65 feet and are zoned MF-2(A) Multi Family District.

Staff finds there is not an established lot pattern in the immediate area of request and request complies with the requirements of MF-2(A) Multi Family District and complies with the requirement of Section 51A-8.503; therefore, staff recommends approval of the request 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 eight.

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. On the final plat, dedicate a 15-foot by 15-foot Alley Sight Easement at the intersection of North Peak Street & the alley. *Section 51A-8.602(e)*

Flood Plain Conditions:

16. Comply with Mill Creek drainage requirements. Finish floor elevation must be 3' above nearest inlet, top of curb. 51A 8.611(d), C.9 of Mill Creek, Master Drainage Plan Study

Shared Access Conditions:

17. Provide additional shared access area easement, up to 26 feet, for compliance to Dallas Fire Code when building height is 30 feet or greater.

18. 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
19. 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)
20. 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)
21. 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)
22. A shared access development is treated as one lot for the purpose of setbacks and lot coverage.
23. 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)
24. Include the words "Shared Access Development" in the title block of the final plat. Platting Guidelines
25. 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)
26. If a guard house is provided, it must be at least 30 feet from the shared access point. Section 51A-4.411(d)(8)
27. 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)
28. Provide guest parking at a rate of 0.25 spaces per dwelling unit and with adequate maneuverability per the Shared Access Development requirements.
29. On the final plat, provide guest parking with adequate maneuverability per Shared Access development requirements City Code 51A-4.411(g) and all other requirements set forth by City Code 51A-4.411.

Survey (SPRG) Conditions:

30. Prior to final plat, submit a completed final plat checklist and all supporting documents.

Dallas Water Utilities Conditions:

31. 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).
32. 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.
33. 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.

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

34. On the final plat, remove chain link fence from the alley notated on the plat and provide proof that fence in alley has been removed or is not encroaching into the alley.
35. On the final plat, change “Delano Place (F.K.A. Haskell Place)” to “Delano Place (F.K.A. Cochran Street) (F.K.A. Haskell Place)”Section 51A-8.403(a)(1)(A)(xii)
36. On the final plat, identify the property as Lots 11A through 11H in City Block 10/658. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).



