

CITY PLAN COMMISSION**THURSDAY, JANUARY 5, 2023****FILE NUMBER:** S223-049**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** between Montford Drive and Noel Road, north of Spring Valley Road**DATE FILED:** December 9, 2022**ZONING:** MF-1(A)**CITY COUNCIL DISTRICT:** 11 **SIZE OF REQUEST:** 7.547-acre **MAPSCO:** D14-M**OWNER:** Christian Chapel, C.M.E.

REQUEST: An application to replat a 7.547-acre tract of land containing all of Lots 5 and 6 in City Block A/7007 to create one 3.496-acre lot and one 4.051-acre lot on property located between Montford Drive and Noel Road, north of Spring Valley Road.

SUBDIVISION HISTORY:

1. S212-067 was a request south of the present request to replat a 5.687-acre tract of land containing all of Lot 1A in City Block B/7005 to create one 2.897-acre lot and one 2.790-acre lot on property located on Noel Road at Southwestern Boulevard, northeast corner. The request was approved on January 20, 2022 but has not been recorded.

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 an MF-1(A) Multi Family District which has a minimum lot area requirement of 3,000 square feet for single family and duplex structures. The minimum lot area requirement for multifamily structures depends on number of bedrooms. The request is to create one 3.496-acre lot and one 4.051-acre lot.

Staff finds that there is variation in lot width, lot depth, and lot area in the immediate vicinity of the present request (*please refer to existing area analysis map*). The request complies with the zoning requirement of the MF-1(A) Multi 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 structure, new or existing, 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 submittal of the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to issuance of 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 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. Section 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. Lot-to-Lot drainage will not be allowed without proper **City of Dallas Engineering Division** approval (Note must be on Plat). Section 51A 8.611(e)

Right-of way Requirements Conditions:

15. On the final plat, dedicate 45 feet of right-of-way (via fee simple) from the established center line of Montfort Drive. Section 51A 8.602(c).

Survey (SPRG) Conditions:

16. On the final plat, show recording information on all existing easements within 150 feet of property.

17. Show correct recording information for subject property.
18. On the final plat, show how all adjoining right-of-way was created.
19. On the final plat, show all additions or tracts of land within 150 feet of property with recording information.
20. On the final plat, need new/different plat name.

Dallas Water Utilities Conditions:

21. 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.
22. Water and wastewater main improvements may be required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
23. Existing and any proposed Water and Wastewater Easements must be shown and/or increased to conform to current design standards. **Notice:** Minimum Dallas Water Utility easement size 20' for one utility and 25' for both water and sewer. Larger diameter or deeper mains may require additional width.

GIS, Lot & Block Conditions:

24. On the final plat, identify the property as Lots 5A and 5B in City Block A/7007. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).

ALL AREAS ARE IN SQUARE FEET





