

CITY PLAN COMMISSION**THURSDAY, FEBRUARY 2, 2023****FILE NUMBER:** S223-056**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Meek Street at Hull Street, at the terminus of Brownsville Avenue**DATE FILED:** January 4, 2023**ZONING:** R-5(A)**CITY COUNCIL DISTRICT:** 7 **SIZE OF REQUEST:** 0.950-acre**MAPSCO:** 57S**APPLICANT/OWNER:** Ameritex Homes, LLC

REQUEST: An application to create 6 residential lots ranging in size from 5,614 square feet to 8,014 square feet from a 0.950-acre tract of land in City Block 7637 on property located on Meek Street at Hull Street, at the terminus of Brownsville Avenue.

SUBDIVISION HISTORY:

1. S212-267 was a request north of the present request to replat an 11.370-acre tract of land containing all of Lot 3 in City Block 7640 to create a 74-lot residential subdivision with lots ranging in size from 5,049 square feet to 6,561 square feet on property located on Hull Street, north of Stokes Street. The request was withdrawn on July 15, 2022.
2. S190-055 was a request southeast of the present request to create one 5,542-square foot lot and one 6,155-square foot lot from a 0.305-acre tract of land in City Block 7637 on property located on Fellows Lane at Hull Avenue, west corner. The request was approved on January 9, 2020 and recorded on June 23, 2022.

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 north and south of the request have lot widths ranging in size from 43 feet to 100 feet and lot areas ranging in size from 4,578 square feet to 14,999 square feet and are zoned the R-5(A) Single Family District. *(Please refer to the existing area analysis)*

The request is to create six lots with lot widths ranging in size from 67 feet to 70 feet and lot areas ranging in size from 5,614 square feet to 8,014 square feet and are zoned the R-5(A) Single Family District.

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

Staff concludes that there is not an established lot pattern in the immediate area of the request and the request complies with the requirements of Section 51A-8.503 and R-5(A) Single Family District; 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 are six.

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 28 feet of right-of-way (via fee simple) from the established center line of Hull Street. *Section 51A 8.602(c)*
16. On the final plat, dedicate 25 feet of right-of-way (via fee simple or street easement) from the established centerline of Meek Street. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).
17. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of Hull Street and Meek Street. Section 51A 8.602(d)(1)

Survey (SPRG) Conditions:

18. Prior to final plat, submit a completed final plat checklist and all supporting documents.
19. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
20. On the final plat, show distances/width across all adjoining rights-of-way. Platting Guidelines.
21. On the final plat, show recording information on all existing easements within 150 feet of the property.
22. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
23. On the final plat, chose a new or different addition name. Platting Guidelines.

Dallas Water Utilities Conditions:

24. 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.

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

25. On the final plat, identify the property as Lots 1-6 in City Block A/7637. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).







