

CITY PLAN COMMISSION**THURSDAY, FEBRUARY 2, 2023****FILE NUMBER:** S223-060**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Bryan Parkway, east of Greenville Avenue**DATE FILED:** January 5, 2023**ZONING:** MF-2(A)**CITY COUNCIL DISTRICT:** 14 **SIZE OF REQUEST:** 0.166-acres **MAPSCO:** 36X**APPLICANT/OWNER:** Boecam Marlborough, LLC

REQUEST: An application to replat a 0.166-acre tract of land containing all of Lot 4 in City Block G/679 to create a 4-lot shared access development ranging in size from 753 square feet to 1,469 square feet and one common area on property located on Bryan Parkway, east of Greenville Avenue.

SUBDIVISION HISTORY:

1. S201-593 was a request southwest of the present request to replat a 0.829-acre tract of land containing all of Lots 1 through 4 in City Block 6/707 to create one lot on property located on Garrett Avenue at Bryan Street, west corner. The request was approved on March 25, 2021 but has not been recorded.
2. S201-519 was a request west of the present request to create one 3.3095-acre lot and one 4.5747-acre lot from a 7.8842-acre tract of land in City Block 706 on property located on Ross Avenue at Henderson Avenue, south corner. The request was approved on November 19, 2020 but has not been recorded.
3. S178-242 was a request northeast of the present request to replat a 0.330-acre tract of land containing all of Lots 1 and 2 in City Block B/665 to create one lot on property located on Matilda Street at Lindell Boulevard, northeast corner. The request was approved on July 19, 2018 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 properties to the north and east of the request have lot widths ranging in size from 25 feet to 50 feet and lot areas ranging in size from 3,600 square feet to 7,200 square feet and are zoned MF-2(A) Multi Family District. *(Please refer to the existing area analysis and aerial map)*
- The properties to the southeast on the request are a shared access development with lot widths ranging in size from 36 feet to 42 feet and lot areas ranging in size from 1,445 square feet to 1,989 square feet and are zoned District. *(Please refer to the existing area analysis map and aerial map)*

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 MF-2(A) Multi 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 is four.

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 or street easement) from the established centerline of Bryan Parkway. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).
16. 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.
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.

Survey (SPRG) Conditions:

18. Prior to final plat, submit a completed final plat checklist and all supporting documents.
19. On the final plat, show recording information on all existing easements within 150 feet of the property.
20. On the final plat, chose a new or different addition name. Platting Guidelines.

Dallas Water Utilities Conditions:

21. 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).
22. 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.
23. 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.
24. Must comply with DWU design standard for all Water Wastewater construction in Shared Access Development.

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

25. Prior to final plat, Contact the Addressing for help determining an acceptable name for the new shared access drive/easement. Section. 51A-8.403. (a) (1) (A) (xiv)". and 51A-8.506. (e)".







