

REQUEST: An application to create a 17-lot shared access development with lots ranging in size from 2,865 square feet to 5,089 square feet from a 1.479-acre tract of land in City Block T/2922 on property located on Ellsworth Avenue, east of McMillan Avenue.

SUBDIVISION HISTORY:

1. S223-119 is a request east of the present request to create 3 lots ranging in size from 4,298 square feet to 5,999 square feet from a 0.343-acre tract of land in City Block T/2922 on property located on Ellsworth Avenue at McMillan Avenue, southwest corner. The request is scheduled for hearing May 4, 2023.

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 south and west of the request have lot areas ranging in size from 3,228 square feet to 160,076 square feet and lot widths ranging from 37 feet to 195 feet and are zoned MF-2(A) Multi Family District. *(Please refer to the existing area analysis)*

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 17.

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 Ellsworth Avenue. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).
16. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of McMillan Avenue. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).

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
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, change “McMillan Avenue” to “McMillan Avenue (F.K.A. Dirk Avenue) (F.K.A. Grandview Avenue)”. Section 51A-8.403(a)(1)(A)(xii)
35. On the final plat, change “Ellsworth Avenue (Formerly Oriole Street)” to “Ellsworth Avenue (F.K.A. Oriole Street)”. Section 51A-8.403(a)(1)(A)(xii)
36. Prior to final plat, contact the Addressing Manager to obtain appropriate name for the proposed Shared Access Easement area. Sections 51A-8.403(a)(1)(A)(xii)
37. On the final plat, identify the property as Lots 22 through 38 in City Block T/2922. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).







