

CITY PLAN COMMISSION**THURSDAY, MARCH 07, 2024****FILE NUMBER:** S234-052**SENIOR PLANNER:** Hema Sharma**LOCATION:** Valentine Street, east of Bexar Street**DATE FILED:** February 07, 2024**ZONING:** PD 595 (R-5(A))**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20595.pdf>**CITY COUNCIL DISTRICT:** 7**SIZE OF REQUEST:** 0.367-acres**APPLICANT/OWNER:** Edmor Land1 Series, LLC

REQUEST: An application to replat a 0.367-acre tract of land containing all of Lot 9A and part of Lot 8 in City Block C/7071 to create one 0.184-acre (8,000 square foot) lot and one 0.183-acre (7,999 square foot) lot on property located on Valentine Street, east of Bexar Street.

SUBDIVISION HISTORY:

1. S201-780 was a request west of the present request to replat a 0.275-acre tract of land containing all of Lots 1 and 2 in City Block C/7071 to create one lot on property located on Valentine Street at Bexar Street, southeast corner. The request was approved on October 21, 2021 but has not been recorded.
2. S201-779 was a request west of present request to create one 0.207-acre lot from a tract of land in City Block 1/7072 on property located on Silkwood Street at Bexar Street, northeast corner. The request was approved on October 21, 2021 but has not been recorded.

PROPERTY OWNER NOTIFICATION: On February 20, 2024, 42 notices were sent to property owners within 200 feet of the proposed plat boundary.

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, east, south and west of the request have lot widths of 50 feet and lot area of 6,000 square feet and are zoned PD 595 (R-5(A)). (*Please refer to the existing area analysis*)
- The property to the immediate west of the request is considered a legal build site that contains part of Lot 7 and part of Lot 8.

The request lies in an PD 595 (R-5(A)) which has a minimum lot area requirement of 5,000 square feet. The request is to create two 8,000 square foot lots from a tract of land containing part of Lot 8 and all of Lot 9A. The proposed lot widths are 62.50 feet each.

Staff finds that there is lot pattern in the immediate vicinity of the request (*Refer to the existing area analysis map and aerial map*). The request complies with the zoning requirement of the PD 595 (R-5(A)) 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 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 2.

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)

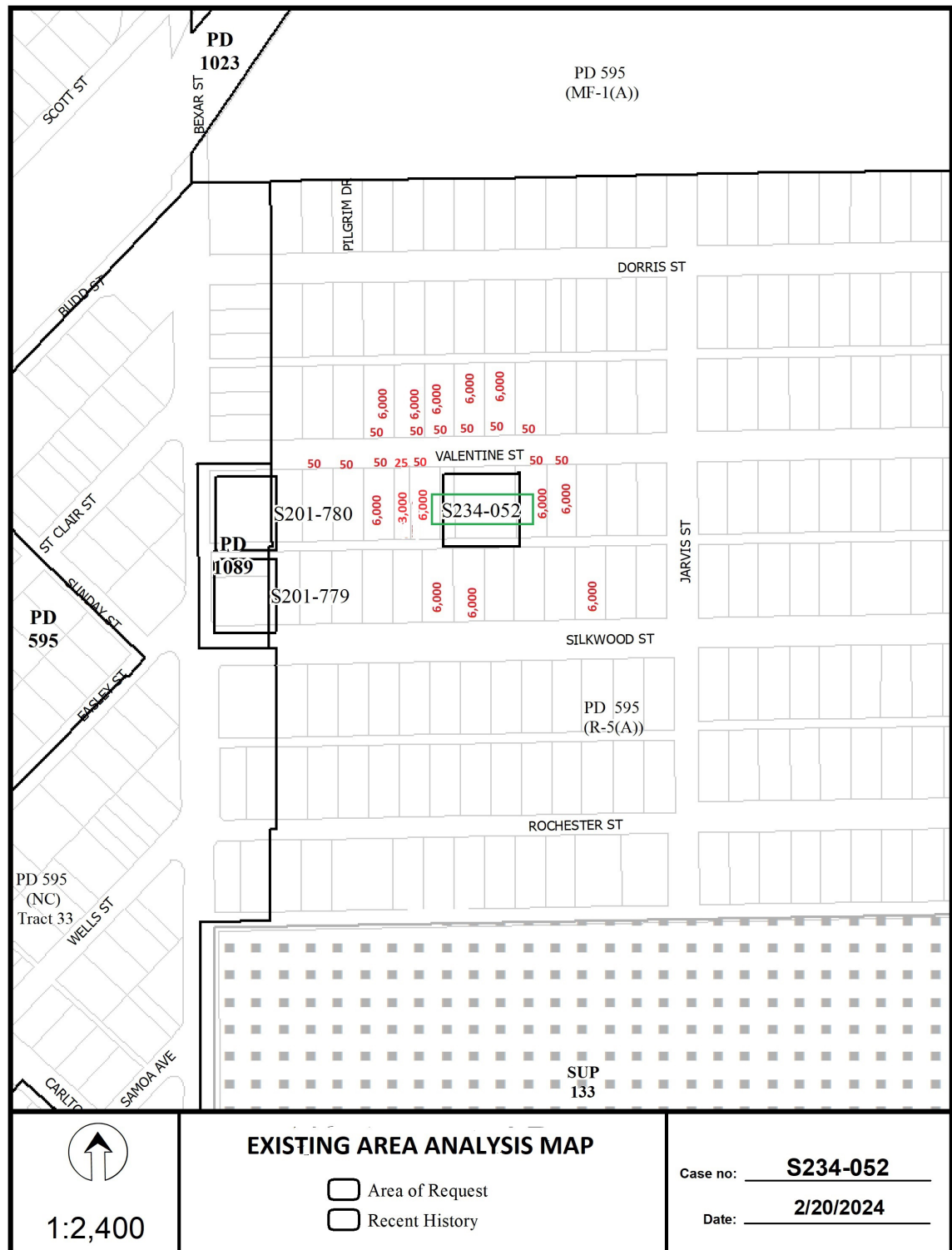
Survey (SPRG) Conditions:

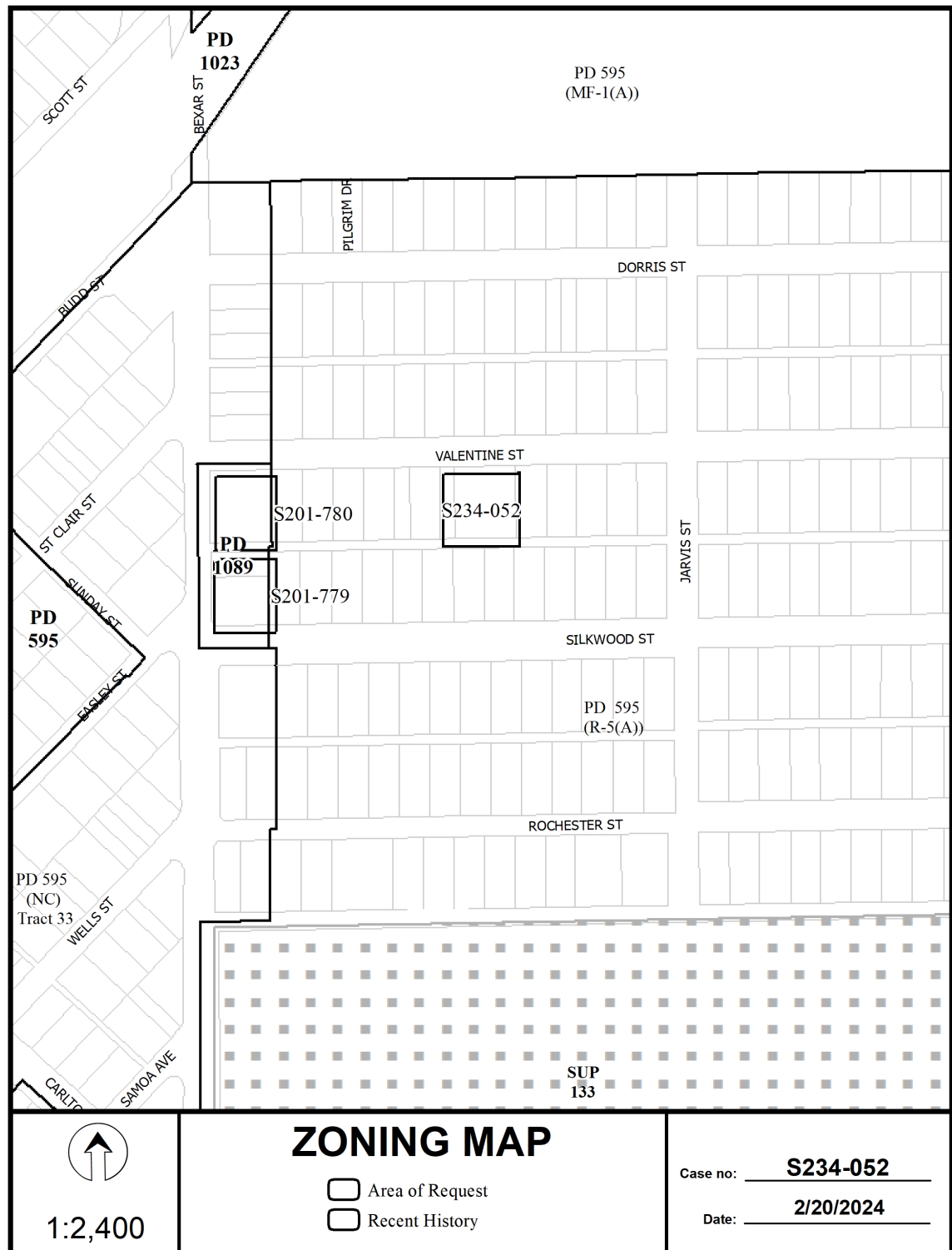
15. Prior to final plat, submit a completed final plat checklist and all supporting documents.
16. On the final plat, show recording information on all existing easements within 150 feet of the property.
17. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information.

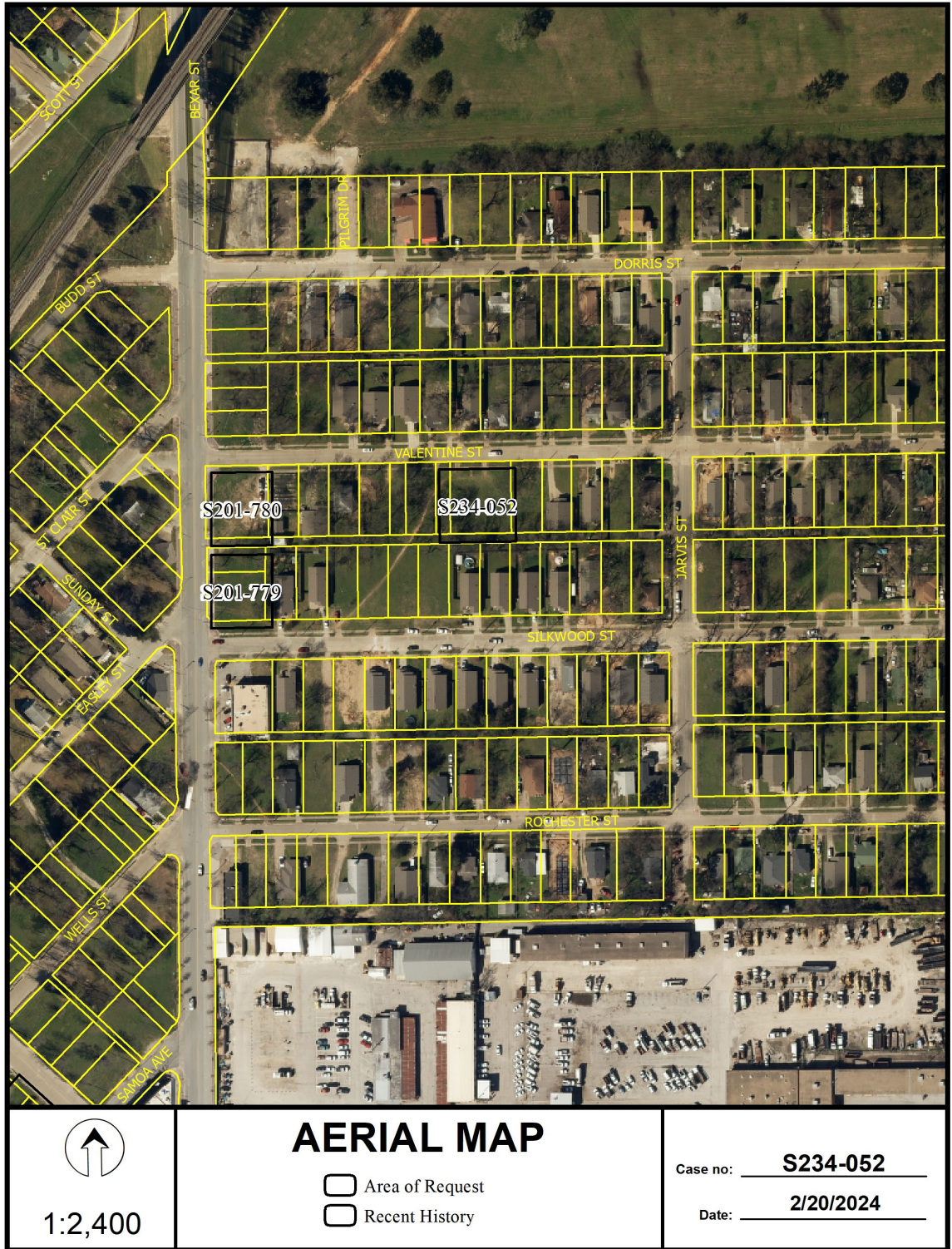
GIS, Lot & Block Conditions:

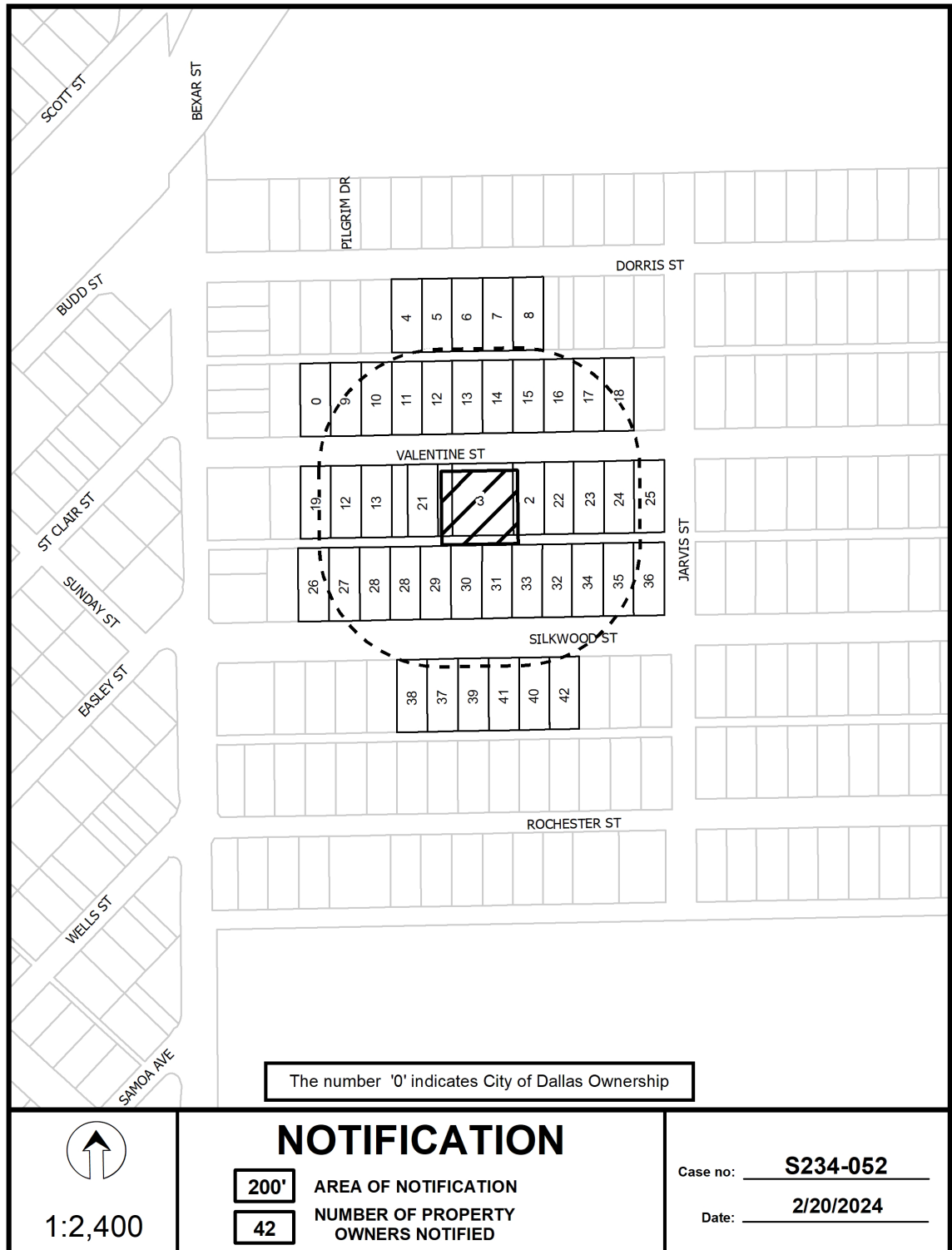
18. On the final plat, identify the property as Lots 8A & 9B in City Block C/7071.

ALL AREAS IN SQUARE FEET









Notification List of Property Owners

S234-052

42 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2702 VALENTINE ST	EDMOR LAND 1 SERIES LLC
2	2714 VALENTINE ST	GULLEY MICHAEL LYNN
3	2706 VALENTINE ST	EDMOR LAND 1 SERIES LLC
4	2626 DORRIS ST	EVANGELIST TEMPLE
5	2702 DORRIS ST	KELLY ALMA
6	2706 DORRIS ST	LUCERN ASSETS LLC
7	2710 DORRIS ST	LYNCH PAMELA
8	2714 DORRIS ST	KIMBROUGH MARILYN JENETTE
9	2619 VALENTINE ST	ALEXANDER NICOLE
10	2621 VALENTINE ST	MITCHELL VELMA
11	2625 VALENTINE ST	Taxpayer at
12	2701 VALENTINE ST	EST REALTY
13	2707 VALENTINE ST	CITYBUILD COMMUNITY DEV CORP
14	2711 VALENTINE ST	COVINGTON ROY SR
15	2715 VALENTINE ST	ARMELIN MONICA & CHARLES
16	2717 VALENTINE ST	JR & ASSOCIATES
17	2723 VALENTINE ST	HERNANDEZ VICTORIO
18	2727 VALENTINE ST	JACKSON DARLENE
19	2612 VALENTINE ST	CITYBUILD COMMUNITY
20	2624 VALENTINE ST	CITYBUILD COMMUNITY
21	2626 VALENTINE ST	MORALES FRANCISCA S
22	2718 VALENTINE ST	MCELWEE LOUIS & SANDY
23	2722 VALENTINE ST	RIDER TONI & TOMMIE
24	2726 VALENTINE ST	RUIZ ZURY S BARCENAS
25	2730 VALENTINE ST	EDWARDS CLAUDIE M
26	2613 SILKWOOD ST	SHAW STEPHANIE

02/13/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2617 SILKWOOD ST	ALONSO ALMA DELIA
28	2623 SILKWOOD ST	S&S LENDING
29	2701 SILKWOOD ST	ASHMORE FAMILY TRUST
30	2705 SILKWOOD ST	AKPADJA ADJO &
31	2709 SILKWOOD ST	ROGERS GENIS
32	2717 SILKWOOD ST	WASHINGTON YVETTE
33	2711 SILKWOOD ST	KING CHESSINA
34	2723 SILKWOOD ST	PERSLEY REGINA
35	2727 SILKWOOD ST	WILLIAMS ALBERT J
36	2731 SILKWOOD ST	ARMANDILLO JOSE
37	2700 SILKWOOD ST	JONES SCHWANA
38	2628 SILKWOOD ST	GREGORY LASHAUNDA
39	2706 SILKWOOD ST	JONES LATONYA
40	2714 SILKWOOD ST	SEPULVEDA ELIZABETH
41	2710 SILKWOOD ST	RESTORATION OUTREACH OF
42	2718 SILKWOOD ST	TEXAS ROYAL MANAGEMENT LLC

