

CITY PLAN COMMISSION**THURSDAY, MARCH 07, 2024****FILE NUMBER:** S212-183R**SENIOR PLANNER:** Hema Sharma**LOCATION:** Fisher Road, at the terminus of Patrick Drive**DATE FILED:** February 08, 2024**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 9**SIZE OF REQUEST:** 1.349-acre**APPLICANT/OWNER:** LeComte Group, LLC

REQUEST: An application to replat a 1.349-acre tract of land containing all of Lots 1 through 3, and a tract of land in City Block 2962 to create 6 residential lots ranging in size from 7,515 square feet to 11,536 square feet and to remove an existing 30-foot platted building line along the north line of Fisher Road on property located on Fisher Road, at the terminus of Patrick Drive.

SUBDIVISION HISTORY: There has been no recent platting activity within close proximity to this request.

PROPERTY OWNER NOTIFICATION: On February 20, 2024, 17 notices were sent to property owners within 200 feet of the proposed plat boundary.

BUILDING LINE REMOVAL: The Commission may approve a reduction or removal of the platted building lines with a minimum front, side, or rear yard setback greater than required by zoning regulation only:

- 1) Upon the affirmative vote of at least three-fourths of the commission members present; and
- 2) If the Commission finds that relocation or removal of the platted building line will not:
 - (i) "Require a minimum front, side, or rear yard setback less than required by zoning regulation"
 - The existing platted building line along the north line of Fisher Road is 30-feet. Minimum required front yard setback is 25 feet for R-7.5(A) Single Family District.
 - (ii) "Be contrary to the public interest;"
 - 17 notices were sent to property owners within 200 feet of the proposed plat boundary.
 - (iii) "Adversely affect neighboring properties; and"
 - The removal of the 30-foot platted building line along the north line of Fisher Road will not affect neighboring properties.
 - (IV) "adversely affect the plan for the orderly development of the subdivision."

- The removal of the 30-foot platted building line along the north line of Fisher Road will allow for development of the property in accordance with the requirements of a R-7.5(A) Single Family District.

STAFF RECOMMENDATION ON BUILDING LINE REMOVAL: The request is to remove an existing 30-foot platted building line along the north line of Fisher Road on property located on Fisher Road, at the terminus of Patrick Drive. Staff finds that the request complies with the requirements of Section 51A-8.505 of the Dallas Development Code; therefore, staff recommends approval of the removal of an existing 30-foot platted building line along the north line of Fisher Road on property located on Fisher Road, at the terminus of Patrick Drive

STAFF RECOMMENDATION ON REPLAT: 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 R-7.5(A) Single Family District which has a minimum lot area requirement of 7,500 square feet for single family structures. The request is to create 6 residential lots ranging in size from 7,515 square feet to 11,536 square feet and lot widths ranging in size from 51.36 feet to 133.62 feet.

Staff finds that there is no established lot pattern within the immediate vicinity of the area (*refer existing area analysis map*); and the request is in compliance with Section 51A-8.503 and also with the requirements of the R-7.5(A) Single Family District; 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 6.

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. Existing drainage conveyance within the property is required to be sized in compliance with Section 51A-8.611(a)(1) of the City of Dallas Code.

Flood Plain Conditions:

16. On the final plat, determine the 100-year water surface elevation across this addition.
17. On the final plat, dedicate floodway easement, floodway management area or floodway easement (within common area), with the appropriate easement statement included on the face of the Plat. 51A 8.611(d); DWU Floodplain Management; Drainage Design Manual Addendum V
18. On the final plat, include additional paragraph in Owner's Certificate (pertaining to the floodplain). 51A 8.611(d); DWU Floodplain Management; Drainage Design Manual Addendum V

19. On the final plat, specify minimum fill and minimum finished floor elevations. *Section 51A-8.611(d), Trinity Watershed Management.*
20. On the final plat, show the natural channel set back from the crest of the natural channel. *Section 51A-8.611(d), Trinity Watershed Management.*
21. Prior to submission of the final plat, set floodway monument markers and provide documentation that the monuments have been set. *Section 51A-8.617(d)(1), (2), (3), and (4)*
22. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for.

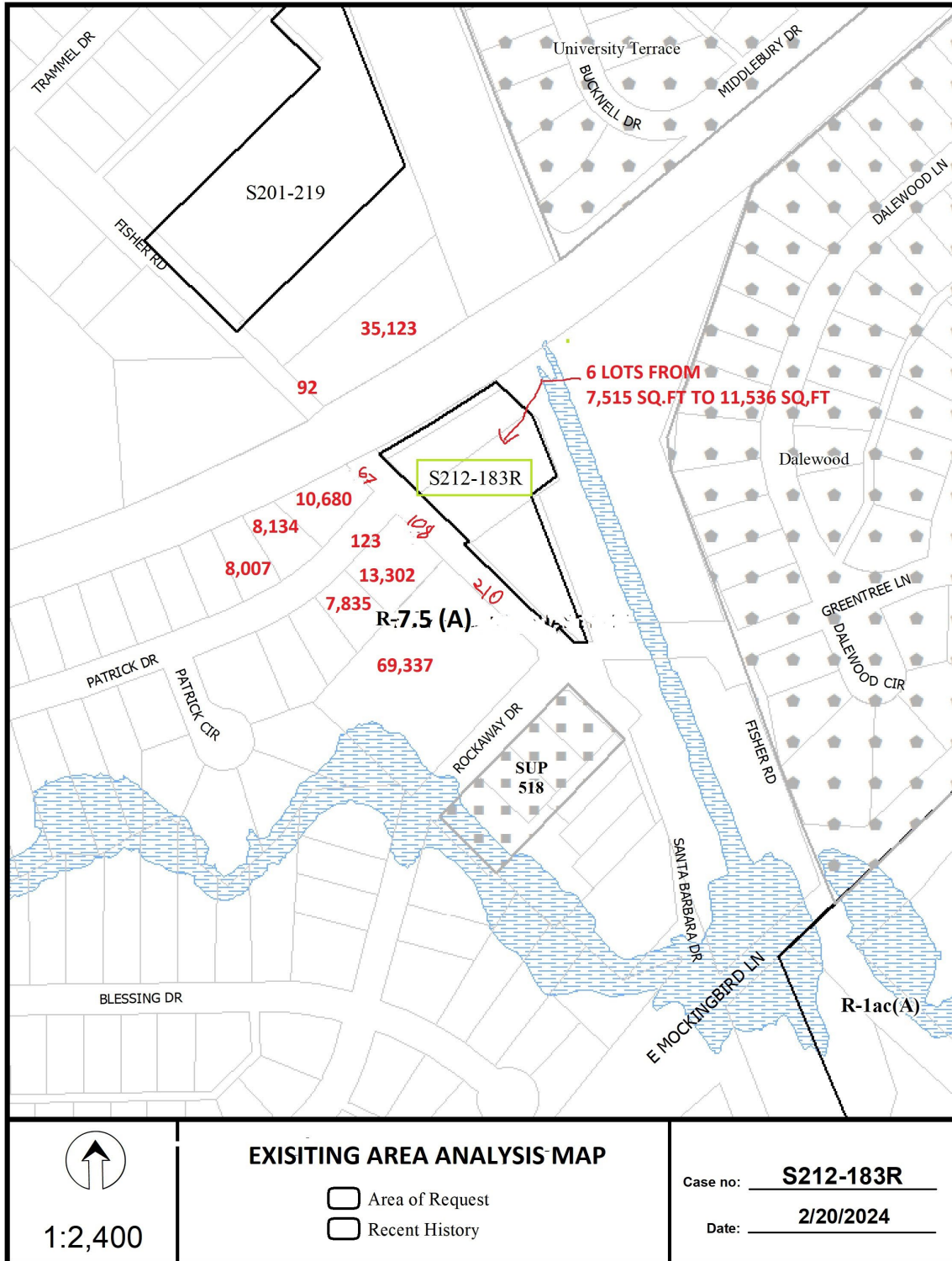
Survey (SPRG) Conditions:

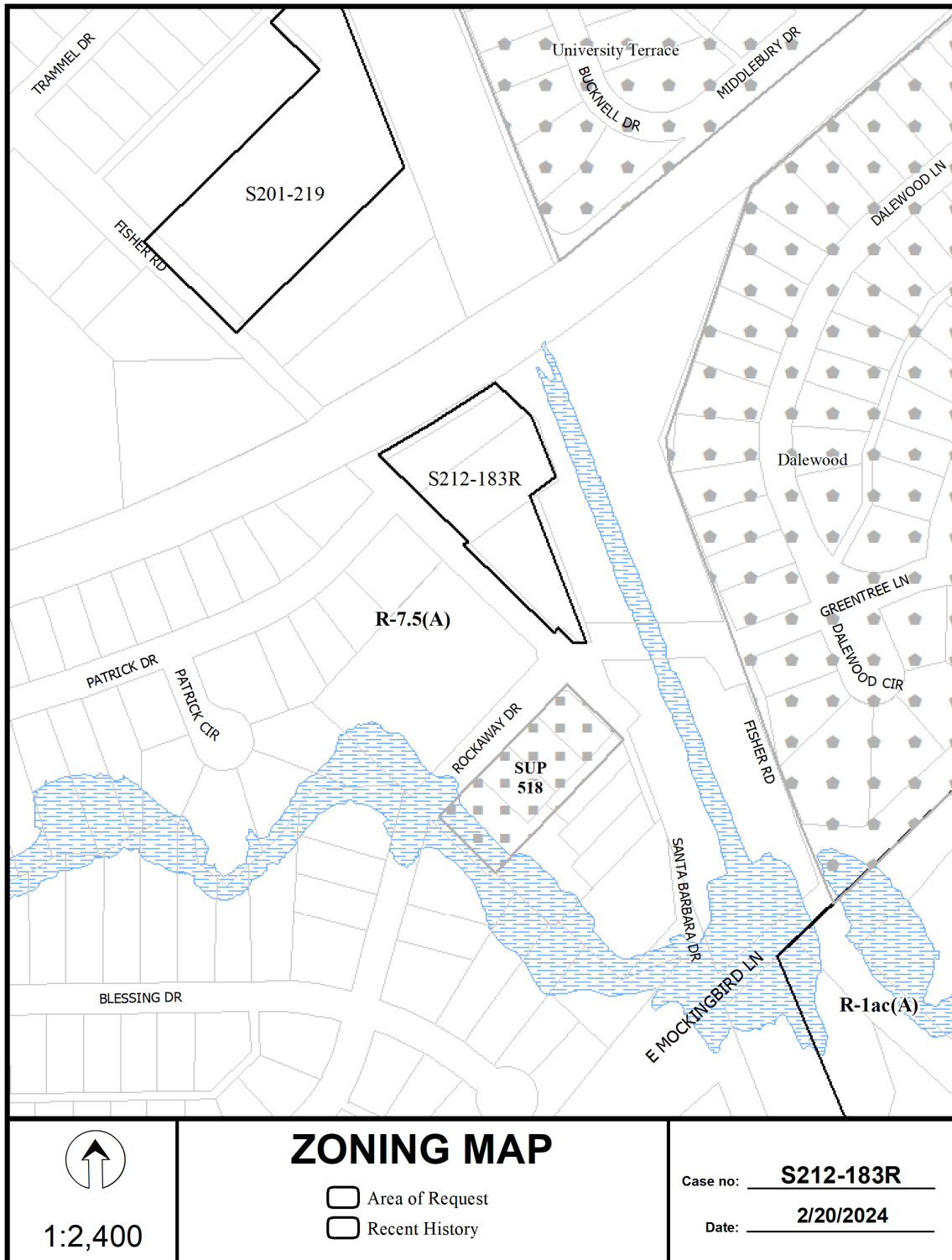
23. Prior to final plat, submit a completed final plat checklist and all supporting documents.
24. On the final plat, show recording information on all existing easements within 150 feet of the property.
25. On the final plat, show all additions or tracts of land within 150 feet of the property with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

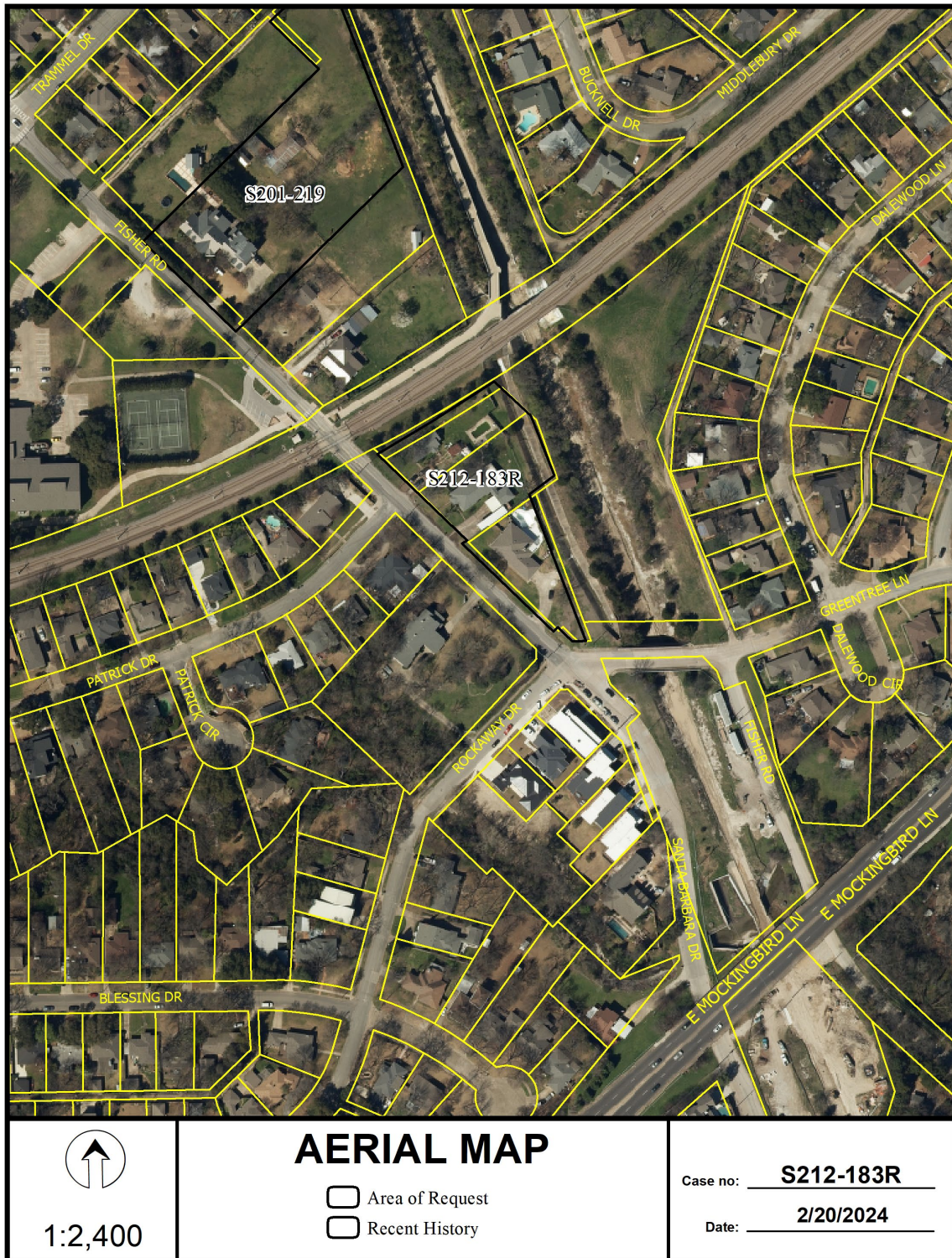
Real Estate / GIS, Lot & Block Conditions:

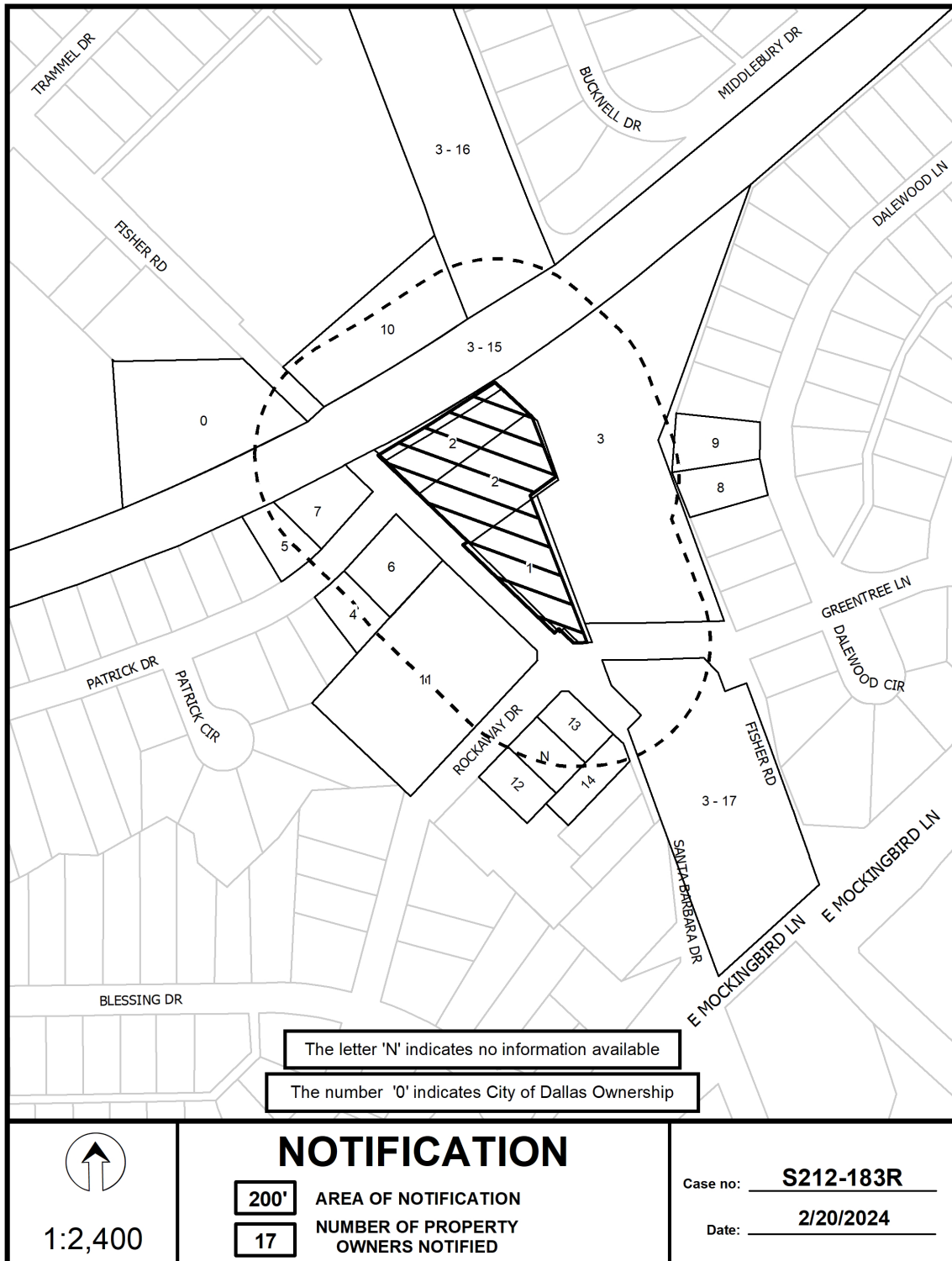
26. Prior to the final plat, please confirm that the well shown on plat in the Fisher Road right-of-way. If so, please confirm the well is plugged.
27. On the final plat, identify the property as Lots 1 through 6 in City Block A/2962.

ALL AREAS IN SQUARE FEET









Notification List of Property Owners

S212-183R

17 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	6931 FISHER RD	SUBDIVISIONS REALTY LLC
2	6905 FISHER RD	SUBDIVISIONS REALTY LLC
3	401 S BUCKNER BLVD	DART
4	6818 PATRICK DR	LINENSCHMIDT BOBBY J & MARY OESCH CO
TRUSTEES		
5	6817 PATRICK DR	RAY FRAN
6	6824 PATRICK DR	6824 PATRICK REDEV LLC
7	6823 PATRICK DR	GRIMES MELANIE
8	7119 DALEWOOD LN	CASTELLA JUAN PABLO
9	7123 DALEWOOD LN	CHASE JOHN H & SUSAN C
10	6849 FISHER RD	CAMPBELL JAMES C
11	6924 FISHER RD	PAGE CASEY ARLAND JR
12	4680 ROCKAWAY DR	LENTZ PAUL R & JANICE
13	6914 SANTA BARBARA DR	ELIA RANDY & LAURA
14	6924 SANTA BARBARA DR	OLOUGHLIN DANIEL & ASHLEY
15	401 S BUCKNER BLVD	DART
16	401 S BUCKNER BLVD	DART
17	401 S BUCKNER BLVD	DART

