

CITY PLAN COMMISSION**THURSDAY, MARCH 21, 2024****FILE NUMBER:** S234-073**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Buckner Boulevard at Hermosa Drive, west corner**DATE FILED:** February 23, 2024**ZONING:** R-10(A)**CITY COUNCIL DISTRICT:** 9**SIZE OF REQUEST:** 6.51-acres**APPLICANT/OWNER:** Jessica Shephard and Marvin Leroy Jackson, Jr., Patricia Ann Johnson

REQUEST: An application to replat a 6.51-acre tract of land containing all of Lots 1 and 2 in City Block E/5313 to create a 15-lot shared access development ranging in size from 16,332.05 square feet to 18,921.35 square feet on property located on Buckner Boulevard at Hermosa Drive, west corner.

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

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 east of the request have lot widths ranging in size from 144 feet to 211 feet and lot areas ranging in size from 32,960 square feet to 71,612 square feet and are zoned R-10(A) Single Family District. *(Please refer to the existing area analysis)*
- The properties to the south of the request have lot widths ranging in size from 112 feet to 281 feet and lot areas ranging in size from 19,858 square feet to 65,725 square feet and are zoned R-10(A) Single Family District. *(Please refer to the existing area analysis)*
- The properties to the west of the request have lot widths ranging in size from 108 feet to 195 feet and lot areas ranging in size from 22,722 square feet to 52,510 square feet and are zoned R-10(A) Single Family District. *(Please refer to the existing area analysis)*
- The properties to the north of the request have lot widths ranging in size from 144 feet to 150 feet and lot areas ranging in size from 31,167 square feet to 46,141 square feet and are zoned R-10(A) Single Family District. *(Please refer to the existing area analysis)*

The request is to create a 15-lot shared access development ranging in size from 16,332.05 square feet to 18,921.35 square feet.

Staff finds that there is a variation in the lot pattern in the immediate vicinity of the request. The request complies with the requirements of R-10(A) Single Family District and with the requirements 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 15.

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:

15. On the final plat, dedicate 53.5 feet of right-of-way (via fee simple) from the established center line of Buckner Boulevard. *Section 51A 8.602(c)*
16. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Hermosa Drive. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*
17. On the final plat, dedicate a minimum 10-foot by 10-foot corner clip (via fee simple or street easement) at the intersection of Buckner Boulevard and Hermosa Drive. Section 51A 8.602(d)(1)
18. A larger corner clip may be requested during engineering plan and traffic review to accommodate an adequate turning radius, or to maintain public/traffic appurtenances, within the area of the corner clip. *Section 51A 8.602(d)(1), 51A 8.608(a)*
19. 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.

Survey (SPRG) Conditions:

20. Prior to final plat, submit a completed final plat checklist and all supporting documents.
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.
23. On the final plat, remove general note no. 7. Easements recorded in Plat Volume 5, Page 311 M.R.D.C.T. cannot be abandoned by this plat.

Shared Access Conditions:

24. Provide additional shared access area easement, up to 26 feet, for compliance to Dallas Fire Code when building height is 30 feet or greater.
25. 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

26. 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)
27. 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)
28. 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)
29. A shared access development is treated as one lot for the purpose of setbacks and lot coverage.
30. 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)
31. Include the words "Shared Access Development" in the title block of the final plat. Platting Guidelines
32. 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)
33. If a guard house is provided, it must be at least 30 feet from the shared access point. Section 51A-4.411(d)(8)
34. 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)
35. Provide guest parking at a rate of 0.25 spaces per dwelling unit and with adequate maneuverability per the Shared Access Development requirements.

Dallas Water Utilities Conditions:

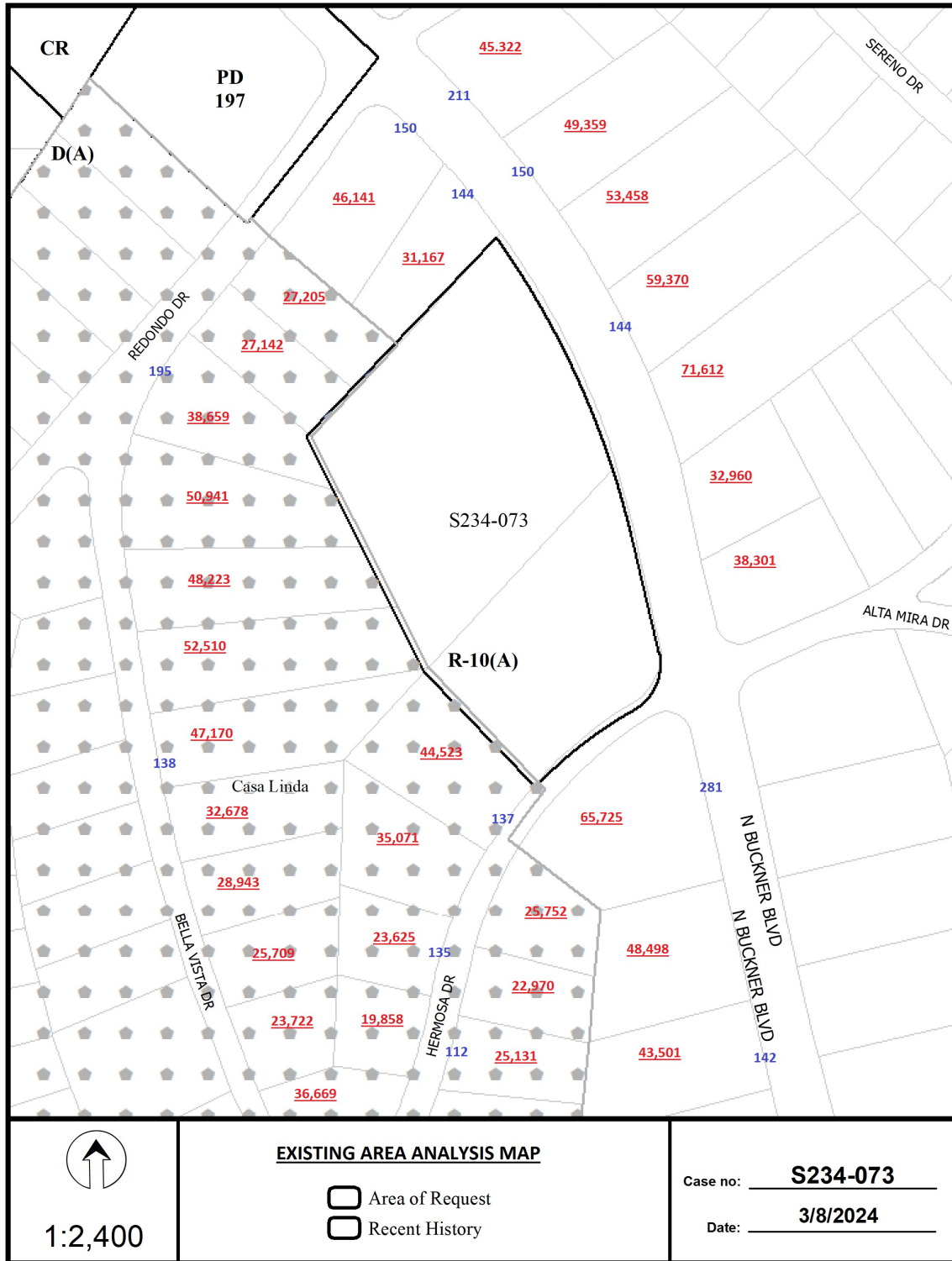
36. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
37. Engineer shall 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).

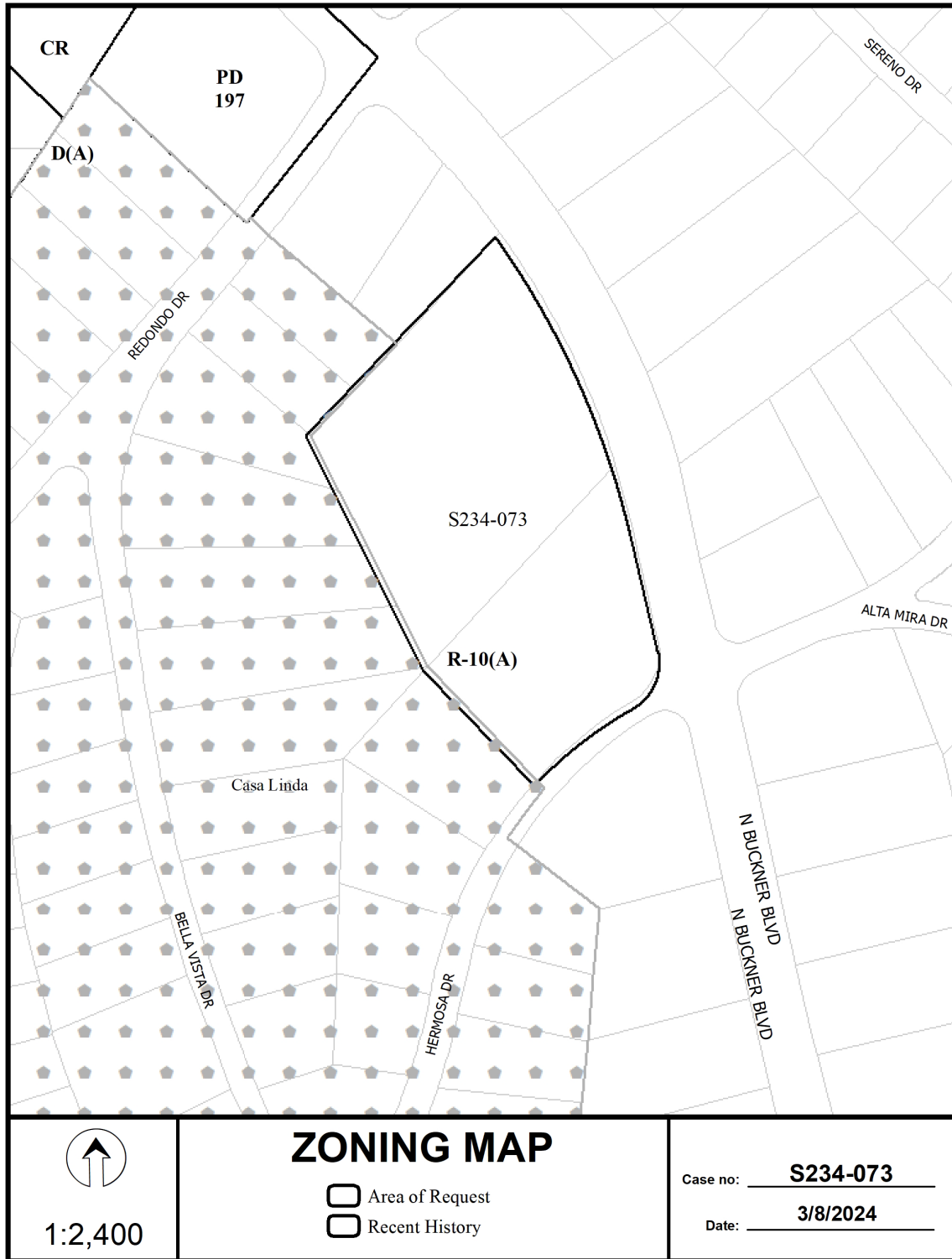
38. Water and wastewater main improvements are required by Private Development Contract. Submit water/wastewater Engineering Plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
39. Existing and any proposed Water and Wastewater Easements must be shown and/or increased to conform to current design standards. **Notice:** Minimum DWU easement size 20' for one utility and 25' for both water and sewer. Larger diameter or deeper mains may require additional width.

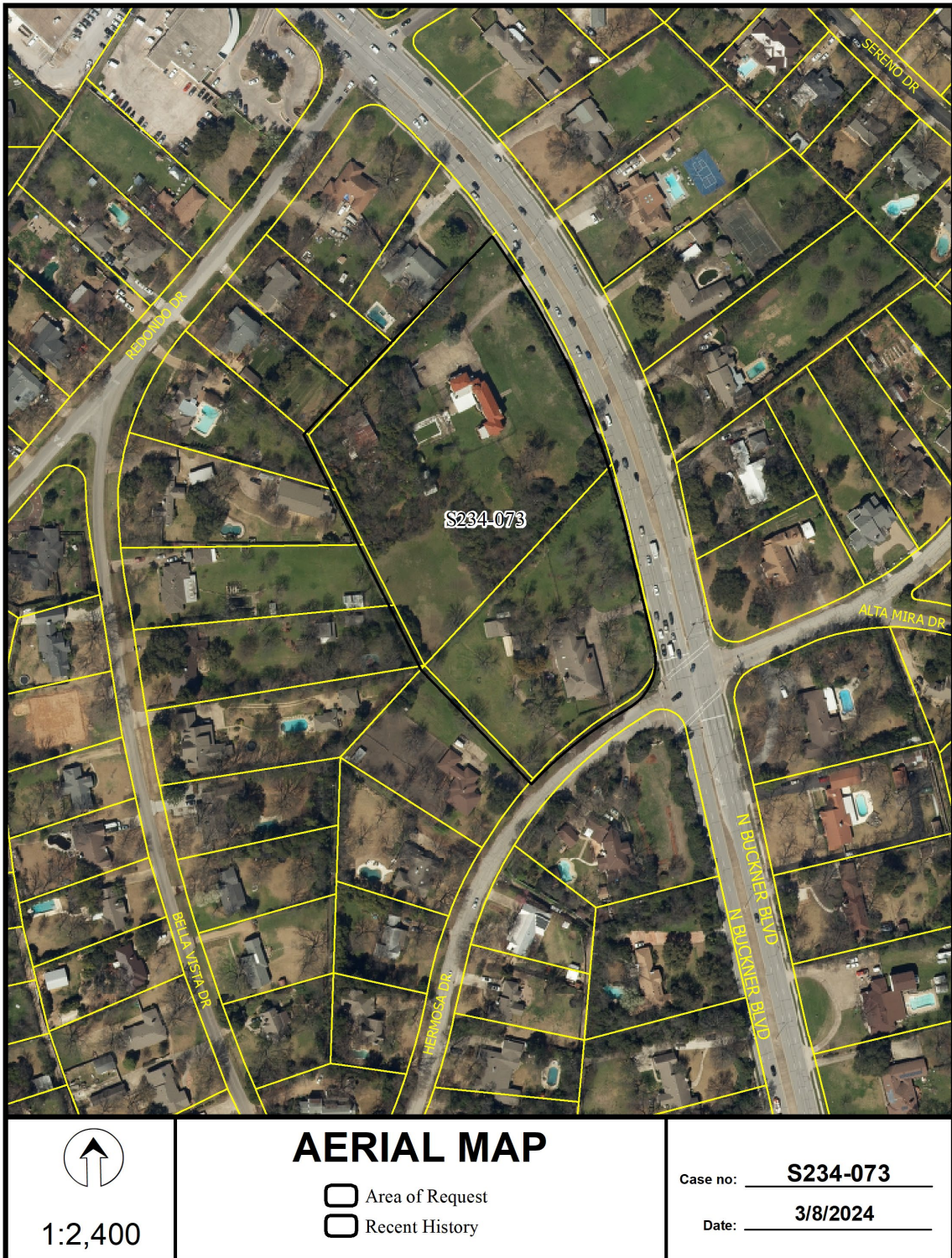
GIS, Lot & Block Conditions:

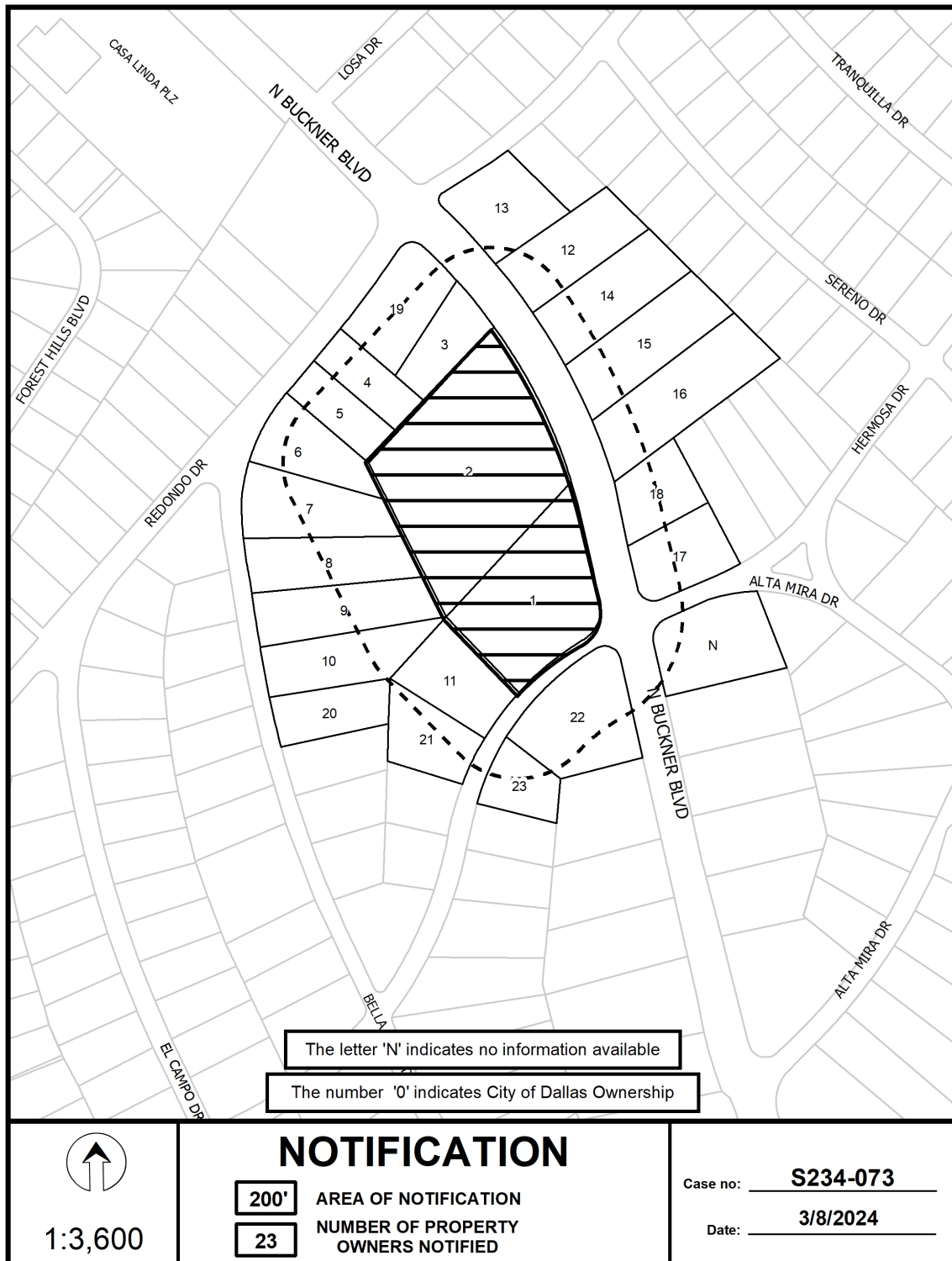
40. On the final plat, identify the property as Lots 1 through 15 in City Block E1/5313.

ALL AREAS ARE IN SQUARE FEET









Notification List of Property Owners

S234-073

23 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1435 N BUCKNER BLVD	SHEPHERD JESSICA &
2	1425 N BUCKNER BLVD	JOHNSON PATRICIA A LIV TRUST &
3	1411 N BUCKNER BLVD	OWENS JONATHAN ROCKWELL &
4	9414 REDONDO DR	BARTON DOUGLAS A &
5	9410 REDONDO DR	MILLER JOHN H III &
6	9406 REDONDO DR	COOPER JONATHAN D & CHARLOTTE W
7	1406 BELLA VISTA DR	BASS ANGELA M & WILLIAM B
8	1410 BELLA VISTA DR	SHERMAN MARJORY EST OF
9	1414 BELLA VISTA DR	BARDWELL WARNE E & TAMMY J
10	1418 BELLA VISTA DR	FERGUSON CHANEY PITZER &
11	9425 HERMOSA DR	MENDERSHAUSEN PHILIP B
12	1410 N BUCKNER BLVD	CARDOSO ORLANDO VIDAL
13	1406 N BUCKNER BLVD	PRATER PAUL ROSS JR &
14	1414 N BUCKNER BLVD	WASSEL JORDAN L &
15	1426 N BUCKNER BLVD	HOWARD DENISE SHONTEL
16	1438 N BUCKNER BLVD	GANTER KEVIN V &
17	1450 N BUCKNER BLVD	GALLAGHER LISA L REVOCABLE
18	1446 N BUCKNER BLVD	RIDGWAY NANCY E
19	1405 N BUCKNER BLVD	HOWARD HUBERT JR & MAVIS G
20	1422 BELLA VISTA DR	BEHRENS R THADDEUS &
21	9421 HERMOSA DR	BRONAUGH JOHN E &
22	1511 N BUCKNER BLVD	FRAGA JULIA
23	9422 HERMOSA DR	SASS WILLIAM F & JANE E GRIFFIN

