

FILE NUMBER: S212-331

SENIOR PLANNER: Mohammad H. Bordbar

LOCATION: Fayette Street, east of Gilroy Street

DATE FILED: September 8, 2022

ZONING: R-5(A)

CITY COUNCIL DISTRICT: 4 **SIZE OF REQUEST:** 0.26-acres

MAPSCO: 55F

OWNERS: Aurelio Martinez

REQUEST: An application to replat a 0.26-acre (11,510 square feet) tract of land containing all of Lots 3 and 4 in City Block F/4714 to create one lot on property located on Fayette Street, east of Gilroy Street.

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

PROPERTY OWNER NOTIFICATION: On September 20, 2022, 31 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 east, southeast, and west of the request have lot widths ranging in size from 50 feet to 60 feet and lot areas ranging in size from 14,541 square feet to 6,651 square feet and are zoned R-5(A) Single Family District. *(Please refer to the existing area analysis)*

The request is to create an 11,510 square foot lot from a 9,100 square foot tract of land that does not comply with the minimum lot area requirement of R-10(A) Single Family District and the remainder of Lot 1B. The minimum lot area required for R-10(A) Single Family District is 10,000 square feet.

Staff concludes that there is not a lot pattern in the immediate area of the request. Topography of Lot 4 and the lay out and the dedication of the right-of-way may create challenges to develop this lot. The request complies with the requirements of Section 51A-8.503 and the R-5(A) Single 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 one.

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)
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.

Right-of way Requirements Conditions:

16. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Fayette Street. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).
17. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of Fayette Street and Peru Street. Section 51A 8.602(d)(1)
18. Provide 20 feet all-weather paving material for Fayette Street and Peru Street along the proposed plat per the City of Dallas standard. 51A 8.604(b)(2)
19. On the final plat, dedicate 28 feet from established center line of Peru Street (via fee simple) including the additional area required for the intersection of Peru Street and Fayette Street.

Survey (SPRG) Conditions:

20. Prior to final plat, submit a completed final plat checklist and all supporting documents.
21. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
22. On the final plat, dedicate Peru Street in fee simple.

Dallas Water Utilities Conditions:

23. 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.

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

24. Prior to final plat, provide documentation for “apparent easement” Between Fayette Street and Peru Street.
25. On the final plat, show and label “Woodbine Avenue A.K.A. Woodbine Street”. Section 51A-8.403(a)(1)(A)(xii)
26. On the final plat, identify the property as Lot 3A in City Block F/4714. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).



1:2,400

EXISTING AREA ANALYSIS

Case no: **S212-331**

Date: **9/14/2022**





 1:2,400	<h2 style="text-align: center;">NOTIFICATION</h2> <p> 200' AREA OF NOTIFICATION 31 NUMBER OF PROPERTY OWNERS NOTIFIED </p>	Case no: <u> S212-331 </u> Date: <u> 9/14/2022 </u>
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09/13/2022

Notification List of Property Owners

S212-331

31 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	615 WOODBINE AVE	VASQUEZ FLORIBERTO
2	611 WOODBINE AVE	VASQUEZ SABINO R &
3	607 WOODBINE AVE	PONCE CARLOS ALBERTO
4	1406 FAYETTE ST	MOORE BERTHA
5	1410 FAYETTE ST	MARTINEZ AURELIO
6	635 WOODBINE AVE	MANJREKAR ASHISH
7	631 WOODBINE AVE	ENGLISH BRENT & MARLENA D
8	600 S MOORE ST	DALLAS AREA RAPID TRANSIT
9	627 WOODBINE AVE	KEEL LUZENIA SARANELL
10	619 WOODBINE AVE	Taxpayer at
11	563 WOODBINE AVE	SAMUEL JOSIE LORRAINE &
12	551 WOODBINE AVE	RODRIGUEZ JESUS M &
13	620 WOODBINE AVE	PASCHAL MOUNT
14	628 WOODBINE AVE	SALINAS ELIDA &
15	602 WOODBINE AVE	ARAGON ELIZABETH
16	628 S MOORE ST	JACKSON DEBORAH YOUNG
17	630 S MOORE ST	JORDAN WILLIAM K
18	640 S MOORE ST	ROOK SIMON
19	1325 COMPTON ST	ONCOR ELECRC DELIVERY COMPANY
20	1406 DOYLE AVE	PARADISO LLC
21	1410 DOYLE AVE	WRIGHT BERNICE EST OF
22	1414 DOYLE AVE	SYN CHA LLC
23	1418 DOYLE AVE	BELTRAN MIGUEL ANGEL
24	1422 DOYLE AVE	VALDIVIA JOSE JUAN &
25	511 CAREY ST	MUNDARAY KARLS
26	1415 FAYETTE ST	BANKS ETTA

09/13/2022

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	1411 FAYETTE ST	LAGOW DEV PROJECT LLC
28	1407 FAYETTE ST	MCINTOSH JAMES D EST OF
29	1502 DOYLE AVE	BEHARRY SUERAM
30	1506 DOYLE AVE	SYN CHA LLC
31	555 2ND AVE	DART

