

LOCATION: Morris Street, west of North Winnetka Avenue

DATE FILED: September 9, 2022

ZONING: R-5(A)

CITY COUNCIL DISTRICT: 6 **SIZE OF REQUEST:** 0.527-acres

MAPSCO: 44K

APPLICANT/OWNER: KBBM Ventures, LLC

REQUEST: An application to create 4 lots ranging in size from 5,009 square feet to 6,213 square feet from a 0.527-acre tract of land in City Block 7109 on property located on Morris Street, west of North Winnetka Avenue.

SUBDIVISION HISTORY:

1. S212-301 was a request on the same property as the present request to create 4 lots ranging in size from 5,002 square feet to 6,540 square feet from a 0.527-acre tract of land in City Block 7109 on property located on Morris Street, west of North Winnetka Avenue. The request was withdrawn August 19, 2022

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 and west of the request have lot widths ranging in size from 40 feet to 50 feet and lot areas ranging in size from 4,819 square feet to 6,011 square feet and are zoned R-5(A) Single Family District. *(Please refer to the existing area analysis)*

This request is in a residential zoning district R-5(A) Single Family District. The lots are being created from tracts of land that have never been platted before; therefore, it does not qualify as a residential replat and can be approved on the consent agenda.

Considering the lot widths and lot areas to the east and west of the request, staff concludes that the request is well within the lot pattern established and 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 four.

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 Morris Street. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).

Survey (SPRG) Conditions:

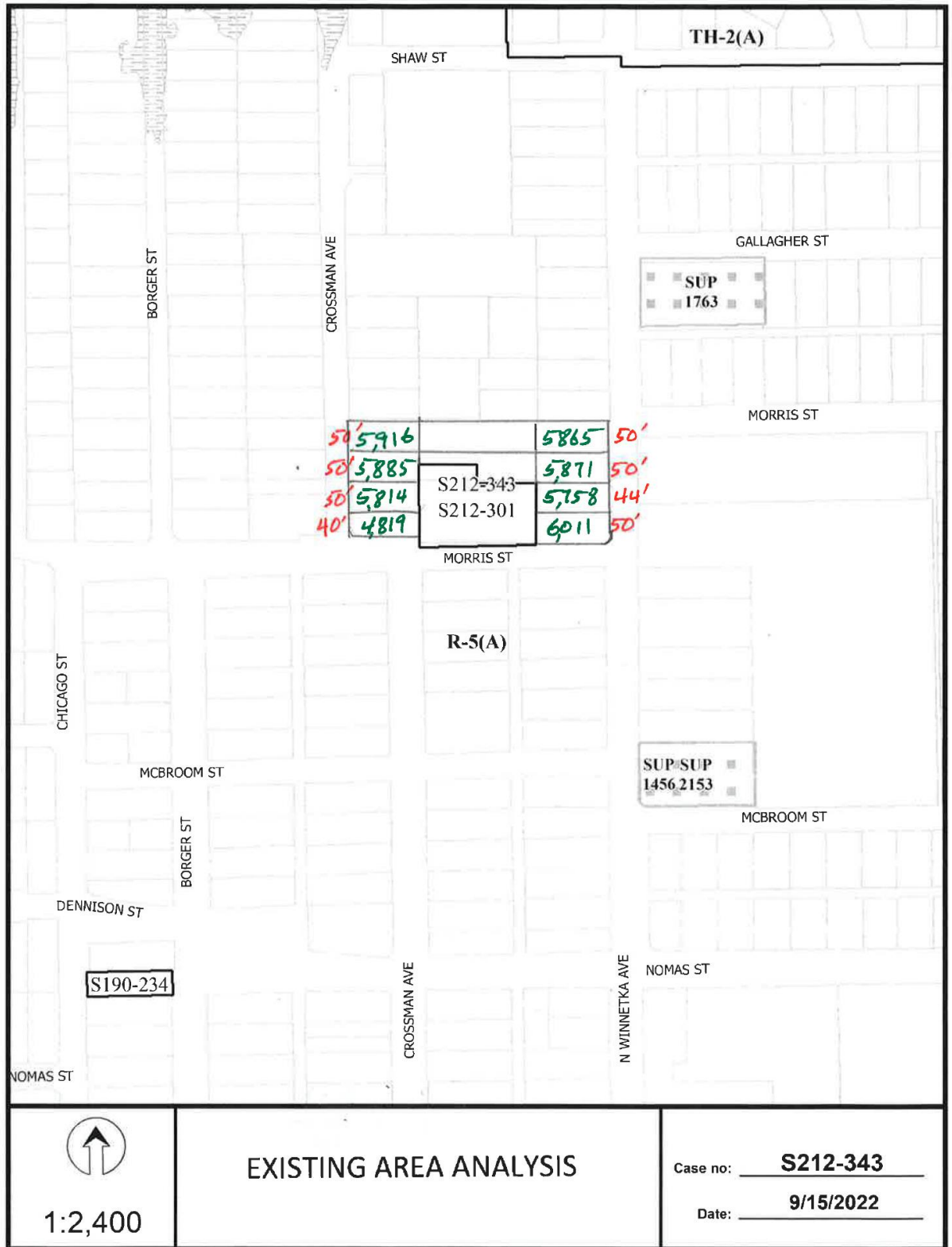
16. Prior to final plat, submit a completed final plat checklist and all supporting documents.
17. On the final plat, show or list the prior plat on the map, in the legal description, and/or title block. Platting Guidelines.
18. On the final plat, chose a new or different addition name. Platting Guidelines.
19. On the final plat, remove building line(s). Platting Guidelines.

Dallas Water Utilities Conditions:

20. 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
21. 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.
22. 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:

23. On the final plat, show and label “Winnetka Avenue”. Section 51A-8.403(a)(1)(A)(xii)
24. On the final plat, identify the property as Lots 1 through 4 in City Block A/7109. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).



1:2,400

EXISTING AREA ANALYSIS

Case no: S212-343

Date: 9/15/2022




1:2,400

ZONING MAP

- Area of Request
- Recent History

Case no: S212-343
 Date: 9/15/2022



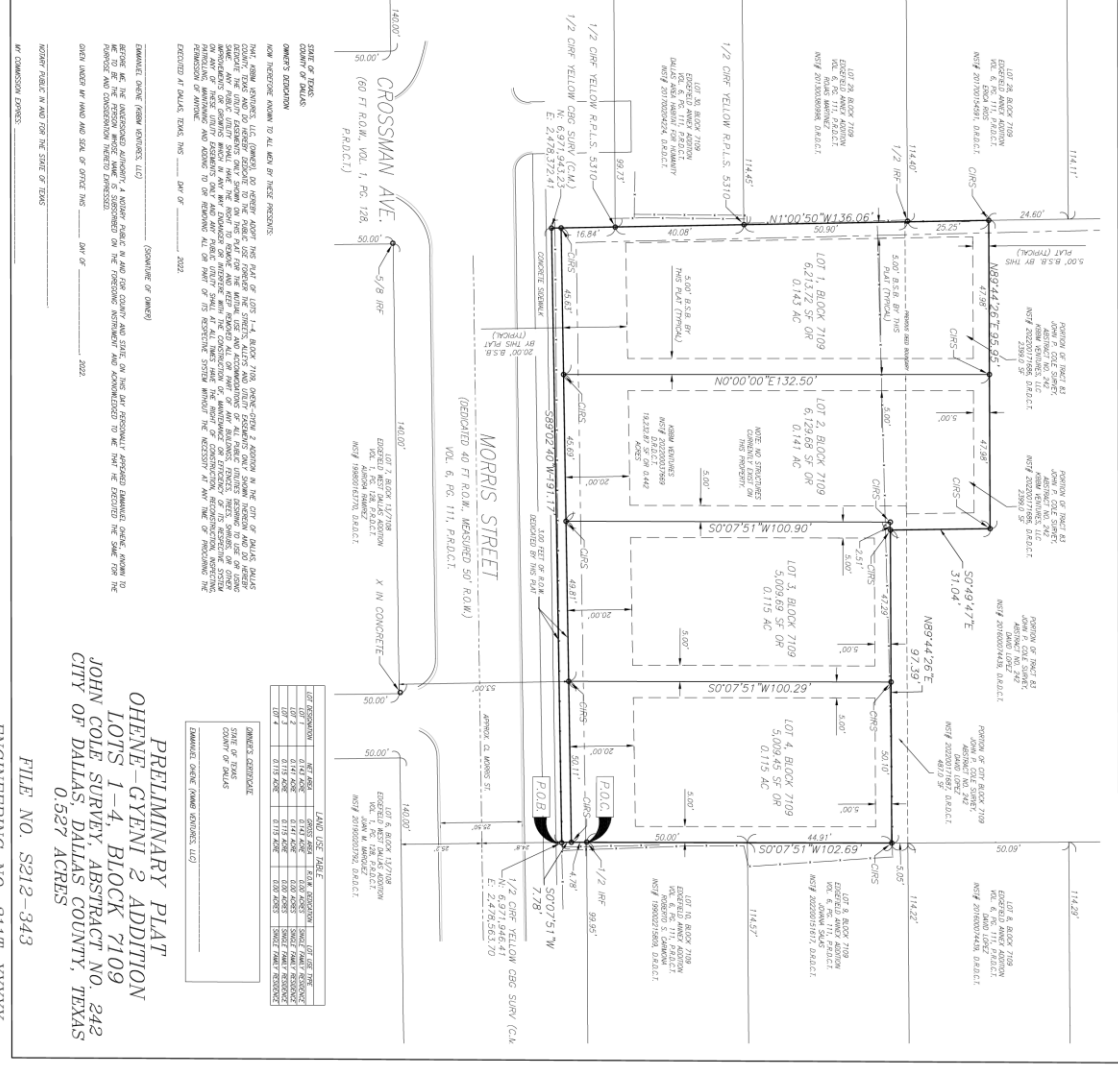
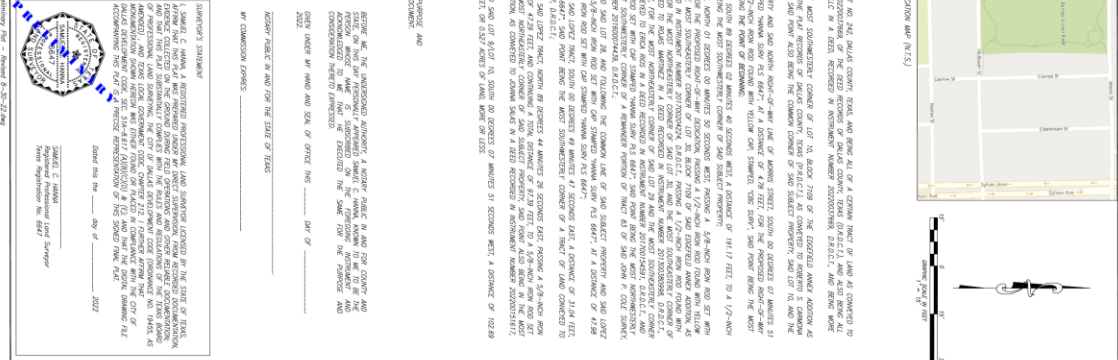
 <p>1:2,400</p>	<h2 style="text-align: center;">AERIAL MAP</h2> <ul style="list-style-type: none"> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History 	<p>Case no: <u> S212-343 </u></p> <p>Date: <u> 9/15/2022 </u></p>
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STATE OF TEXAS
COUNTY OF DALLAS
CITY OF DALLAS

THE CITY OF DALLAS HAS REVIEWED THE PRELIMINARY PLAT OF THE OHENE-GYENT 2 ADDITION LOTS 1-4, BLOCK 7109, JOHN COLE SUBDIVISION, ABSTRACT NO. 242, CITY OF DALLAS, DALLAS COUNTY, TEXAS, AND HAS DETERMINED THAT THE PLAT IS IN ACCORDANCE WITH THE CITY OF DALLAS SUBDIVISION ACT AND THE CITY OF DALLAS ZONING ORDINANCE.

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PRELIMINARY PLAT
OHENE-GYENT 2 ADDITION
LOTS 1-4, BLOCK 7109
JOHN COLE SUBDIVISION, ABSTRACT NO. 242
CITY OF DALLAS, DALLAS COUNTY, TEXAS
0.527 ACRES

FILE NO. S212-343
 ENGINEERING NO. 2117-YYYY