

CITY PLAN COMMISSION**THURSDAY OCTOBER 6, 2022****FILE NUMBER:** S212-332**SENIOR PLANNER:** Mohammad H. Bordbar**LOCATION:** Cardinal Drive, south of Custer Drive**DATE FILED:** September 8, 2022**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 4 **SIZE OF REQUEST:** 0.344-acres**MAPSCO:** 65D**OWNERS:** Hedgestone Investment, LLC

REQUEST: An application to replat a 0.344-acre tract of land containing all of Lots 38 and 39 in City Block 7/6083 to create two 7,500 square foot lots on property located on Cardinal Drive, south of Custer Drive.

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

PROPERTY OWNER NOTIFICATION: On September 20, 2022, 32 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, south and west of the request have lot widths ranging in size from 25 feet to 150 feet and lot areas ranging in size from 3,625 square feet to 23,485 square feet and are zoned R-7.5(A) Single Family District. Some of the lots are nonconforming and they do not meet the minimum lot area of R-7.5(A) Single Family District. The required minimum lot area for the R-7.5(A) Single Family District is 7,500 square feet. *(Please refer to the existing area analysis)*

The request is to create two 7,500 square foot lots from a 15,000 square foot tract of land containing all of Lots 38 and 39 in City Block 7/6083. Lot 39 have width of 75 feet and lot area of 11,250 square feet and Lot 38 have width of 25 feet and lot area of 3,750 which is nonconforming and does not have the minimum lot requirement of the R-7.5(A) Single Family District.

Staff concludes that there is not a lot pattern and the request complies with the requirements of Section 51A-8.503 and the R-7.5(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 two.

Paving & Drainage Conditions:

12. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. *Section 51A-8.611(c)*.
13. 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)*
14. Submit drainage, paving, etc. plans prepared by a licensed (TX) Professional Engineer to Permit Center, Oak Cliff Municipal Center (i.e., non-311T/DP). *Section 51A- 8.102 (c); 8.601(b)(4), (5), (6), (7), (8), (9)*

Right-of way Requirements Conditions:

15. On the final plat, dedicate 25 feet of right-of-way (via fee simple or street easement) from the established centerline of Cardinal Drive. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*

Survey (SPRG) Conditions:

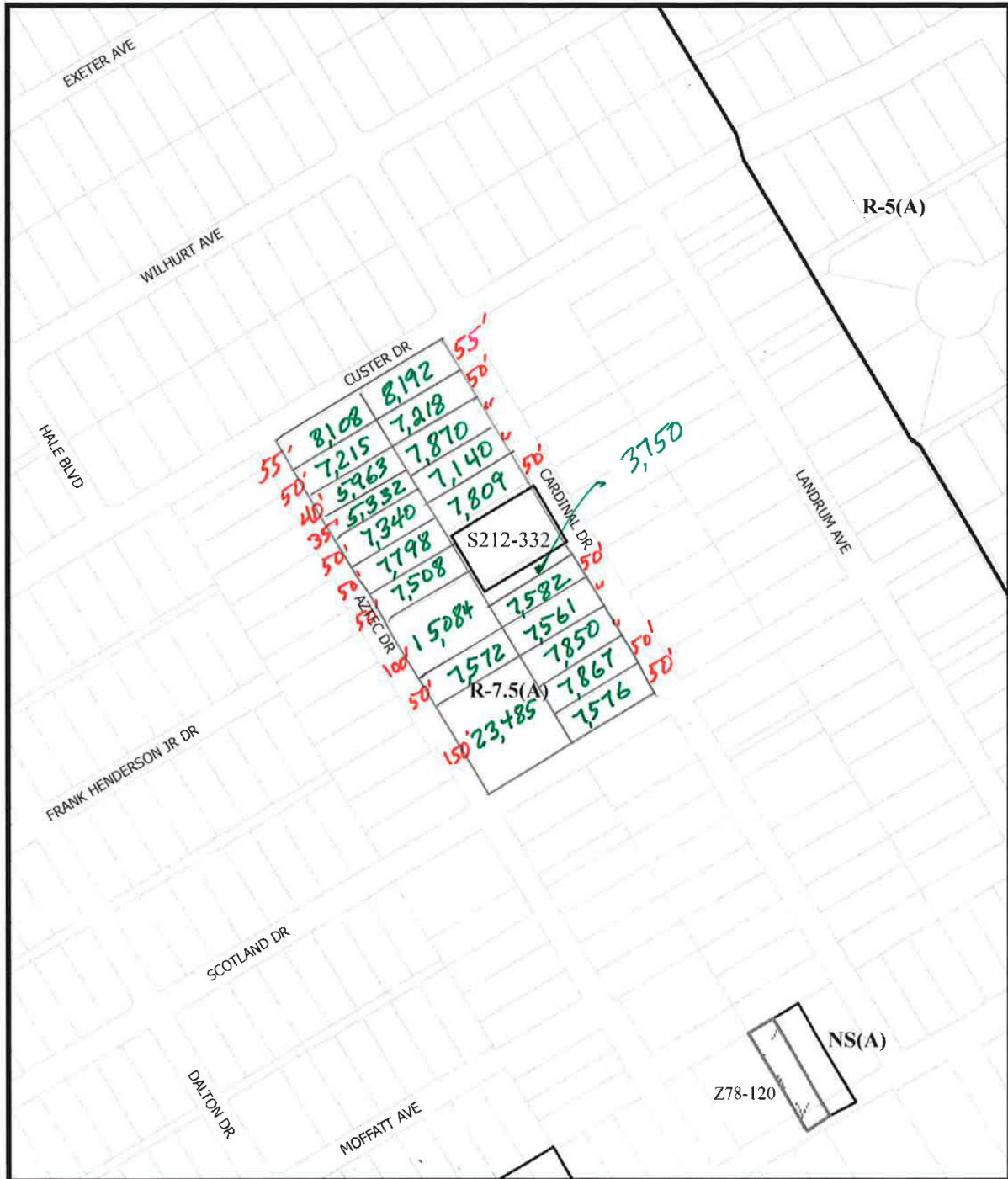
16. Prior to final plat, submit a completed final plat checklist and all supporting documents.
17. On the final plat, chose a new or different addition name. Platting Guidelines.

Dallas Water Utilities Conditions:

18. 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:

19. On the final plat, identify the property as Lot 38A and 39A in City Block 7/6083. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).




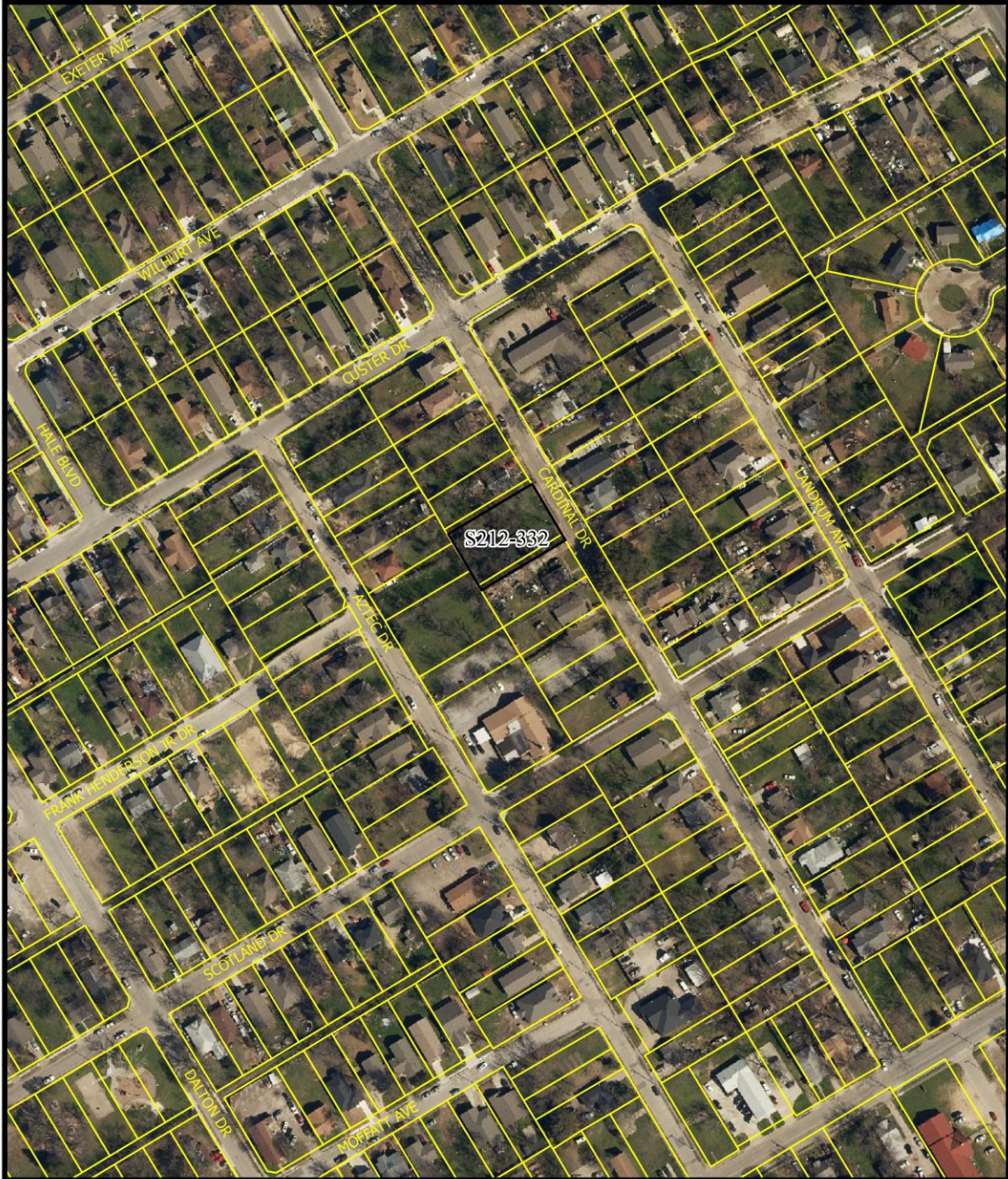

 1:2,400

EXISTING AREA ANALYSIS

Case no: **S212-332**
 Date: **9/14/2022**



 1:2,400	<h2>ZONING MAP</h2> <ul style="list-style-type: none"> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History 	Case no: <u> S212-332 </u> Date: <u> 9/14/2022 </u>
--	---	--



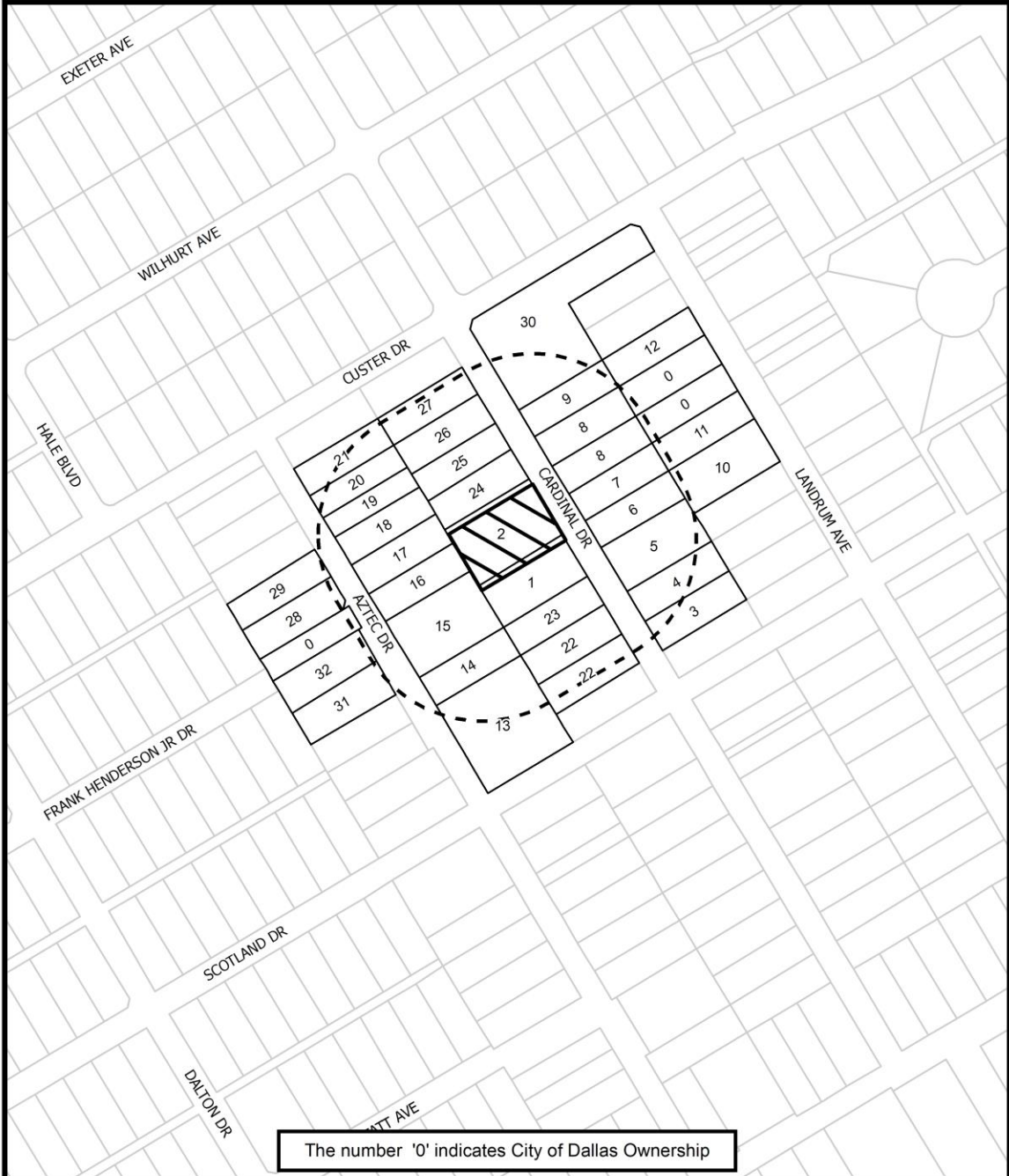
1:2,400

AERIAL MAP

- Area of Request
- Recent History

Case no: S212-332

Date: 9/14/2022



 1:2,400	<h2 style="text-align: center;">NOTIFICATION</h2> <table border="1" style="width: 100%;"> <tr> <td style="text-align: center;">200'</td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="text-align: center;">32</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	200'	AREA OF NOTIFICATION	32	NUMBER OF PROPERTY OWNERS NOTIFIED	Case no: S212-332 Date: 9/14/2022
200'	AREA OF NOTIFICATION					
32	NUMBER OF PROPERTY OWNERS NOTIFIED					

09/13/2022

Notification List of Property Owners

S212-332

32 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4233 CARDINAL DR	AWP PROPERTIES LLC SERIES 8
2	4221 CARDINAL DR	HEDGESTONE INVESTMENTS LLC
3	4244 CARDINAL DR	CORONADO DOMINGO & MARIA
4	4240 CARDINAL DR	MARSHALL GALE G
5	4234 CARDINAL DR	MANCILLA JENARO ORTIZ
6	4230 CARDINAL DR	JUAREZ JOSE CARLOS & BEATRIZ
7	4226 CARDINAL DR	GUTIERREZ MANUEL N
8	4222 CARDINAL DR	LLANAS SOFIA
9	4212 CARDINAL DR	HERNANDEZ ARTURO & MARIA C
10	4233 LANDRUM AVE	VELASQUEZ CARMEN &
11	4227 LANDRUM AVE	PAD ENTERPRISE LLC
12	4213 LANDRUM AVE	BURCIAGA CARLOS E
13	2507 SCOTLAND DR	ANTIOCH MISSIONARY BAPTIST CHURCH
14	4236 AZTEC DR	TRUSTEES OF THE ANTIOCH
15	4232 AZTEC DR	MOLINA HECTOR E
16	4224 AZTEC DR	OMEGA MANSORY INC
17	4220 AZTEC DR	GREEN ERNEST
18	4216 AZTEC DR	BAILEY MILLIE C
19	4212 AZTEC DR	LAY EAI & EH THYU PAW
20	4208 AZTEC DR	ARRONA MARTHA A
21	4206 AZTEC DR	HDZ CUSTOM PAINTING SERV
22	4245 CARDINAL DR	KTJ RAMIREZ HOMES LLC
23	4237 CARDINAL DR	WATSON OBIE
24	4217 CARDINAL DR	THOMPSON FRANKIE &
25	4213 CARDINAL DR	SPENCER LESLIE NICOLE &
26	4209 CARDINAL DR	DAVIS DAVID

09/13/2022

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	4205 CARDINAL DR	LEON SAMUEL RIVERA &
28	4221 AZTEC DR	CAMPUZANO JOSE & MARIA
29	4217 AZTEC DR	COLEMAN DEBRA A
30	4204 CARDINAL DR	TRUE BELIEVERS TABERNACLE
31	4233 AZTEC DR	RISER SHIRLEY EST OF
32	4229 AZTEC DR	WILSON SHIRLEY A

