

CITY PLAN COMMISSION**THURSDAY, JANUARY 23, 2025****FILE NUMBER:** S245-060**SENIOR PLANNER:** Hema Sharma**LOCATION:** Spruce Valley Lane, south of Pentagon Parkway**DATE FILED:** December 26, 2024**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 3**SIZE OF REQUEST:** 0.894-acres**APPLICANT/OWNER:** Richard Stauffer, City of Dallas

REQUEST: An application to create one 0.894-acre lot from a tract of land in City Block 6979 and to dedicate right-of-way on property located on Spruce Valley Lane, south of Pentagon Parkway.

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.”

It is a policy of the city that recreational uses generally require different land area than residential or non-residential lots and generally serve, and are compatible with the neighborhood; therefore, staff concludes that the request is in compliance with Section 51A-8.503 and with requirements 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 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)

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 Spruce Valley Lane. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*

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:

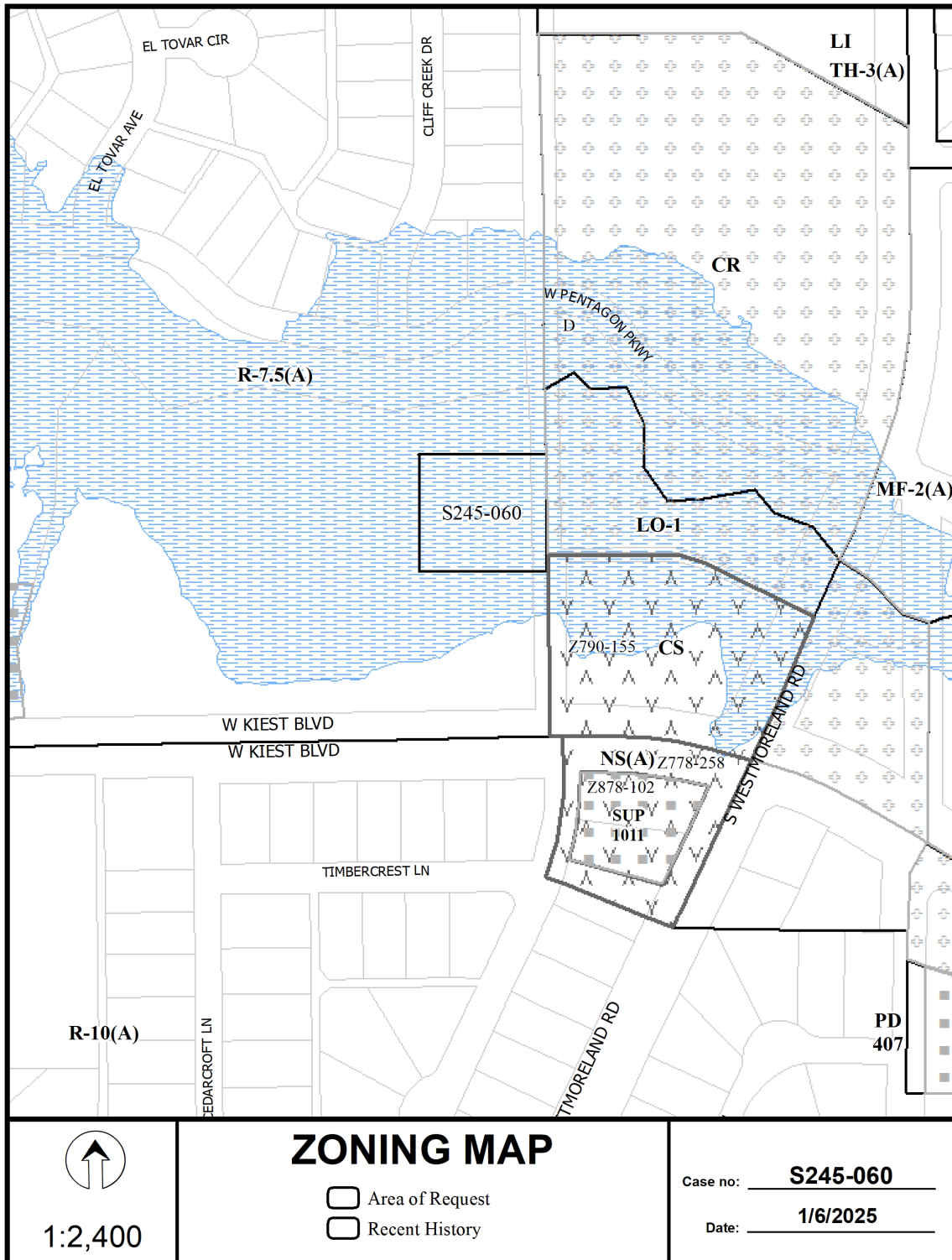
23. Prior to final plat, submit a completed final plat checklist and all supporting documents.
24. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
25. On the final plat, show distances/width across all adjoining right-of-way. Platting Guidelines.
26. On the final plat, show recording information on all existing easements within 150 feet of the property.
27. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.

Dallas Water Utilities Conditions:


28. 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 (f).
29. 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.
30. Wastewater main improvements is required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

Street Name/ GIS, Lot & Block Conditions:

31. On the final plat, change “W. Pentagon Parkway” to “Pentagon Parkway”. Section 51A-8.403(a)(1)(A)(xii).
32. On the final plat, identify the property as Lot 1 in City Block 1/6979.





 <p>1:2,400</p>	<h2 style="text-align: center;">AERIAL MAP</h2> <p> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p>	<p>Case no: S245-060</p> <p>Date: 1/6/2025</p>
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GENERAL NOTES:

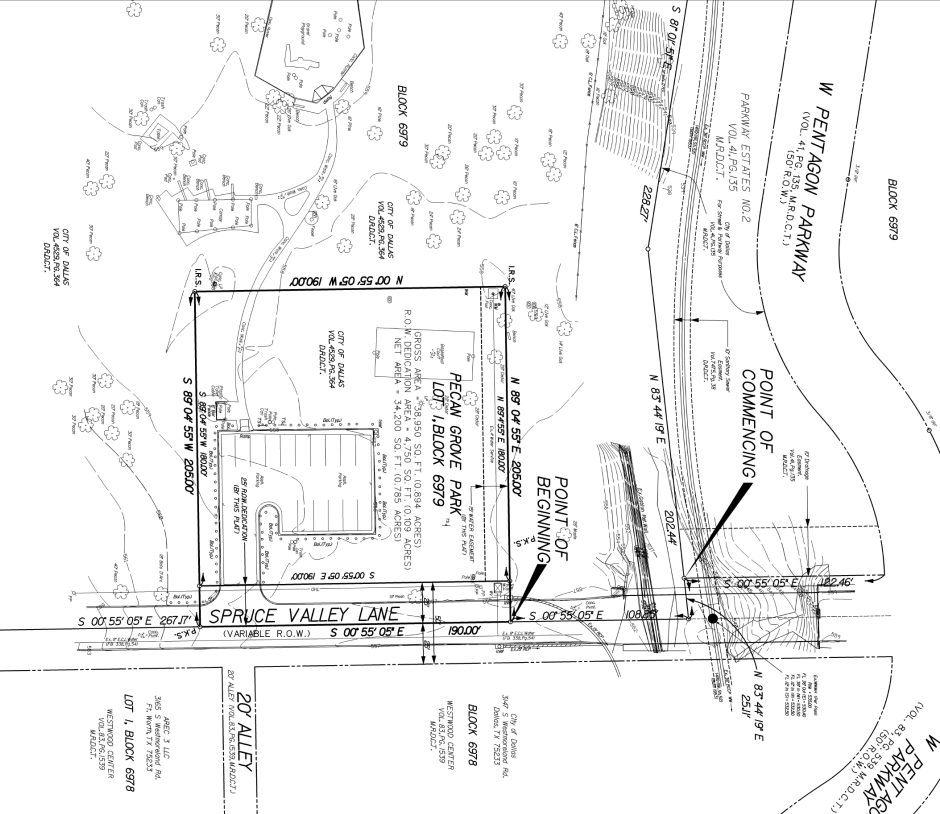
1. LOT-TO-LOT GRADUATE WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PARKING & DRAINAGE ENGINEERING SECTION APPROVAL.
2. PART OF AN OVERLAPPING LANE TO BE CREATED IN 0.785-ACRE 2.5 ACRES OF PEACAN GROVE PARK NORTH AMERICAN SYSTEMS REAL ESTATE DEVELOPMENT REVISION 2021.
3. ALL STRUCTURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF DALLAS ZONING ORDINANCE.
4. NO STRUCTURES ON SITE.

LAND SURVEYOR:

LIM & ASSOCIATES, Inc.
 1500 MARILLA STREET
 DALLAS, TEXAS 75201-6318
 ATTN: JASON NEY
 TEL: 214-671-5012
 E-MAIL: jasonney@limdallas.com

OWNER:

CITY OF DALLAS
 1500 MARILLA STREET
 DALLAS, TEXAS 75201-6318
 ATTN: JASON NEY
 TEL: 214-671-5012
 E-MAIL: jasonney@limdallas.com



OWNER'S CERTIFICATE

I, DANIEL S. LIM, a Registered Professional Land Surveyor, State of Texas, do hereby certify that the foregoing plat was prepared by me or under my direct supervision and that I am a duly licensed and qualified surveyor under the laws of the State of Texas. I am not aware of any fraud, mistake, or other irregularity in the preparation of this plat. I have read the plat and the accompanying report and find them to be correct and in accordance with the facts and the law. I have also read the report and find it to be a true and correct statement of the facts and the law. I have also read the report and find it to be a true and correct statement of the facts and the law. I have also read the report and find it to be a true and correct statement of the facts and the law.

OWNERS CERTIFICATE

I, JASON NEY, do hereby certify that I am the owner of the property described in the foregoing plat. I have read the plat and the accompanying report and find them to be correct and in accordance with the facts and the law. I have also read the report and find it to be a true and correct statement of the facts and the law. I have also read the report and find it to be a true and correct statement of the facts and the law. I have also read the report and find it to be a true and correct statement of the facts and the law.

OWNERS MENTION

None.

WATER PUBLIC UTILITY

None.

WITNESSES STATEMENT

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PRELIMINARY PLAT

PECAN GROVE PARK
 LOT 1, BLOCK 6979
 ABRAHAM BAST SURVEY, ABSTRACT NO. 109
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S245-060
 DECEMBER 26, 2024

CONTRACTOR'S CERTIFICATE

I, JASON NEY, do hereby certify that I am the owner of the property described in the foregoing plat. I have read the plat and the accompanying report and find them to be correct and in accordance with the facts and the law. I have also read the report and find it to be a true and correct statement of the facts and the law. I have also read the report and find it to be a true and correct statement of the facts and the law. I have also read the report and find it to be a true and correct statement of the facts and the law.

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