

LOCATION: Hanover Avenue, east of Preston Park Drive

DATE FILED: September 12, 2024

ZONING: R-7.5(A)

CITY COUNCIL DISTRICT: 13

SIZE OF REQUEST: 0.379-acres

APPLICANT/OWNER: Hanover Residential Property, LLC, William McGee

REQUEST: An application to replat a 0.379-acre (16,520-square foot) tract of land containing all of Lots 10 and 11 in City Block 4/5015 to create one lot on property located on Hanover Avenue, east of Preston Park Drive.

SUBDIVISION HISTORY:

1. S223-094 was a request southwest of the present request to replat a 0.2626-acre (11,437 square foot) tract of land containing all of Lot 1 in City Block 4/5170 and an abandoned portion of alley in City Block 4/5170 to create one lot on property located on Preston Park Drive at Purdue Avenue northwest corner. The request was approved on March 23, 2023, but has not been approved.

PROPERTY OWNER NOTIFICATION: On September 23, 2024, 27 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 line of Hanover Avenue have lot areas ranging in size from 7,500 square feet to 19,592 square feet and are zoned R-7.5(A) Single Family District. *(Refer to the existing area analysis map)*
- The properties to the south line of Hanover Avenue have lot areas ranging in size from 7,500 square feet to 11,673 square feet and are zoned R-7.5(A) Single Family District. *(Refer to the existing area analysis map)*
- The properties to the south of the request have lot areas ranging in size from 6,486 square feet to 12,129 square feet and are zoned R-7.5(A) Single Family District. *(Refer to the existing area analysis map)*

The request lies in R-7.5(A) Single Family District which has a minimum lot area requirement of 7,500 square feet. The request is to create one 16,520-square foot lot from two platted lots. The proposed lot width is 112 feet.

The majority of lots within the immediate vicinity of the request are with similar lot pattern. The proposed lot is twice the size larger than most of the lots in the immediate vicinity in terms of lot width and area. *(Refer to the existing area analysis map)*. Staff

finds that there is a lot pattern and the request complies with the requirements of R-7.5(A) Single Family District but does not comply with the requirement of Section 51A-8.503; therefore, staff recommends denial of the request; however, should the commission approve the request, staff recommend that the approval be 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. 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)

13. 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)*

Survey (SPRG) Conditions:

14. Prior to final plat, submit a completed final plat checklist and all supporting documents.
15. On the final plat, show recording information on all existing easements within 150 feet of the property.
16. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.

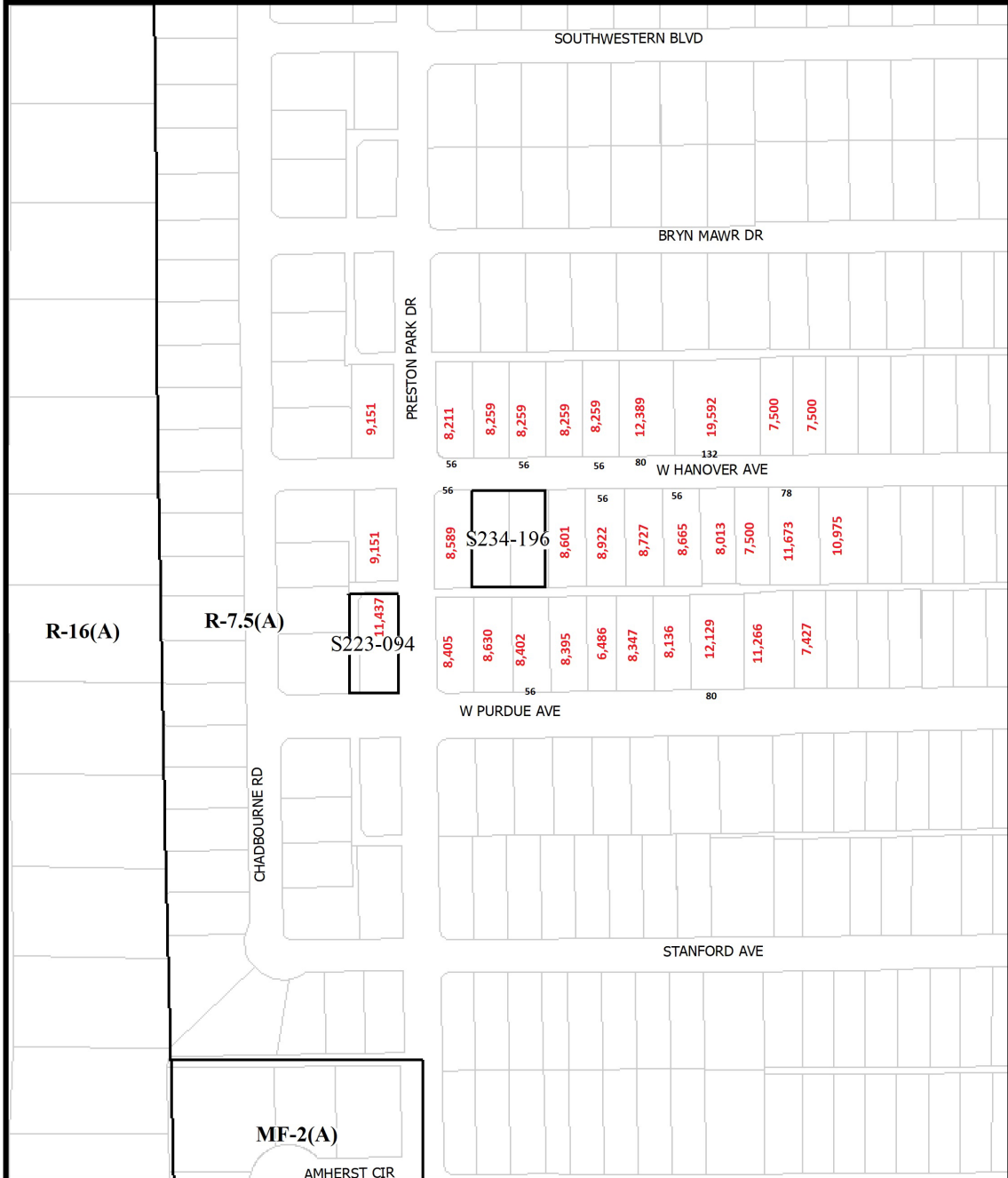
Dallas Water Utilities Conditions:

17. 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.

GIS, Lot & Block Conditions:

18. On the final plat, identify the property as Lot 10A in City Block 4/5015.

ALL AREAS ARE IN SQUARE FEET



R-16(A)

R-7.5(A)

S223-094

S234-196

MF-2(A)



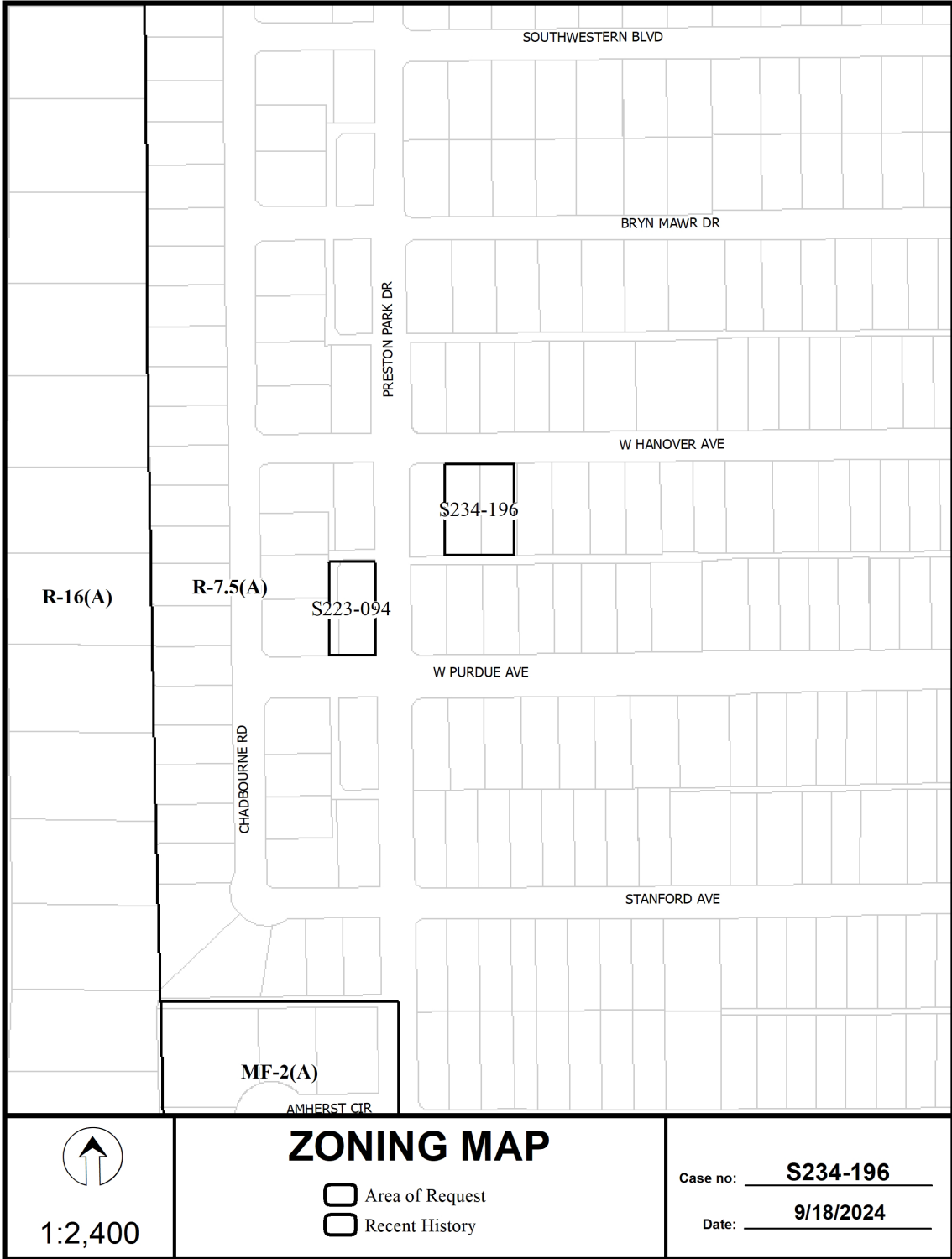
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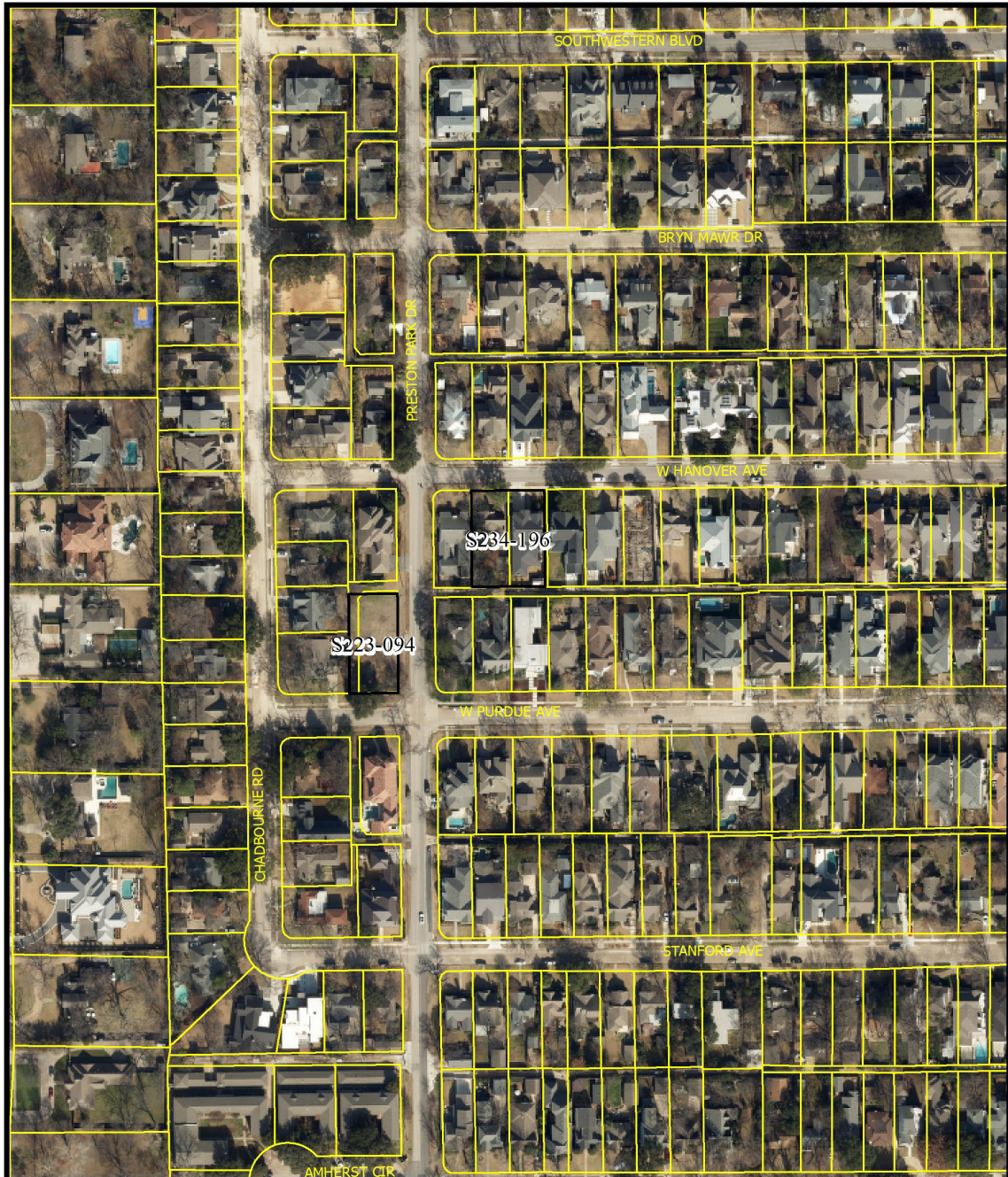
EXISTING AREA ANALYSIS MAP


- Area of Request
- Recent History

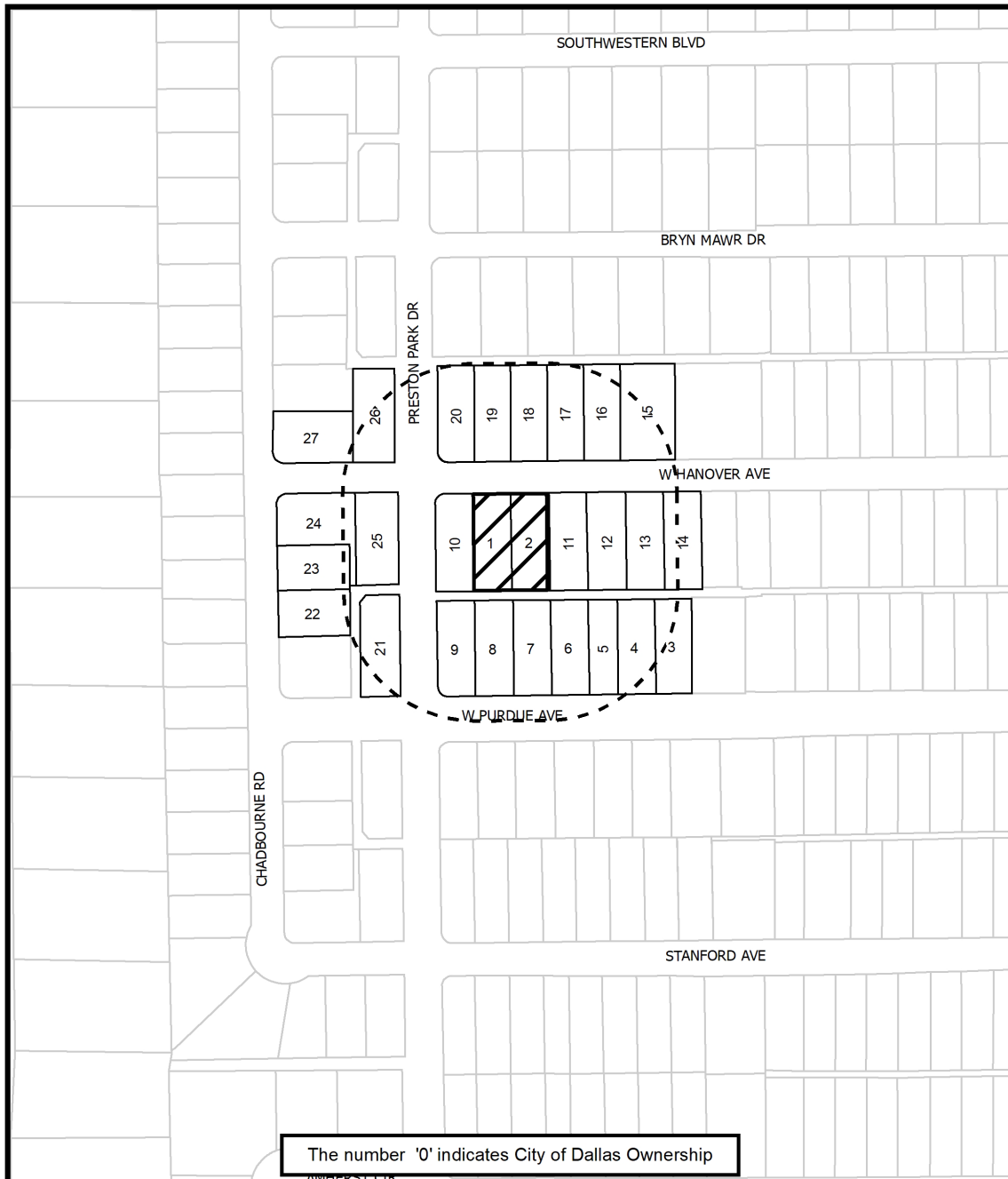
Case no: **S234-196**

Date: **9/18/2024**





 1:2,400	<h2 style="text-align: center;">AERIAL MAP</h2> <p> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p>	Case no: <u> S234-196 </u> Date: <u> 9/18/2024 </u>
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 1:2,400	<h2>NOTIFICATION</h2>	Case no: S234-196			
	<table border="1"> <tr> <td style="text-align: center;">200'</td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="text-align: center;">27</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	200'	AREA OF NOTIFICATION	27	NUMBER OF PROPERTY OWNERS NOTIFIED
200'	AREA OF NOTIFICATION				
27	NUMBER OF PROPERTY OWNERS NOTIFIED				

09/19/2024

City Plan Commission Date: 10/10/2024

40(g)

S234-196

Notification List of Property Owners

S234-196

27 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	5504 W HANOVER AVE	HUNT DALLAS M
2	5510 W HANOVER AVE	MCGEE WILLIAM
3	5527 W PURDUE ST	JONES SUSAN M
4	5523 W PURDUE ST	BECKER JACLYN DENNIS &
5	5519 W PURDUE ST	ROTE ANNE PEARSON
6	5515 W PURDUE ST	WALTERS DAVID C & MARY ANN
7	5511 W PURDUE ST	JACKSON JEFFREY M &
8	5507 W PURDUE ST	STEELMAN MAX R III
9	5501 PURDUE AVE	BANKHEAD J K
10	5500 W HANOVER AVE	Q3 FINANCIAL LLC
11	5516 W HANOVER AVE	SAMSON DAVID & JORDAN
12	5520 W HANOVER AVE	MCKISSACK MICHAEL HAYDEN &
13	5524 W HANOVER AVE	BJORNES NORMAN P JR &
14	5530 W HANOVER AVE	SMITH KATHRYN ELIZABETH
15	5525 W HANOVER AVE	REXROAT MARK
16	5521 W HANOVER AVE	LOYD PENNY &
17	5517 W HANOVER AVE	EWING SAMUEL FINLEY IV & SARAH REQUA
18	5511 W HANOVER AVE	FLANIGAN ANDREW A & CAROLINE S
19	5507 W HANOVER AVE	MOLBERG KYLE & PAULA
20	5501 W HANOVER AVE	VANANTWERP JANA L
21	5427 W PURDUE ST	FLOECK PATRICK MICHAEL &
22	8210 CHADBOURNE RD	LESLIE PAUL S & SHARON H
23	8216 CHADBOURNE RD	SCHILLACI GRAHAM & HANNAH
24	5400 W HANOVER AVE	THOMAS ROBERT & ANNA
25	5426 W HANOVER AVE	HODGES JANNAH
26	5427 W HANOVER AVE	MCREYNOLDS DOUG

09/19/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	8302 CHADBOURNE RD	MOSS SPENCER T & WHITNEY A

