

CITY PLAN COMMISSION**THURSDAY, NOVEMBER 3, 2022****FILE NUMBER:** S223-009**SENIOR PLANNER:** Mohammad H. Bordbar**LOCATION:** Bon Air Drive, north of Persimmon Road**DATE FILED:** October 6, 2022**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 8 **SIZE OF REQUEST:** 0.275-acres **MAPSCO:** 66K**APPLICANT/OWNER:** Aurelio Martinez

REQUEST: An application to create one 0.275-acre (12,000 square foot) lot from a tract of land in City Block 6875 on property located on Bon Air Drive, north of Persimmon Road.

SUBDIVISION HISTORY:

1. S223-008 is a request south of the present request to create one 0.275-acre (12,000 square foot) lot from a tract of land in City Block 6875 on property located on Bon Air Drive, north of Persimmon Road. The request is also scheduled for City Plan Commission Public hearing on November 3, 2022.
2. S212-165 was a request north of the present request to create one 0.275-acre (12,000 square foot) lot from a tract of land in City Block 6875 on property located on Bon Air Drive, north of Persimmon Road. The request was approved April 21, 2022 but has not been recorded.

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 south of the request have widths of 50 feet and areas of 12,000 square feet and are zoned R-7.5(A) Single Family District. *(Please refer to the existing area analysis)*

The lot is being created from a tract of land; therefore, it does not qualify for a residential replat and can be approved on the consent agenda.

Staff concludes that the proposed lot will be similar to the pattern to the north of the request 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 one.

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 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Bon Air Drive. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c)*.
- 16.

Flood Plain Conditions:

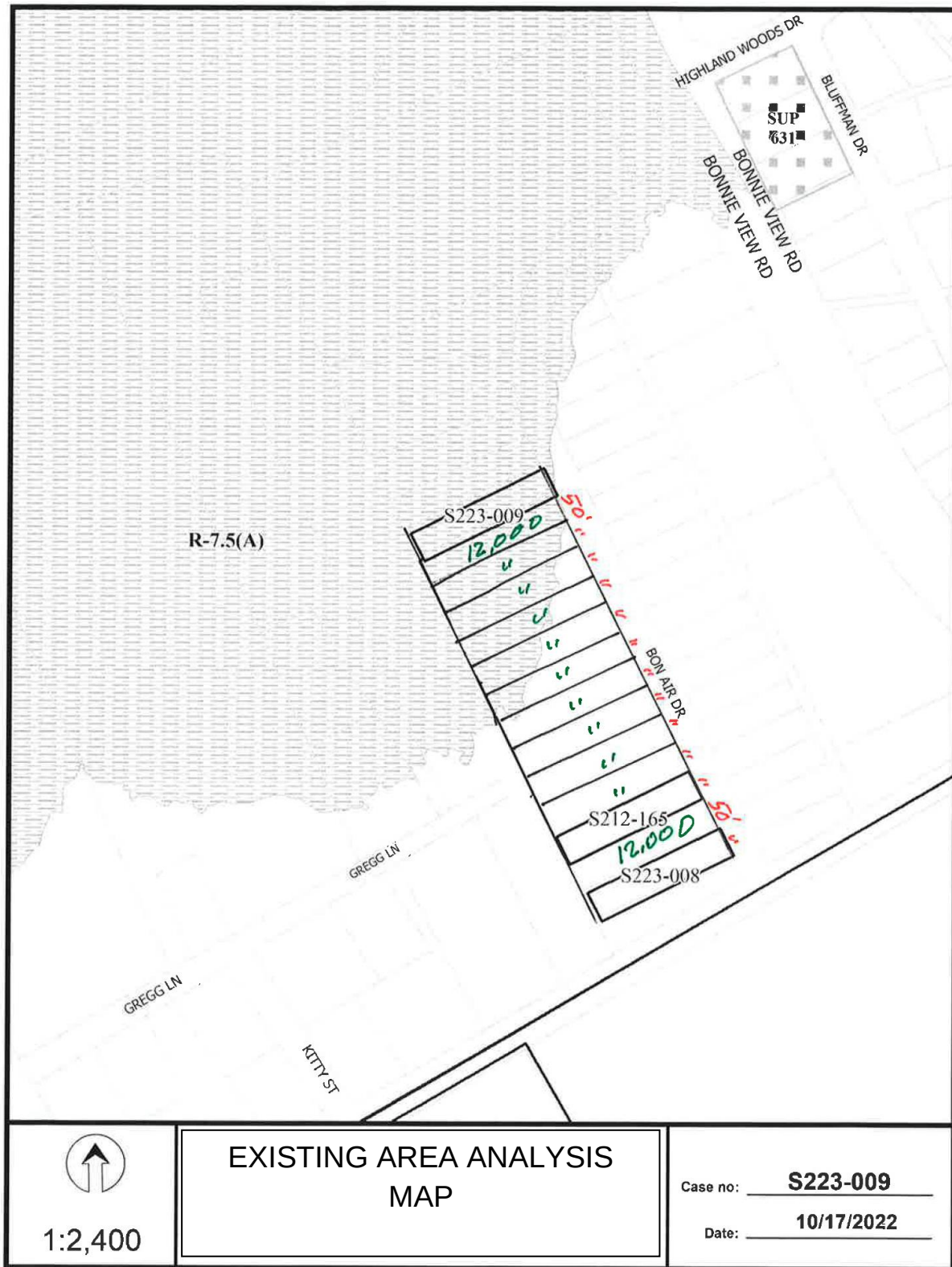
17. On the final plat, determine the 100-year water surface elevation across this addition.
18. On the final plat, dedicate floodway easement, floodway management area or floodway easement (within common area), with the appropriate easement statement included on the face of the Plat. 51A 8.611(d); DWU Floodplain Management; Drainage Design Manual Addendum V
19. 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
20. On the final plat, specify minimum fill and minimum finished floor elevations. *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.

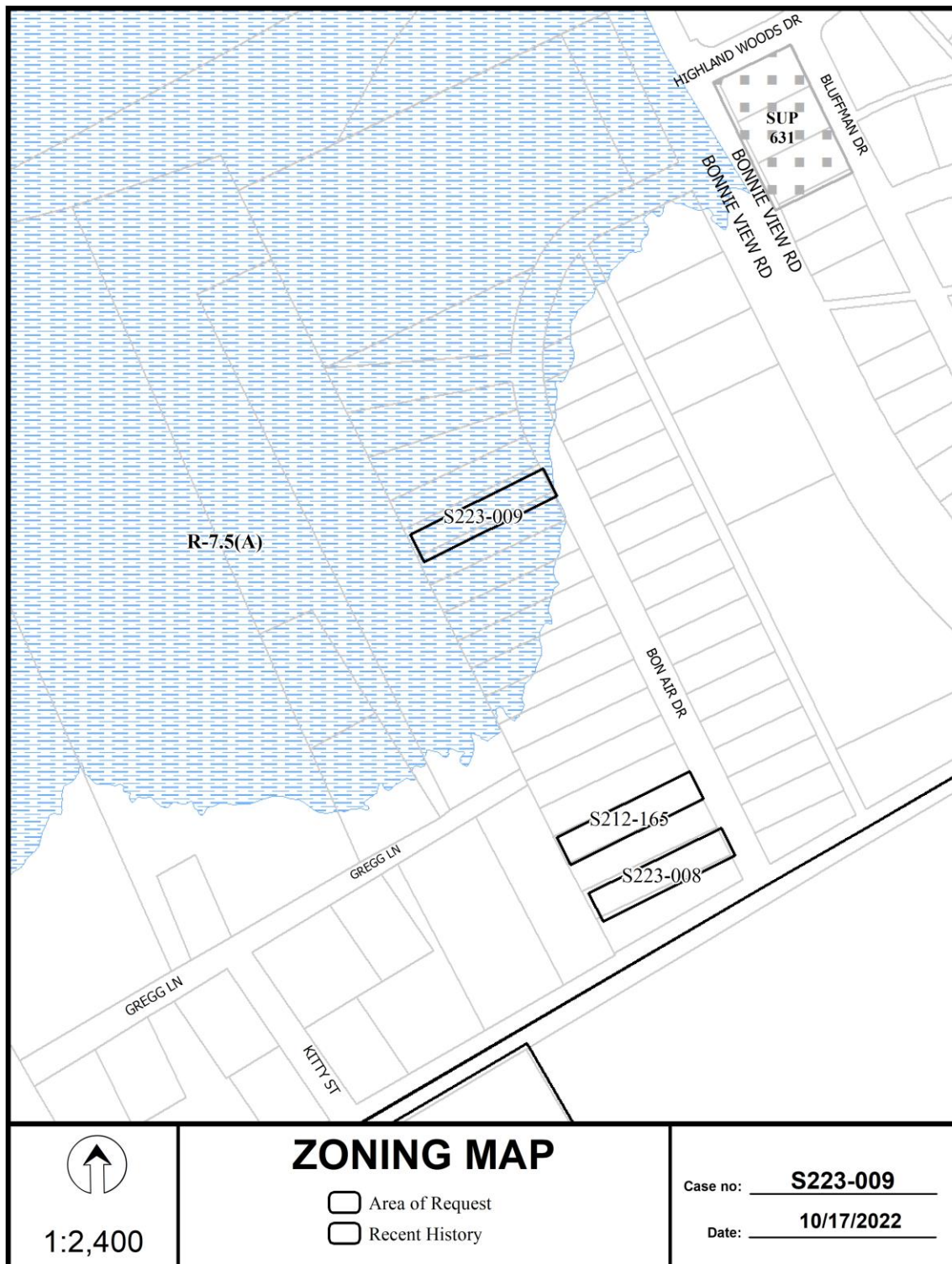
Survey (SPRG) Conditions:

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

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

26. On the final plat, change "Bon Air Road" to "Bon Air Drive". Section 51A-8.403(a)(1)(A)(xii)
27. On the final plat, identify the property as Lot 36 in City Block 6875. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).







1:2,400

AERIAL MAP

- ☐ Area of Request
- ☐ Recent History

Case no: **S223-009**

Date: **10/17/2022**

