

**LOCATION:** Cobblestone Drive at Heather Lane, southwest corner

**DATE FILED:** January 4, 2024

**ZONING:** R-16(A)

**CITY COUNCIL DISTRICT:** 13

**SIZE OF REQUEST:** 0.387-acres

**APPLICANT/OWNER:** James Rivera, Theresa M. Rivera

**REQUEST:** An application to replat a 0.387-acre tract of land containing all of Lot 3 in City Block 1/6414 to remove the existing 40-foot platted building line on the south line of Cobblestone Drive and to extend the platted building line on west line of Heather Lane to the property line on the south side of Cobblestone Drive and to create one lot on property located on Cobblestone Drive at Heather Lane, southwest corner.

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

**PROPERTY OWNER NOTIFICATION:** On January 12, 2024, 18 notices were sent to property owners within 200 feet of the proposed plat boundary.

**BUILDING LINE REMOVAL:** The Commission may approve a reduction or removal of the platted building lines with a minimum front, side, or rear yard setback greater than required by zoning regulation only:

- 1) Upon the affirmative vote of at least three-fourths of the commission members present; and
- 2) If the Commission finds that relocation or removal of the platted building line will not:
  - (i) “Require a minimum front, side, or rear yard setback less than required by zoning regulation”
    - The existing platted building line along the south line of Cobblestone Drive is 40-feet. Minimum required front yard setback is 35 feet and side yard setback is 10 feet for R-16(A) Single Family District.
  - (ii) “Be contrary to the public interest;”
    - 18 notices were sent to property owners within 200 feet of the proposed plat boundary.
  - (iii) “Adversely affect neighboring properties; and”
    - The removal of the 40-foot platted building along the south line of Cobblestone Drive will not affect neighboring properties.
  - (IV) “adversely affect the plan for the orderly development of the subdivision.”
    - The removal of the 40-foot platted building line along the south line of Cobblestone Drive will allow for development of the property in

accordance with the requirements of a R-16(A) Single Family District. The extension of the platted building line on west line of Heather Lane to the property line on the south side of Cobblestone Drive will keep the continuity of 40-foot platted building line along west line of Heather Lane.

**STAFF RECOMMENDATION ON BUILDING LINE REMOVAL:** The request is to remove an existing 40-foot platted building line along the south line of Cobblestone Drive and to extend the platted building line on west line of Heather Lane to the property line on the south side of Cobblestone Drive. Staff finds that the request complies with the requirements of Section 51A-8.505 of the Dallas Development Code; therefore, staff recommends approval of the removal of the 40-foot platted building line along the south line of Cobblestone Drive and to extend the platted building line on west line of Heather Lane to the property line on the south side of Cobblestone Drive

**STAFF RECOMMENDATION ON REPLAT:** 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 request lies in a R-16(A) Single Family District which has a minimum lot area requirement of 16,000 square feet. The request is to create 16,859 square feet lot. The request before was one lot and the proposed lot is also one.

Staff finds that there is a similar lot pattern within the immediate vicinity of the request (*Refer to the existing area analysis map and aerial map*). The request complies with the zoning requirement of the R-16(A) Single Family District and is in compliance with Section 51A-8.503; therefore, staff recommends approval 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)*

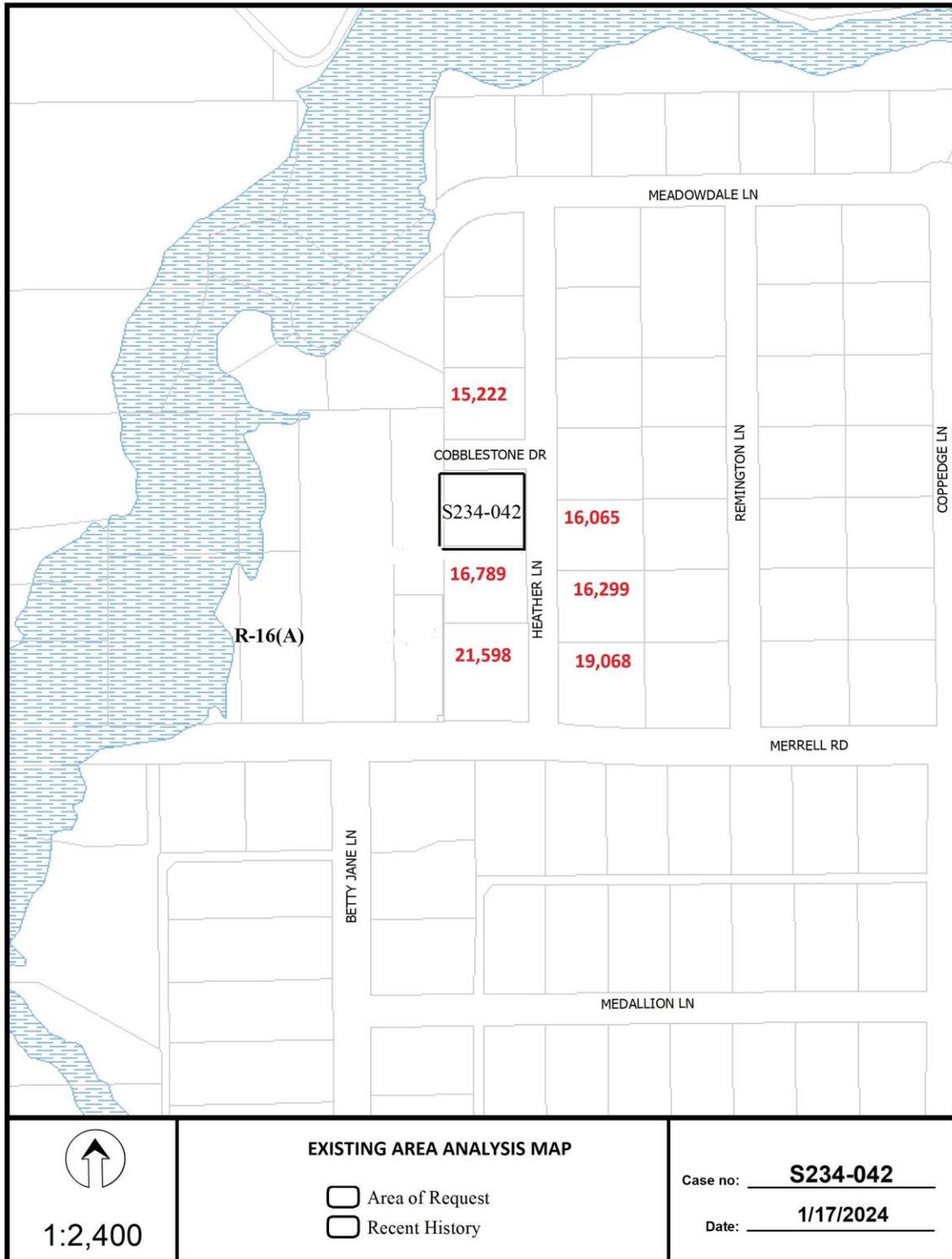
**Survey (SPRG) Conditions:**

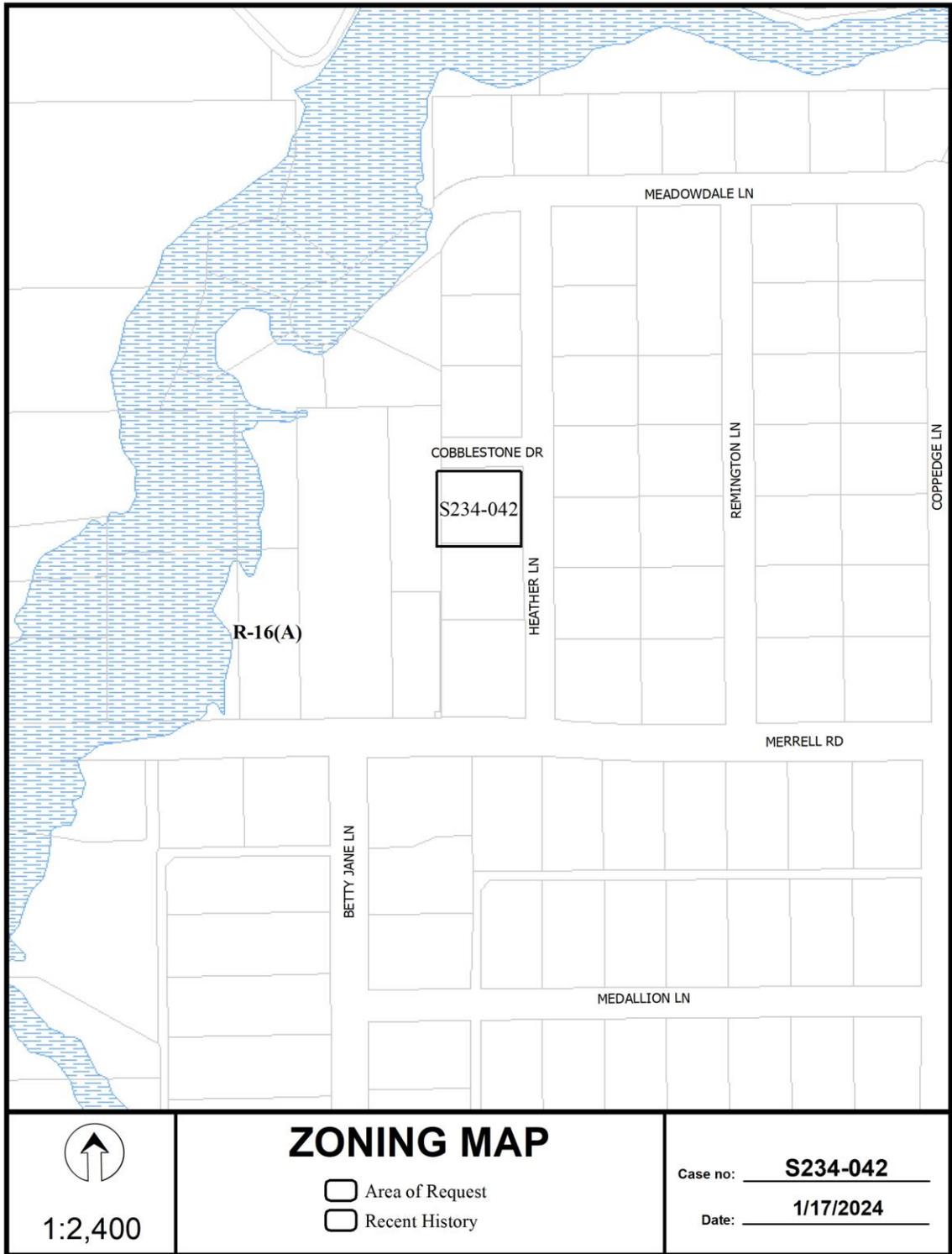
14. Prior to final plat, submit a completed final plat checklist and all supporting documents.
15. On the final plat, label 40 feet building line is removed.
16. On the final plat, show 40 feet building line created along Heather Lane, extended beyond removal.

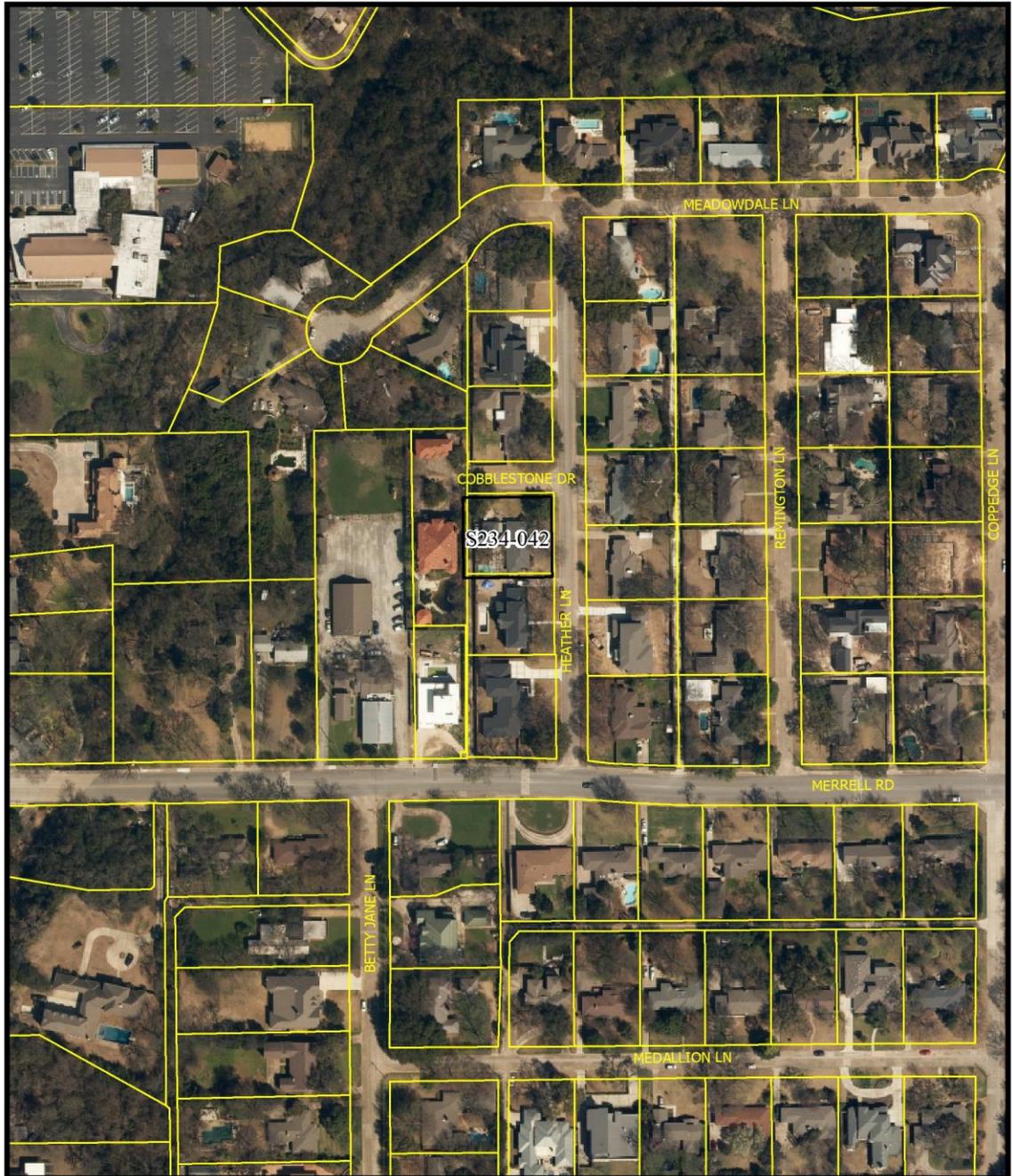
**Street Name / GIS, Lot & Block Conditions:**

17. On the final plat, identify the property as Lot 3 in City Block 1/6414.

ALL AREAS ARE IN SQUARE FEET







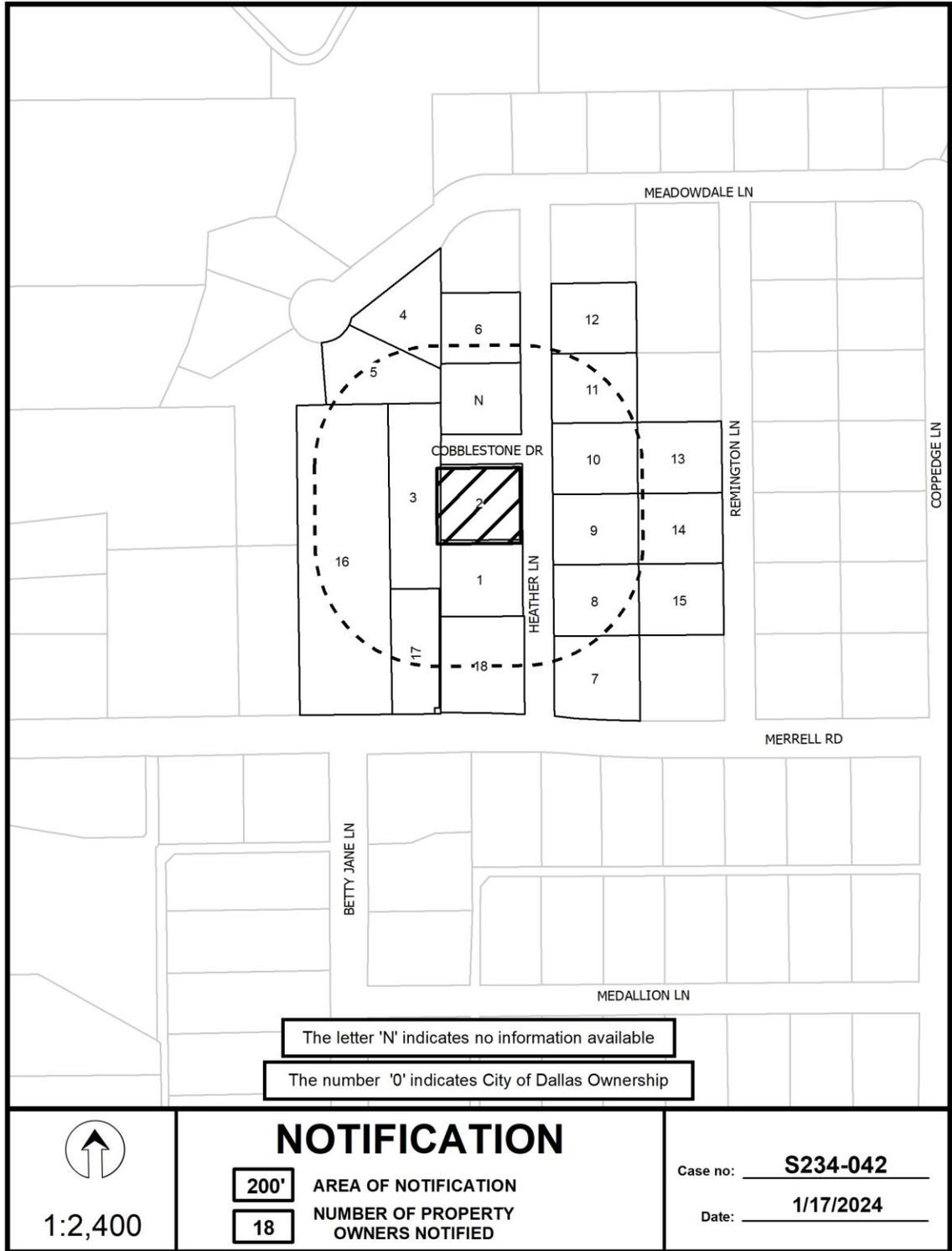
1:2,400

# AERIAL MAP

- Area of Request
- Recent History

Case no: **S234-042**

Date: **1/17/2024**



01/08/2024

# ***Notification List of Property Owners***

***S234-042***

***18 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	10421 HEATHER LN	BAUM MICHAEL ANTHONY &
2	10431 HEATHER LN	RIVERA JAMES & TERESA M
3	3701 COBBLESTONE DR	MOASSER ZIBA
4	3760 MEADOWDALE LN	MOORE CATHERINE PREVETTI
5	3754 MEADOWDALE LN	JOHNSON DIANNE L RESIDUARY TRUST
6	10451 HEATHER LN	STAFFIN JEFF & DOLORES
7	10408 HEATHER LN	MARTIN CORINDO I JR &
8	10416 HEATHER LN	DRAKE ZACHARY & ERIN ROBIN
9	10424 HEATHER LN	OLERIO HOMES LLC
10	10432 HEATHER LN	BARRIENTES JESSE &
11	10442 HEATHER LN	ST ROMAIN NANCY C EST OF
12	10450 HEATHER LN	PRYOR WILL & ELLEN S
13	10433 REMINGTON LN	GIBBONS GARRETT R JR
14	10425 REMINGTON LN	JONES BLAKE & CHRISTIN J
15	10417 REMINGTON LN	WRIGHT LOGAN
16	3751 MERRELL RD	TEXAS CONFERENCE ASSOCIATION OF
17	3803 MERRELL RD	GEORGALIS TOM & ALYSSA
18	10411 HEATHER LN	MOLTKAU JORG & CARIE L

