

CITY PLAN COMMISSION**THURSDAY, DECEMBER 07, 2023****FILE NUMBER:** S234-012**SENIOR PLANNER:** Hema Sharma**LOCATION:** Parkdale Drive, west of Donna Drive**DATE FILED:** November 08, 2023**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 5**SIZE OF REQUEST:** 1.206-acre**APPLICANT/OWNER:** Metroplex Casas, LLC

REQUEST: An application to replat a 1.206-acre (52,540-square foot) tract of land containing part of Lot 4 in City Block 24/5815 to create one 12,081-square foot lot, one 18,317-square foot lot and one 22,142-square foot lot on property located on Parkdale Drive, west of Donna Drive.

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

PROPERTY OWNER NOTIFICATION: On November 21, 2023, 35 notices were sent to property owners within 200 feet of the proposed plat.

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 west of the request have lot widths ranging in size from 40 feet to 209 feet and lot areas ranging in size from 8,918 square feet to 29,819 square feet and are zoned R-7.5(A) Single Family District. *(Please refer to the existing area analysis and aerial map)*
- The properties to the south of the request have lot areas ranging in size from 7,836 square feet to 9,513 square feet and are zoned R-7.5(A) Single Family District. *(Please refer to the existing area analysis map and aerial map)*
- The properties to the east of the request have lot widths ranging in size from 78 feet to 101 feet and lot areas ranging in size from 11,501 square feet to 17,814 square feet and are zoned R-7.5(A) Single Family District. *(Please refer to the existing area analysis and aerial map)*
- The properties to the north of the request have lot areas ranging in size from 7,516 square feet to 16,785 square feet and are zoned R-7.5(A) Single Family District. *(Please refer to the existing area analysis map and aerial map)*

The request lies in a 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 12,081-square foot lot, one 18,317-square foot lot and one 22,142-square foot lot.

Staff finds that the request is similar to the development pattern established within the immediate vicinity. The request complies with the zoning requirement of the R-7.5(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 3.

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 Parkdale Drive. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*
16. Provide minimum alley ROW at the alley bend per City of Dallas Standard Construction Details File 251D-1 Page 4002

Survey (SPRG) Conditions:

17. Prior to final plat, submit a completed final plat checklist and all supporting documents.
18. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
19. On the final plat, show recording information on all existing easements within 150 feet of the property.
20. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information.

Dallas Water Utilities Conditions:

21. 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.
22. Water and Wastewater main improvements may be required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

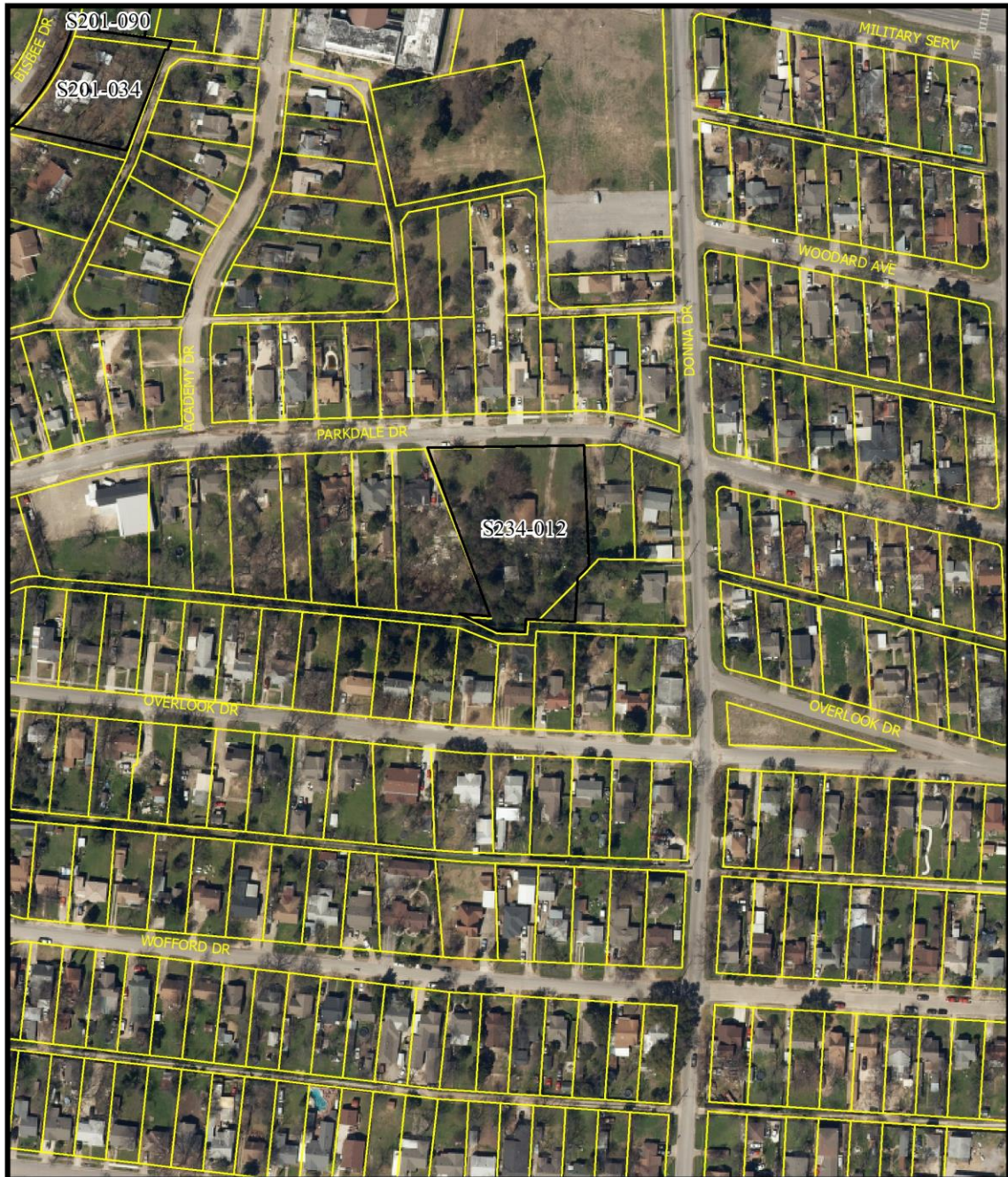
Real Estate/ GIS, Lot & Block Conditions:


23. Prior to the final plat, please remove the chain link fence from public right-of-way 15' alley.
24. On the final plat, identify the property as Lots 4A-4C in City Block 24/5815. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).

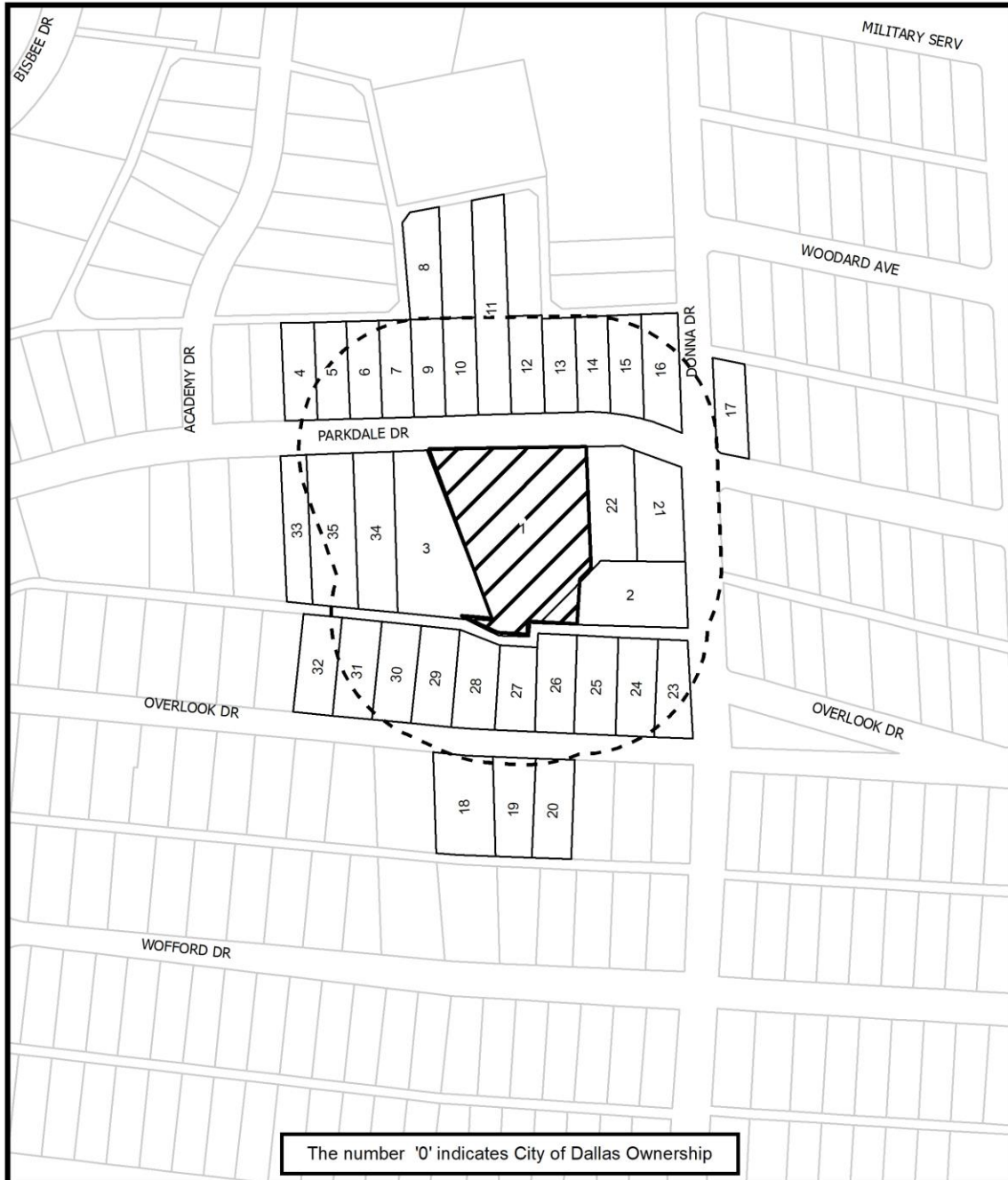
EXISTING AREAS ARE IN SQUARE FEET







 1:2,400	<h2>AERIAL MAP</h2> <ul style="list-style-type: none"> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History 	Case no: <u> S234-012 </u> Date: <u> 11/20/2023 </u>
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 1:2,400	<h2 style="text-align: center;">NOTIFICATION</h2> <p> 200' AREA OF NOTIFICATION 35 NUMBER OF PROPERTY OWNERS NOTIFIED </p>	Case no: <u>S234-012</u> Date: <u>11/20/2023</u>
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11/16/2023

Notification List of Property Owners

S234-012

35 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	6614 PARKDALE DR	SWEARENGEN TOM EST OF &
2	3715 DONNA DR	SOLIS YVETTE P
3	6524 PARKDALE DR	ESQUIVEL ADILENE &
4	6511 PARKDALE DR	MERAZ LUIS A F &
5	6515 PARKDALE DR	DEFERNANDEZ SANDRA LEE &
6	6519 PARKDALE DR	HERNANDEZ SANTOS Z &
7	6523 PARKDALE DR	HERNANDEZ MARIO &
8	6603 PARKDALE DR	CANTU PORFIRIO & JACINTA
9	6603 PARKDALE DR	CANTU MANAGEMENT TRUST
10	6607 PARKDALE DR	ROCHA MANUEL
11	6611 PARKDALE DR	DIAZ FRANCISCO
12	6615 PARKDALE DR	BAHENA JUAN CARLOS
13	6619 PARKDALE DR	BAHENA JUAN & ROCIO
14	6623 PARKDALE DR	CORNEJO JOSE &
15	6627 PARKDALE DR	MATA MARY RUTH
16	6631 PARKDALE DR	LARA OCTAVIO M &
17	6701 PARKDALE DR	FIERRO JUANA C RAMOS
18	6610 OVERLOOK DR	LERMA CARRINA SOTO &
19	6616 OVERLOOK DR	ALTAMIRANO MANUEL ALBERTO
20	6620 OVERLOOK DR	MARTINEZ BALTAZAR R &
21	6632 PARKDALE DR	CONTRERAS HORACIO
22	6626 PARKDALE DR	ESCOBEDO SYDNEY E
23	6637 OVERLOOK DR	RAMIREZ FELIPE LOPEZ
24	6633 OVERLOOK DR	GONZALEZ OLIVERIO &
25	6629 OVERLOOK DR	CAVINESS HORACE T & SARA
26	6623 OVERLOOK DR	CASTRO RAFAEL

11/16/2023

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	6619 OVERLOOK DR	DOMINGUEZ ROGELIO IGNACIO
28	6611 OVERLOOK DR	GALLEGOS MARY & ARTURO
29	6607 OVERLOOK DR	CASTANADA EROEMIR &
30	6603 OVERLOOK DR	MARTINEZ BALTAZAR
31	6553 OVERLOOK DR	CARRANZA ROBERTO
32	6549 OVERLOOK DR	DAREZ JANET E
33	6512 PARKDALE DR	REYNA BENITO JR &
34	6520 PARKDALE DR	FUENTES ROQUE ZUNIGA
35	6516 PARKDALE DR	FUENTES ROQUE & NORMA

