

**LOCATION:** Silver Hill Drive, east of Bonnie View Road

**DATE FILED:** June 26, 2024

**ZONING:** R-5(A)

**CITY COUNCIL DISTRICT:** 8

**SIZE OF REQUEST:** 0.609 -acres

**APPLICANT/OWNER:** Gazelle Allen Rose

**REQUEST:** An application to replat a 0.609-acre tract of land containing all of Lots 1 and 2 in City Block 5/6870 to create three lots ranging in size from 0.202 acre (8,799 square foot) to 0.204 acre (8,886 square foot) and to remove the 30-foot platted building line along the north line of Silver Hill Drive on property located on Silver Hill Drive, east of Bonnie View Road.

**SUBDIVISION HISTORY:**

1. S234-071 was a request northeast of the present request to create a 48-lot residential subdivision ranging in size from 5,437 square feet to 6,977 square feet and one common area from a 7.943-acre tract of land in City Block 6870 on property located on Bonnie View Road, south of Silverhill Drive. The request was approved on March 21, 2024 and has not been recorded.
2. S190-086 was a request south of the present request to create 258 Residential Lots ranging in size from 5,000 square feet to 11,554 square feet and 4 common areas from a 67.296-acre tract of land in City Block 8260 on property located on JJ Lemmon Road south of Simpson Stuart Road. The request was approved on February 20, 2020 and recorded on December 12, 2022.

**PROPERTY OWNER NOTIFICATION:** On July 9, 2024, 19 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 north line of Silver Hill Drive is 30 feet. Minimum required front yard setback is 20 feet for R-5(A) Single Family District.
  - (ii) "Be contrary to the public interest;"

- 19 notices were sent to property owners within 200 feet of the proposed plat boundary.
- (iii) “Adversely affect neighboring properties; and”
  - The removal of the 30-foot platted building along the north line of Silver Hill Drive will not affect neighboring properties.
- (IV) “adversely affect the plan for the orderly development of the subdivision.”
  - The removal of the 30-foot platted building line along the north line of Silver Hill Drive will allow for development of the property in accordance with the requirements of a R-5(A) Single Family District.

**STAFF RECOMMENDATION ON BUILDING LINE REMOVAL:** The request is to remove an existing 30-foot platted building line along the north line of Silver Hill 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 30-foot platted building line along the north line of Silver Hill 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 properties to the northline of Silverhill Drive have lot widths ranging in size from 55 feet to 110 feet and lot areas ranging in size from 7,809 square feet to 20,262.67 square feet and are zoned R-5(A) Single Family District. *(Refer to the existing area analysis map)*
- The properties to the southline of Silverhill Drive have lot widths ranging in size from 63 feet to 80 feet and lot areas ranging in size from 7,559 square feet to 10,000 square feet and are zoned R-5(A) Single Family District. *(Refer to the existing area analysis map)*

The request lies in a R-5(A) Single Family District which has a minimum lot area requirement of 5,000 square feet. The request is to create three lots ranging in size from 0.202 acre (8,799 square foot) to 0.204 acre (8,886 square foot) and the proposed lot widths ranging in size from 72.71 feet to 73.90 feet respectively.

Staff finds that there is a variation in lot pattern in the immediate vicinity of the request. The request complies with the requirements of R-5(A) Single Family District and with the requirements of Section 51A-8.503; 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 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 25 feet of right-of-way (via fee simple or street easement) from the established centerline of Siver Hill Drive. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*
16. On the final plat, dedicate 7.5 feet feet of right-of-way (via fee simple or street easement) from the established centerline of Alley. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*

**Survey (SPRG) Conditions:**


17. Prior to final plat, submit a completed final plat checklist and all supporting documents.
18. On the final plat, show the correct recording information for the subject property.
19. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
20. On the final plat, show distances/width across all adjoining right-of-way
21. On the final plat, chose a new or different plat name.

**GIS, Lot & Block Conditions:**

22. On the final plat, identify the property as Lots 1A, 1B, & 2A in City Block 5/6870.

ALL AREAS ARE IN SQUARE FEET



  
1:2,400

**EXISTING AREA ANALYSIS MAP**


Area of Request

Recent History

Case no: **S234-142**


Date: **7/9/2024**

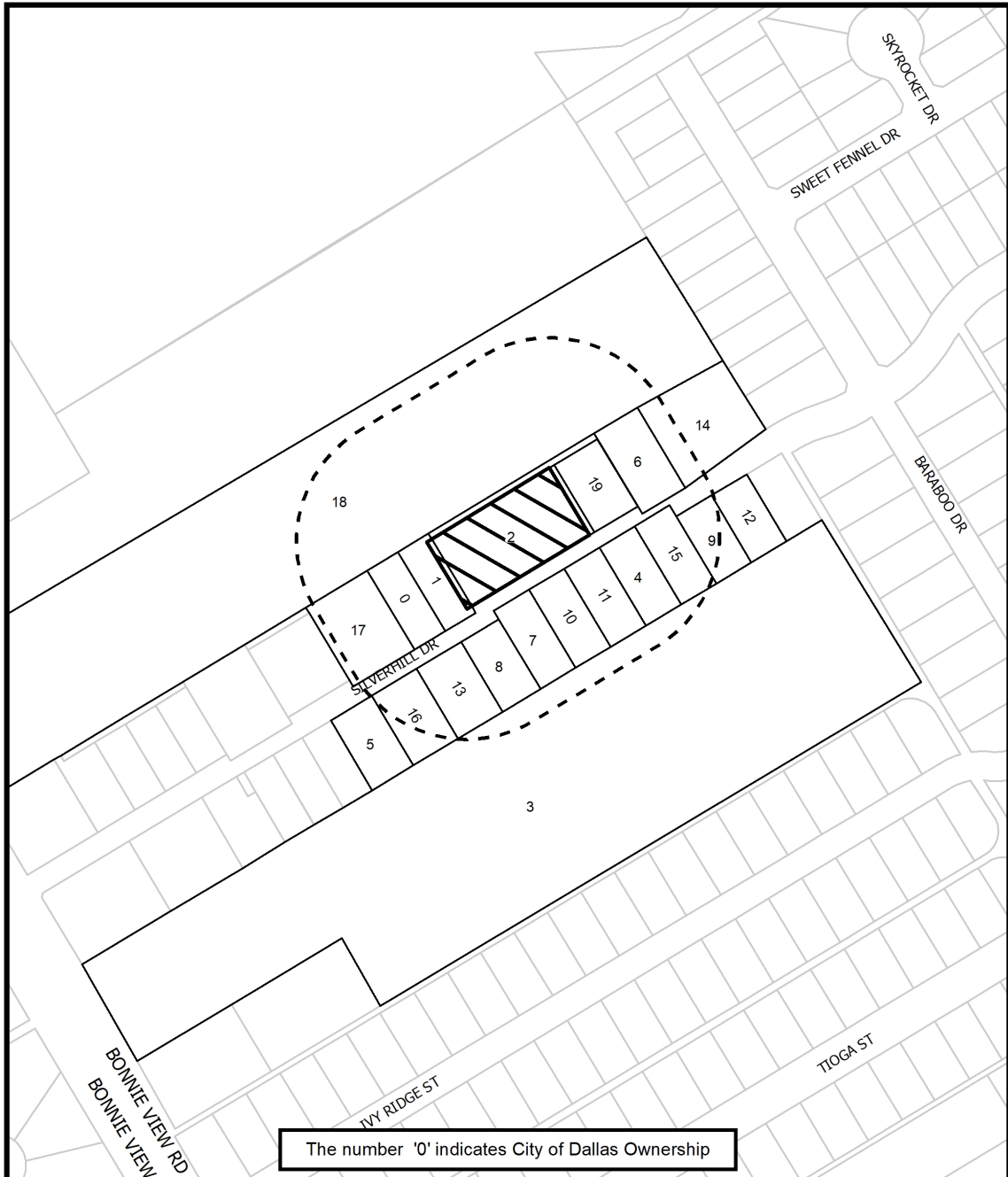


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| <br>1:2,400 | <h2>ZONING MAP</h2> <ul style="list-style-type: none"> <li><input type="checkbox"/> Area of Request</li> <li><input type="checkbox"/> Recent History</li> </ul> | Case no: <b>S234-142</b><br>Date: <b>7/9/2024</b> |
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| <br>1:2,400 | <h2 style="text-align: center;">AERIAL MAP</h2> <p> <input type="checkbox"/> Area of Request<br/> <input type="checkbox"/> Recent History         </p> | Case no: <u>      <b>S234-142</b>      </u><br>Date: <u>      <b>7/9/2024</b>      </u> |
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| <br>1:2,400 | <h2 style="text-align: center;">NOTIFICATION</h2> <table border="1" style="width: 100%;"> <tr> <td style="text-align: center;"><b>200'</b></td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="text-align: center;"><b>19</b></td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table> | <b>200'</b> | AREA OF NOTIFICATION | <b>19</b> | NUMBER OF PROPERTY OWNERS NOTIFIED | Case no: <b>S234-142</b><br>Date: <b>7/9/2024</b> |
| <b>200'</b>  | AREA OF NOTIFICATION   |             |                      |           |                                    |   |
| <b>19</b>  | NUMBER OF PROPERTY OWNERS NOTIFIED   |             |                      |           |                                    |   |



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

### ***S234-142***

#### ***19 Property Owners Notified***

| <b><i>Label #</i></b> | <b><i>Address</i></b> | <b><i>Owner</i></b>         |
|-----------------------|-----------------------|-----------------------------|
| 1                     | 4011 SILVERHILL DR    | GOINES RENEE                |
| 2                     | 4015 SILVERHILL DR    | ROSE GAZELLE ANTONIO PICHON |
| 3                     | 6440 BONNIE VIEW RD   | TRIUMPH THE CHURCH AND      |
| 4                     | 4032 SILVERHILL DR    | DILWORTH BETTY LEE &        |
| 5                     | 3944 SILVERHILL DR    | BROWN CLIFTON ANTONIO &     |
| 6                     | 4037 SILVERHILL DR    | BAZALDUA JOSE PATRICIO &    |
| 7                     | 4016 SILVERHILL DR    | MENDEZ GERARDO &            |
| 8                     | 4012 SILVERHILL DR    | RODRIGUEZ PAUL ANTHONY      |
| 9                     | 4040 SILVERHILL DR    | MALDONADO LORENZA VILLA     |
| 10                    | 4020 SILVERHILL DR    | PATTON BRENDA H             |
| 11                    | 4026 SILVERHILL DR    | RAMIREZ VICENCIO &          |
| 12                    | 4044 SILVERHILL DR    | VEGA ELIAS & MARIA NAZARIO  |
| 13                    | 4006 SILVERHILL DR    | LYONS SHEILA L              |
| 14                    | 4043 SILVERHILL DR    | 4043 SILVERHILL DRIVE TRUST |
| 15                    | 4036 SILVERHILL DR    | TURNER L E                  |
| 16                    | 3952 SILVERHILL DR    | GARDNER TOMMY LEE           |
| 17                    | 3949 SILVERHILL DR    | JONELLE MISSIONARY BAPT     |
| 18                    | 6352 BONNIE VIEW RD   | TOOR GARY & IRAPREET        |
| 19                    | 4031 SILVERHILL DR    | CURNELL SANDRA              |

