

**LOCATION:** Winterset Avenue, south of Beckleymeade Avenue**DATE FILED:** December 8, 2022**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 8**SIZE OF REQUEST:** 0.46-acre**MAPSCO:** 74G**OWNER:** Tongar, LP.

**REQUEST:** An application to replat a 0.46-acre tract of land containing all of Lot 25 in City Block J/7590 to create two 0.23-acre (10,000 square foot) lots on property located on Winterset Avenue, south of Beckleymeade Avenue.

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

**PROPERTY OWNER NOTIFICATION:** On December 20, 2022, 21 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 east line of Winterset Avenue have lot widths ranging in size from 50 feet to 100 feet and lot areas ranging in size from 9,353 square feet to 20,925 square feet and are zoned an R-7.5(A) Single Family District. (*Please refer to the existing area analysis map*)
- The properties to the west line of Winterset Avenue have lot widths ranging in size from 50 feet to 150 feet and lot areas ranging in size from 7,497 square feet to 20,675 square feet and are zoned an R-7.5(A) Single Family District. (*Please refer to the existing area analysis map*)

The request lies in an R-7.5(A) Single Family District which has a minimum lot area requirement of 7,500 square feet. The request is to create two 10,000-square foot lots from one platted lot. The widths of the proposed lots are 50 feet.

Staff finds that there is variation in lot width, lot depth, and lot area in the immediate vicinity of the present request. 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 structure, new or existing, 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 submittal of the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to issuance of early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is 2.

### **Paving & Drainage Conditions:**

12. Submit a Full Set of Civil Engineering Plans 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. Section 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. Lot-to-Lot drainage will not be allowed without proper **City of Dallas Engineering Division** approval (Note must be on Plat). Section 51A 8.611(e)

**Survey (SPRG) Conditions:**

15. On the final plat, show recording information on all existing easements within 150 feet of property.
16. On the final plat, show all additions or tracts of land within 150 feet of property with recording information.

**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 Lots 25A and 25B in City Block J/7590. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).

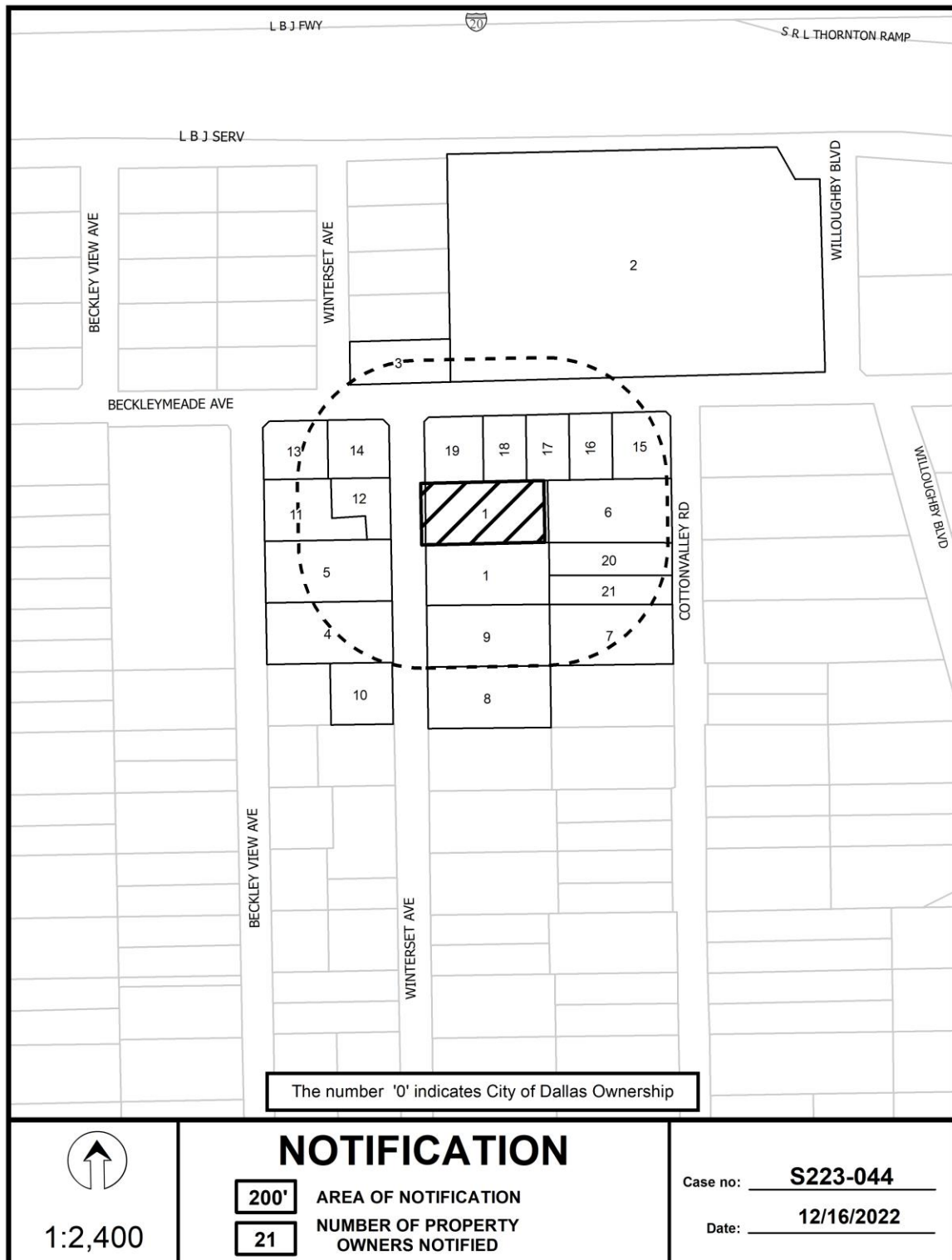
**ALL AREAS ARE IN SQUARE FEET**











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

**S223-044**

### ***21 Property Owners Notified***

<i><b>Label #</b></i>	<i><b>Address</b></i>	<i><b>Owner</b></i>
1	8930 WINTERSET AVE	PUENTA JAIRO & JUANITA
2	8801 WILLOUGHBY BLVD	EXTRA SPACE PROPERTIES TWO LLC
3	8844 WINTERSET AVE	QUIROGA NORA E
4	8922 BECKLEYVIEW AVE	JMR HOMES LLC
5	8931 WINTERSET AVE	PUENTE JUANITA
6	8915 COTTONVALLEY RD	Taxpayer at
7	8927 COTTONVALLEY RD	MARTINEZ RALPH III &
8	9014 WINTERSET AVE	SANCHEZ HERLINDA
9	9004 WINTERSET AVE	PUENTE JAIRO & JUANITA
10	9015 WINTERSET AVE	CORDOVA CINDY
11	8912 BECKLEYVIEW AVE	TELLO JOSE LUIS & AGLAHE
12	8921 WINTERSET AVE	OLVERA JORGE
13	8906 BECKLEYVIEW AVE	PEREZ ERIBERTO &
14	8911 WINTERSET AVE	LOPEZ GAUDENCIA CABRERA
15	8907 COTTONVALLEY RD	BECERRA JOSE
16	408 BECKLEYMEADE AVE	VICENCIO ARMANDO &
17	416 BECKLEYMEADE AVE	CABELLO ARTURO &
18	424 BECKLEYMEADE AVE	DIAZ JOSE LIFE EST
19	8908 WINTERSET AVE	PERALES FELIPE
20	8919 COTTONVALLEY RD	BECERRA MARIA
21	8923 COTTONVALLEY RD	BAHENA VERONICA



