

CITY PLAN COMMISSION**THURSDAY, JANUARY 18, 2024****FILE NUMBER:** S234-030**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** between Turtle Creek Drive and Katy Trail, northeast of Blackburn Street**DATE FILED:** December 20, 2023**ZONING:** PD 193 (R-7.5)**PD LINK:** [§ 51P-193 \(dallascityhall.com\)](https://dallascityhall.com/51P-193)**CITY COUNCIL DISTRICT:** 14**SIZE OF REQUEST:** 0.777-acre**APPLICANT/OWNER:** Robert Hallam Jr

REQUEST: An application to replat a 0.777-acre tract of land containing all of Lot 4A and part of Lot 4 in City Block A/2024 to create one lot on property located between Turtle Creek Drive and Katy Trail, northeast of Blackburn Street.

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

PROPERTY OWNER NOTIFICATION: On December 29, 2023, 67 notices were sent to property owners within 200 feet of the proposed plat boundary.

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 request lies in PD 193 (R-7.5) which has a minimum lot area requirement of 7,500 square feet. The request is to create one 33,841-square foot lot.

Staff finds that there is a variation in lot pattern within the immediate vicinity of the request (*Refer to the existing area analysis and aerial map*). The request complies with the zoning requirement of PD 193 (R-7.5) 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. Submit a full set of Civil Engineering Plans (drainage, paving, street signage/marketing/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:

15. Must coordinate with Dallas Park and Recreation department due to Katy Trail.

Flood Plain Conditions:

16. On the final plat, determine the 100-year water surface elevation across this addition.
17. 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

18. 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
19. On the final plat, specify minimum fill and minimum finished floor elevations. *Section 51A-8.611(d), Trinity Watershed Management.*
20. On the final plat, show the natural channel set back from the crest of the natural channel. *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.

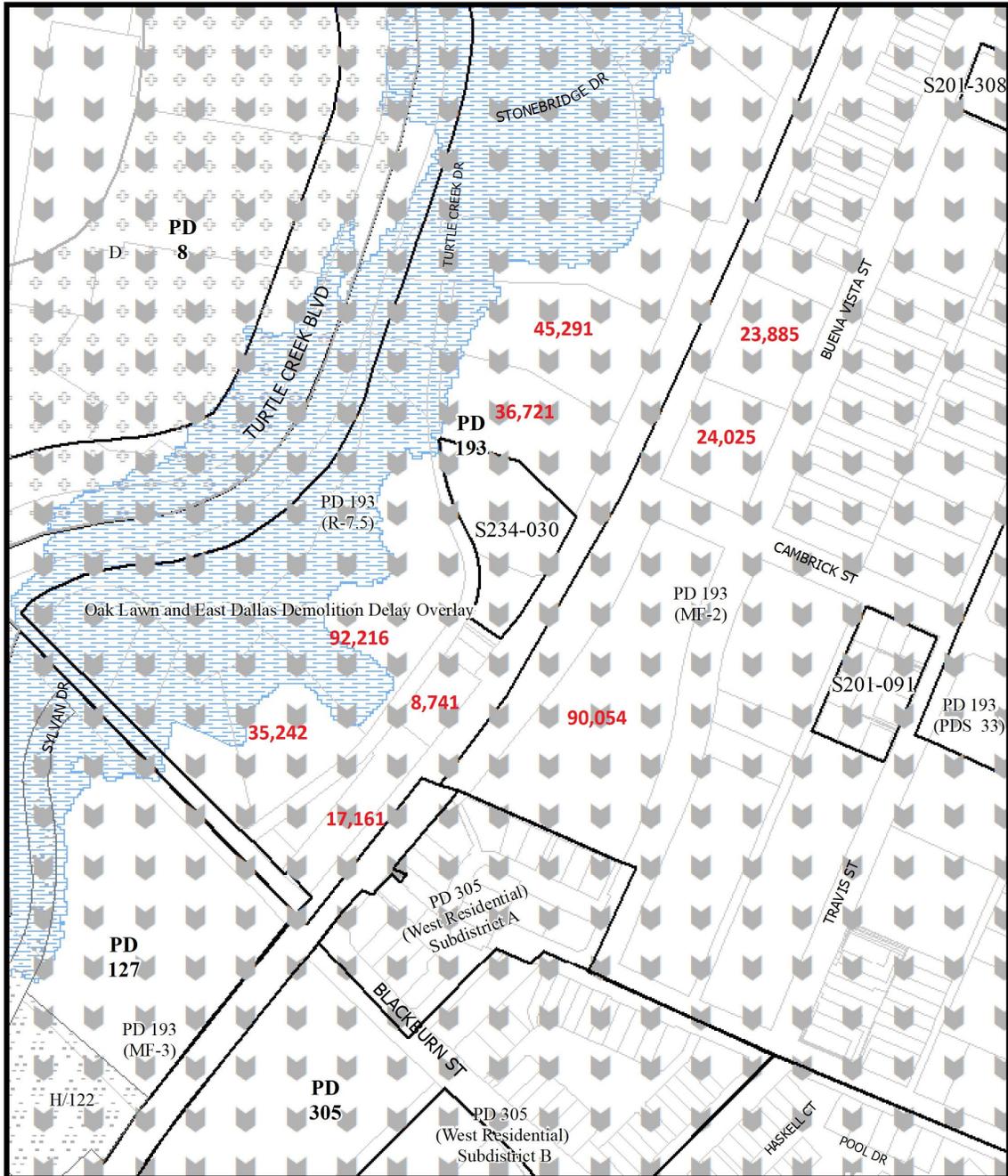
Survey (SPRG) Conditions:

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

Street Name / GIS, Lot & Block Conditions:

27. On the final plat, change "Turtle Creek Plaza Drive" to "Turtle Creek Drive".
28. On the final plat, add "Cambrick Street (FKA Carroll Avenue)".
29. On the final plat, identify the property as Lot 4B in City Block A/2024.

ALL AREAS ARE IN SQUARE FEET

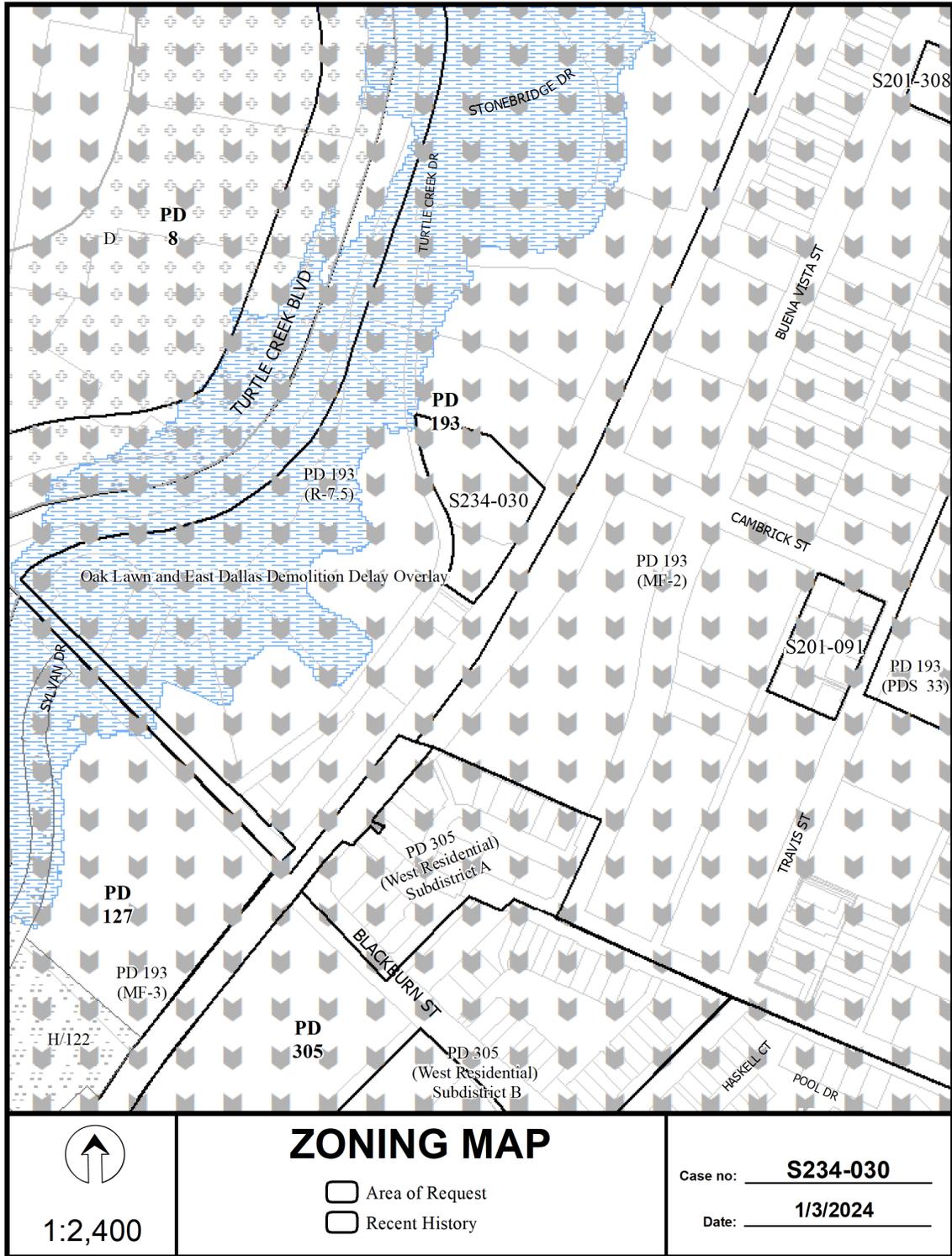


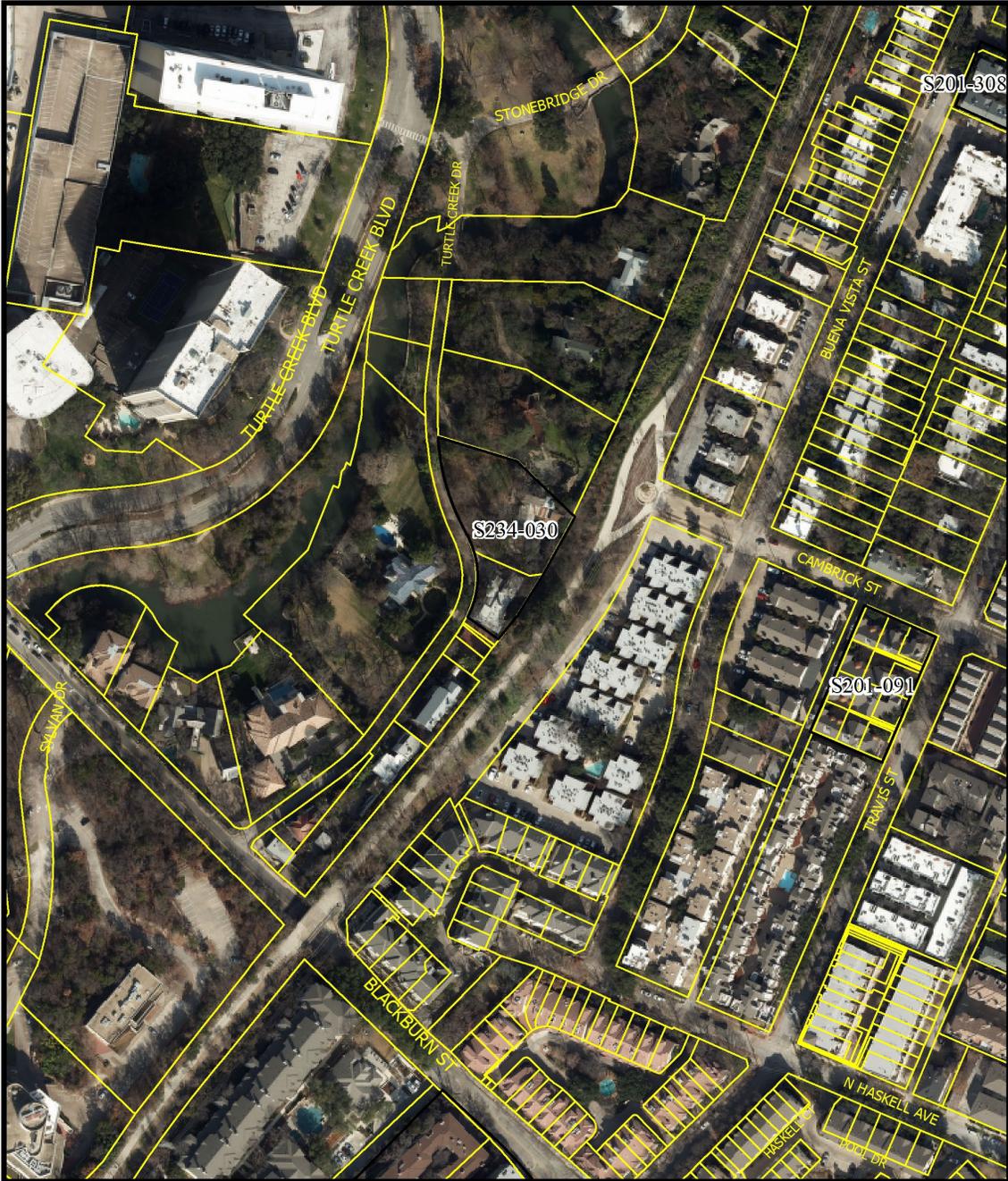
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EXISTING AREA ANALYSIS MAP

Area of Request
 Recent History

Case no: **S234-030**
Date: **1/3/2024**





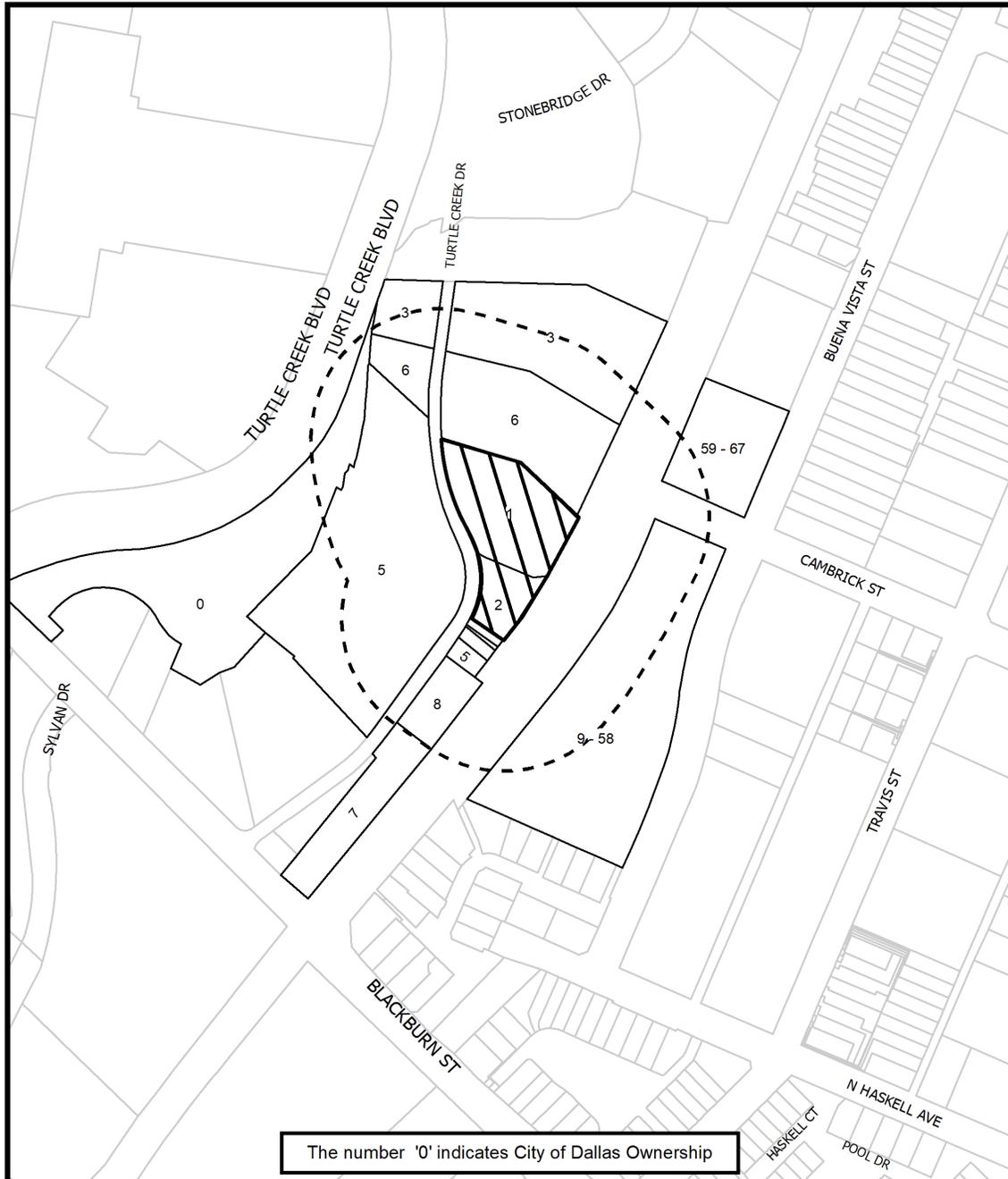
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AERIAL MAP

- Area of Request
- Recent History

Case no: S234-030

Date: 1/3/2024



The number '0' indicates City of Dallas Ownership

 1:2,400	<h2 style="text-align: center;">NOTIFICATION</h2> <table border="1" style="width: 100%;"> <tr> <td style="text-align: center;">200'</td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="text-align: center;">67</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	200'	AREA OF NOTIFICATION	67	NUMBER OF PROPERTY OWNERS NOTIFIED	Case no: S234-030 Date: 1/3/2024
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67	NUMBER OF PROPERTY OWNERS NOTIFIED					

12/27/2023

Notification List of Property Owners

S234-030

67 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3840	TURTLE CREEK PLAZA 3832 TCD LLC
2	3832	TURTLE CREEK PLAZA 3832 TCD LLC
3	3848	TURTLE CREEK PLAZA SCHNEIDER MARTHA ANN
4	3830	TURTLE CREEK PLAZA KARNs MICHAEL
5	3827	TURTLE CREEK PLAZA KARNs MICHAEL
6	3844	TURTLE CREEK PLAZA MCATEE DAVID R ETAL
7	3818	TURTLE CREEK DR LIGHT STANLEY W REVOCABLE
8	3822	TURTLE CREEK PLAZA DILLON WILLIAM R & HEIDI
9	3955	BUENA VISTA ST HECKLER ALAN
10	3955	BUENA VISTA ST HARRIS WESLEY ALAN &
11	3955	BUENA VISTA ST JONES JULIE ANNE
12	3955	BUENA VISTA ST SHIPMAN JOSHUA D
13	3955	BUENA VISTA ST GARZA RICARDO &
14	3955	BUENA VISTA ST CHRISTODOULATOS ATHENA
15	3949	BUENA VISTA ST MEJIA VINCENT R & BIANCA L
16	3949	BUENA VISTA ST FANG LEONARD H
17	3949	BUENA VISTA ST MANTHA LYNN
18	3949	BUENA VISTA ST SHIRAZI JASON M
19	3949	BUENA VISTA ST SALDIVAR GRACIELA
20	3949	BUENA VISTA ST SAWICKI DENISE M
21	3945	BUENA VISTA ST CARSON JOSHUA
22	3945	BUENA VISTA ST CARTER BLAIR H & JOHN L
23	3945	BUENA VISTA ST RENEAU MICHELLE L
24	3945	BUENA VISTA ST PAYNE JULIE
25	3945	BUENA VISTA ST BIVENS WILLIAM B
26	3945	BUENA VISTA ST GONZALES KRISTINA

12/27/2023

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	3939 BUENA VISTA ST	THUM GIUSEPPE &
28	3939 BUENA VISTA ST	HOLLIMANKITCHELL LIVING
29	3939 BUENA VISTA ST	MURSKI AMANDA
30	3939 BUENA VISTA ST	JACOB JENNIFER R
31	3939 BUENA VISTA ST	COLEMAN ALEXA
32	3939 BUENA VISTA ST	SARTAIN CHRIS
33	3935 BUENA VISTA ST	KAMAL ARIBA
34	3935 BUENA VISTA ST	DANIEL AUSTEN TAYLOR
35	3935 BUENA VISTA ST	WILLIAMS MARGARET LYNN
36	3935 BUENA VISTA ST	JACKSON KYLONNIE M
37	3935 BUENA VISTA ST	MARBLE RANDY L
38	3935 BUENA VISTA ST	GOMEZ OLGA SARAI
39	3929 BUENA VISTA ST	CHERRY JANE W
40	3929 BUENA VISTA ST	CANALES ELIZABETH A
41	3929 BUENA VISTA ST	BRETHAUER NICOLE LYNN
42	3929 BUENA VISTA ST	BOONE DAVID R & JULIA
43	3929 BUENA VISTA ST	HUBERT ANTONIA
44	3929 BUENA VISTA ST	JEFFUS ELLEN &
45	3919 BUENA VISTA ST	PIEROTTI ARIANNA
46	3919 BUENA VISTA ST	HORTON WILLIAM III
47	3919 BUENA VISTA ST	TRAWNIK JOHN & OLENA
48	3915 BUENA VISTA ST	MARTIN MEAGAN
49	3915 BUENA VISTA ST	APEX FINANCIAL CORP
50	3915 BUENA VISTA ST	REID KEVIN
51	3915 BUENA VISTA ST	DOYLE MEGAN KENT
52	3913 BUENA VISTA ST	PRUITT MORGAN L
53	3913 BUENA VISTA ST	GETAHUN KIDUS
54	3913 BUENA VISTA ST	BURDEN SEAN P
55	3913 BUENA VISTA ST	ROOSSIEN SEAN THOMAS
56	3925 BUENA VISTA ST	VONATZIGEN KEVIN &
57	3925 BUENA VISTA ST	GONZALEZ VANESSA CORNEJO

12/27/2023

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	3925 BUENA VISTA ST	SOULTANIAN SUSAN
59	4017 BUENA VISTA ST	YAMOAH GODFREY
60	4017 BUENA VISTA ST	GALINDO RENE L
61	4017 BUENA VISTA ST	SHEIKH AISHA ALI
62	4017 BUENA VISTA ST	BUFORD JOE LEE
63	4017 BUENA VISTA ST	GONZALES CHRISTINE M &
64	4017 BUENA VISTA ST	OVERLAND MISSOULA TO DALLAS LLC &
65	4017 BUENA VISTA ST	BOGGS TAYLOR ANN
66	4017 BUENA VISTA ST	DUNLOP AMYE
67	4017 BUENA VISTA ST	MILLER KATLYNE NICOLE

