

CITY PLAN COMMISSION

THURSDAY, NOVEMBER 7, 2024

FILE NUMBER: S245-004

SENIOR PLANNER: Hema Sharma

LOCATION: Mountain Creek Parkway at Timberbluff Road, northwest corner

DATE FILED: October 9, 2024

ZONING: R-7.5(A)

CITY COUNCIL DISTRICT: 3

SIZE OF REQUEST: 0.436-acres

APPLICANT/OWNER: Edson Construction, Inc., Sonia Villa

REQUEST: An application to create one 0.240-acre (10,450 square foot) lot and one 0.196-acre (8,545 square foot) lot from a 0.436-acre tract of land in City Block 8605 on property located on Mountain Creek Parkway at Timberbluff Road, northwest corner.

SUBDIVISION HISTORY:

1. S190-233 was a request southeast of the present request to create a 4.854-acre lot from a tract of land in city Block 8605 on property located on Sorcey Road at Mountain Creek Parkway, west corner. The request was approved on October 15, 2020 and recorded on March 25, 2022.

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 and south of the request have lot areas ranging in size from 6,820 square feet to 11,005 square feet and widths ranging in size from 62 feet to 110 feet and are zoned R-7.5(A) Single Family District. (*Refer to the existing area analysis map*)

The lots are being created from a tract of land; therefore, it does not qualify for a residential replat and can be approved on the consent agenda.

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 one 10,450 square foot lot and one 8,545 square foot lot; and the proposed lot widths are 88.70 feet and 109.06 feet respectively.

Staff finds that the request is compatible with the lot pattern already established in the adjacent areas; and the request is in compliance with Section 51A-8.503 and also with the requirements of the R-7.5(A) Single Family District 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 2.

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)
15. Existing drainage conveyance within the property is required to be sized in compliance with Section 51A-8.611(a)(1) of the City of Dallas Code.

Right-of way Requirements Conditions:

16. On the final plat, dedicate 50 feet of right-of-way (via fee simple) from the established center line of Mountain Creek Parkway. *Section 51A 8.602(c)*
17. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Timberbluff Road. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*
18. On the final plat, dedicate a minimum 10-foot by 10-foot corner clip (via fee simple or street easement) at the intersection of Mountain Creek Parkway & Timberbluff Road. *Section 51A 8.602(d)(1)*
19. A larger corner clip may be requested during engineering plan and traffic review to accommodate an adequate turning radius, or to maintain public/traffic appurtenances, within the area of the corner clip. *Section 51A 8.602(d)(1), 51A 8.608(a)*
20. On the final plat, dedicate a 15-foot by 15-foot Alley Sight Easement at the intersection of Timberbluff Road & the alley. *Section 51A-8.602(e)*
21. Must coordinate with Transportation Department for any traffic signal requirements that are deemed necessary for improving pedestrian accessibility and safety related to site development (Contact Srinivasa Veeramallu with Traffic Signals). *51A-8.606, 51A-8.608*

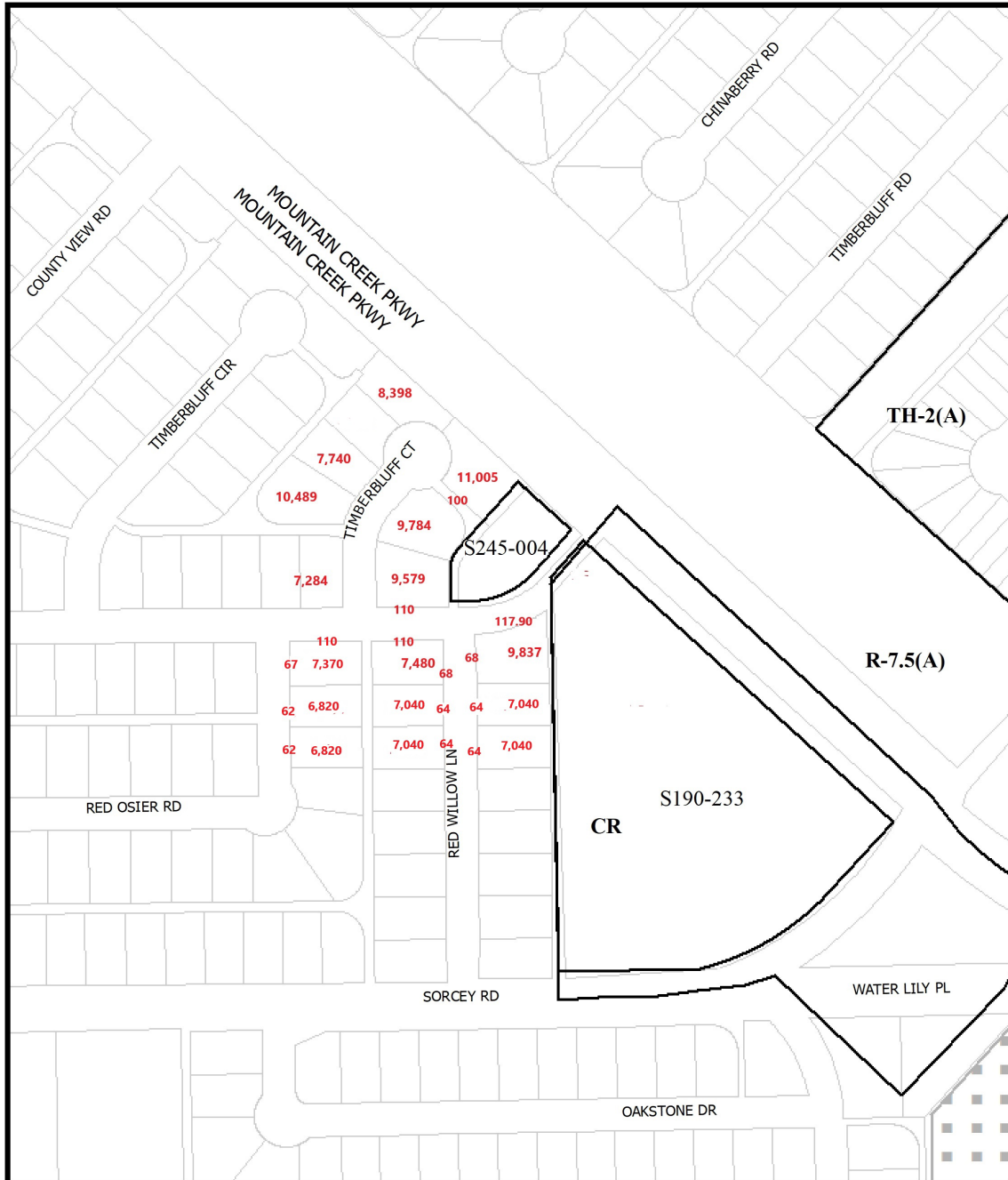
Survey (SPRG) Conditions:


22. Prior to final plat, submit a completed final plat checklist and all supporting documents.
23. On the final plat, show how all adjoining right-of-way was created. *Section 51A-8.403(a)(1)(A)(xxii).*
24. On the final plat, show distances/width across all adjoining right-of-way
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. *Platting Guidelines.*

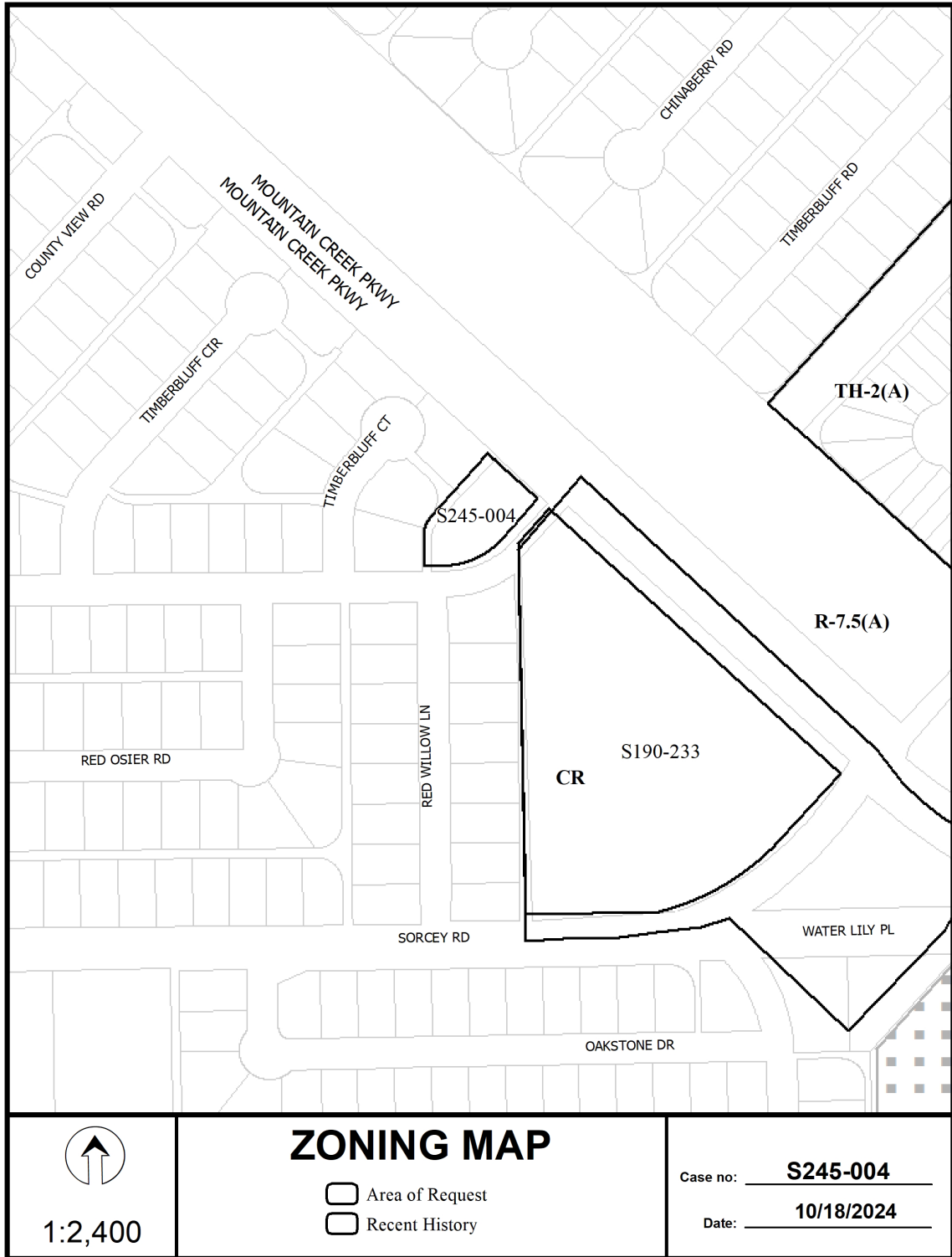
Street Name/ GIS, Lot & Block Conditions:

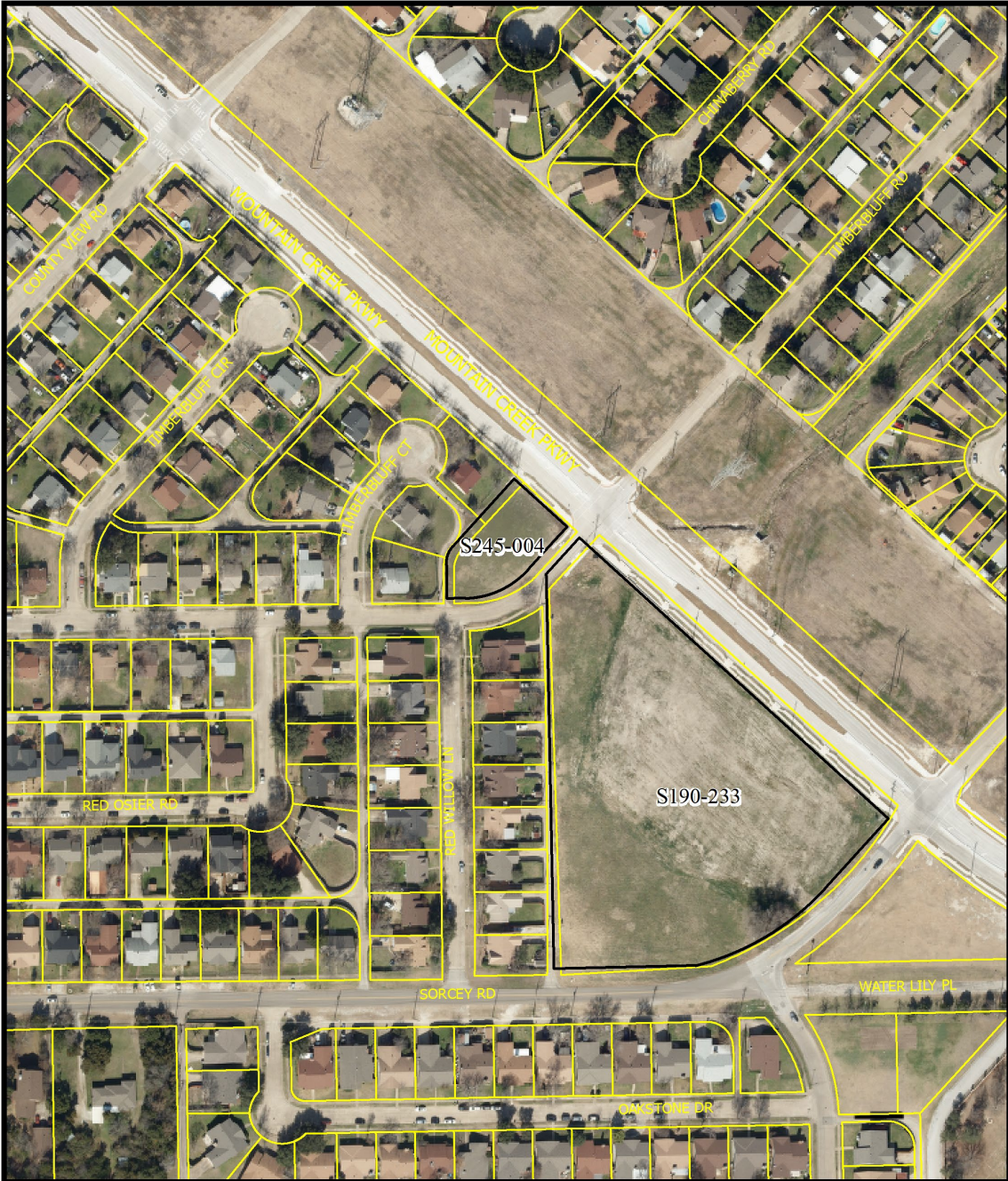
27. Prior to final plat, provide documentation for “FKA Florina Drive”.
28. On the final plat, identify the property as Lots 44 & 45 in City Block D/8605.


ALL AREA ARE IN SQUARE FEET



 1:2,400	<p style="text-align: center;">EXISTING AREA ANALYSIS MAP</p> <p> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p>	Case no: <u> S245-004 </u> Date: <u> 10/18/2024 </u>
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 1:2,400	<h3 style="text-align: center;">AERIAL MAP</h3> <p> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p>	Case no: <u> S245-004 </u> Date: <u> 10/18/2024 </u>
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