

LOCATION: North Acres Drive, north of Grady Lane**DATE FILED:** February 3, 2023**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 5 **SIZE OF REQUEST:** 1.44-acres **MAPSCO:** 59V & 59Z**APPLICANT/OWNER:** Alfredo Romero

REQUEST: An application to replat a 1.44-acre tract of land containing a portion of Lots 19 and 20 to create 3 lots ranging in size from 19,805 square feet to 23,064 square feet on property located on North Acres Drive, north of Grady Lane.

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

PROPERTY OWNER NOTIFICATION: On February 15, 2023, 22 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 north, south, and west of the request have no established lot pattern with lot areas ranging in size from 12,771 square feet to 48,207 square feet and lot widths ranging in size from 60 feet to 160 feet are zoned R-7.5(A) Single Family District. *(Please refer to the existing area analysis and aerial map)*
- The properties to the east of the request are in City of Buch Springs.

Staff concludes that there is not an established lot pattern in the immediate area of the request and the request complies with the requirements of Section 51A-8.503 and the R-7.5(A) Single Family District; 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 three.

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. 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.

Flood Plain Conditions:

16. Comply with Peaks Branch drainage requirements. Finish floor elevation is recommended to be 3' above nearest inlet, top of curb. Per DWU Floodplain Management Department recommendation.

Survey (SPRG) Conditions:

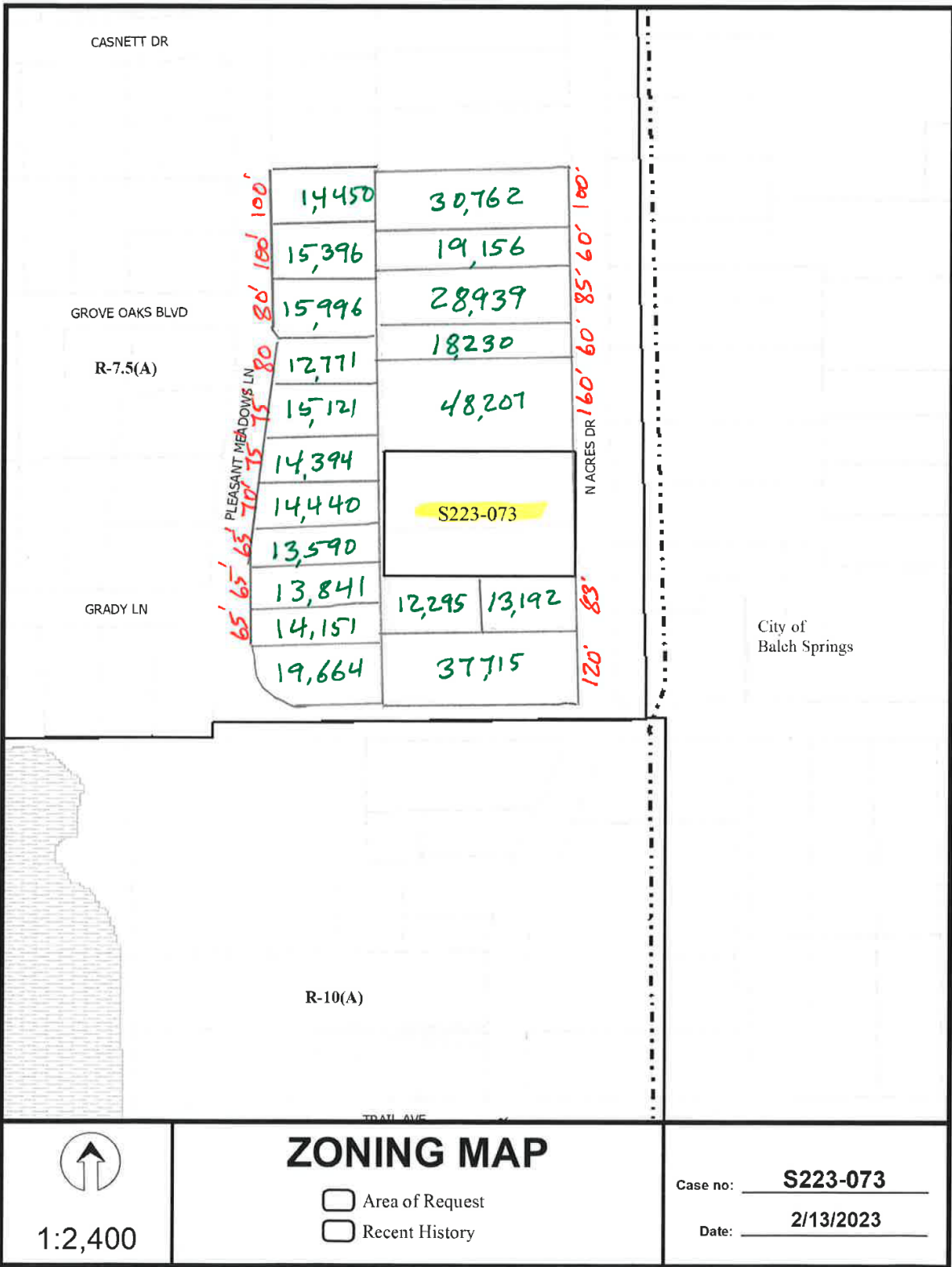
17. Prior to final plat, submit a completed final plat checklist and all supporting documents.
18. On the final plat, show recording information on all existing easements within 150 feet of the property.
19. Prior to final plat, clarify or resolve large, existing underground storm drainage system.

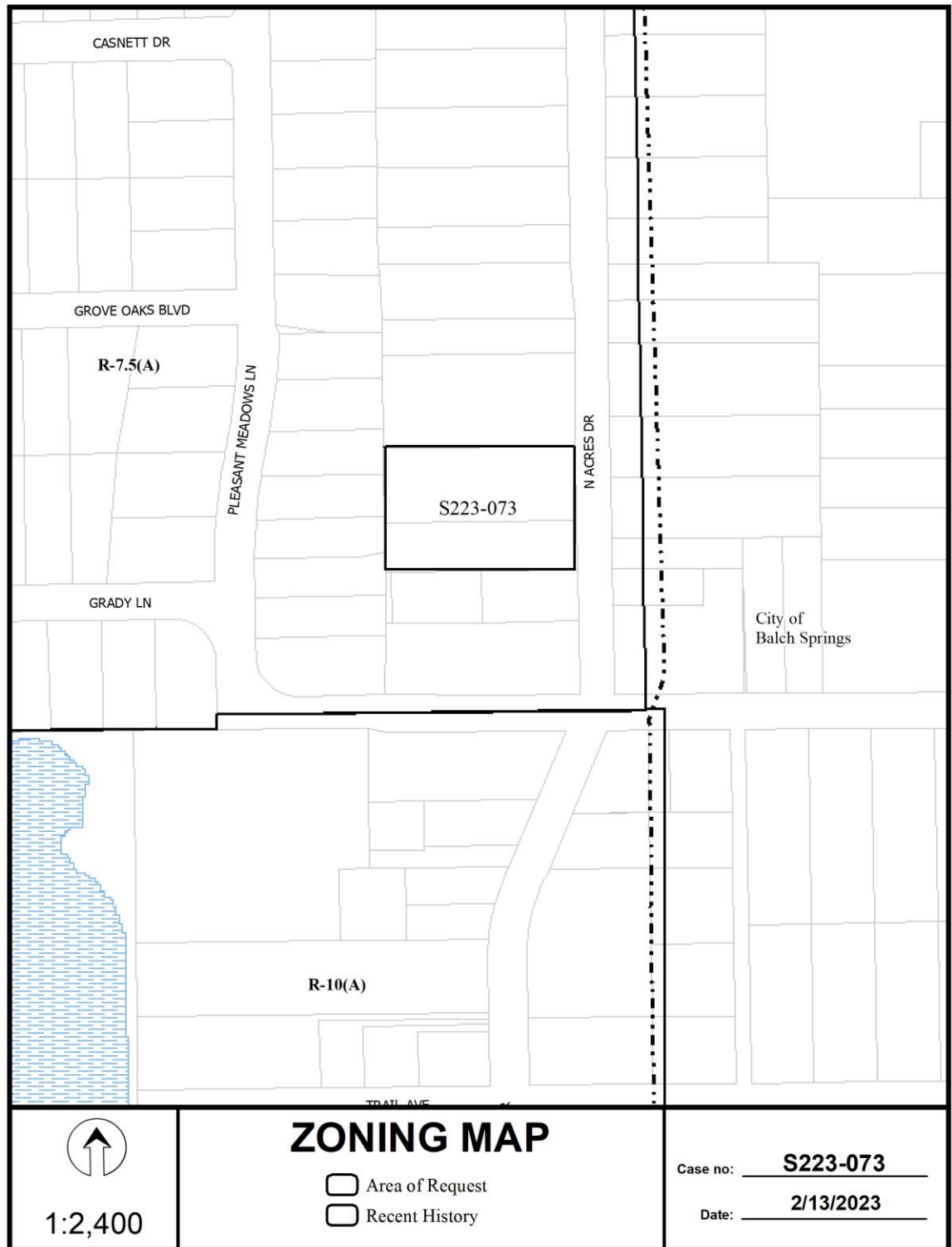
Dallas Water Utilities Conditions:

20. 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.

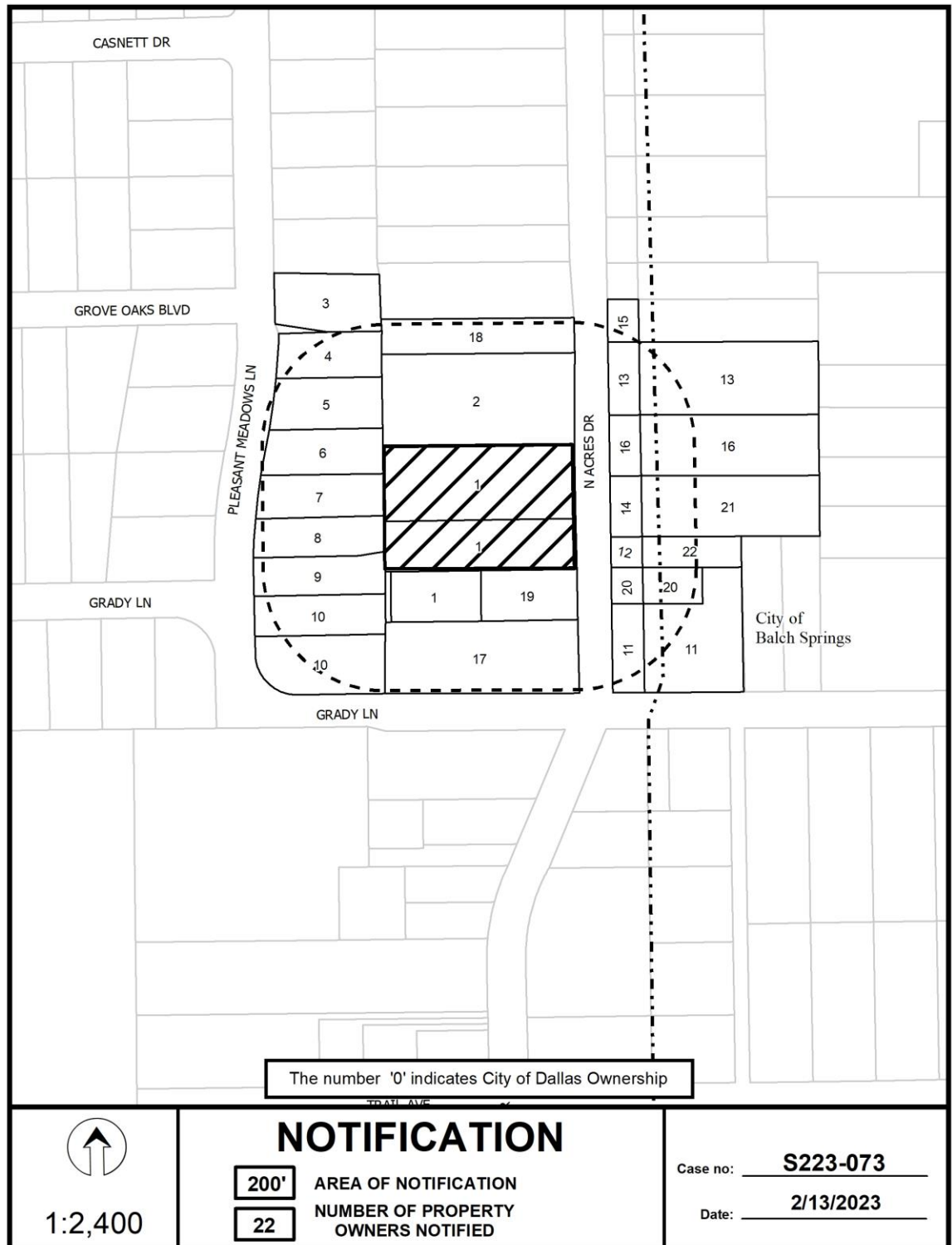
Real Estate / Arborist / Street Name / GIS, Lot & Block Conditions:

21. On the final plat, change “N. Acres Drive” to “North Acres Drive”. Section 51A-8.403(a)(1)(A)(xii).
22. On the final plat, identify the property as Lots 19C-19E in City Block C/6657. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).









Notification List of Property Owners

S223-073

22 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	117 N ACRES DR	ROMERO ALFREDO
2	131 N ACRES DR	MIRANDA JUAN & CHRISTINA
3	146 PLEASANT MEADOWS DR	CARDONA JOSE MANUEL SANCHEZ &
4	140 PLEASANT MEADOWS DR	IGLESIAS TERESA DE J &
5	134 PLEASANT MEADOWS DR	DALLAS HOUSING ACQUISITION &
6	128 PLEASANT MEADOWS DR	TORRES JIMMY & CHARLOTTE
7	124 PLEASANT MEADOWS DR	SILVA HERMILA
8	120 PLEASANT MEADOWS DR	LANCASTER VERNA JOAN
9	114 PLEASANT MEADOWS DR	WILLIAMSON LARRY L
10	110 PLEASANT MEADOWS DR	WILLIAMSON LARRY
11	104 N ACRES DR	GARCIA LLENY GUZMAN
12	116 N ACRES DR	MIRANDA JOSE
13	132 N ACRES DR	LOPEZ ARITZA JACQUELINE G
14	120 N ACRES DR	QUIROZ ROMAN J & LORGIA
15	136 N ACRES DR	MORENO GABINO & ANA M
16	126 N ACRES DR	ORTEGA JOSE ANTONIO & DONNA T
17	107 N ACRES DR	JACKSON ANNETTE
18	137 N ACRES DR	ROMERO GUSTAVO &
19	111 N ACRES DR	MUNOZ ANA
20	112 N ACRES DR	RAMIREZHERNANDEZ ERIK
21	120 N ACRES DR	QUIROZ ROMAN J & LORGIA
22	116 N ACRES DR	MIRANDA CRISTAL

