

CITY PLAN COMMISSION

THURSDAY, NOVEMBER 21, 2024

FILE NUMBER: S245-021

SENIOR PLANNER: Sharmila Shrestha

LOCATION: Limestone Drive at Cheyenne Road, northeast corner

DATE FILED: October 24, 2024

ZONING: R-7.5(A)

CITY COUNCIL DISTRICT: 5

SIZE OF REQUEST: 0.43-acres

APPLICANT/OWNER: Isai Bernal & Martha Hernandez

REQUEST: An application to replat a 0.43-acre (18,880-square foot) tract of land containing all of Lot 15 in City Block D/6730 to create two 0.2167-acre lots on property located on Limestone Drive at Cheyenne Road, northeast corner.

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

PROPERTY OWNER NOTIFICATION: On November 4, 2024, 17 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 properties to the east line of Cheyenne Road have lot areas ranging in size from 10,014 square feet to 19,839 square feet and lot widths ranging in size from 50 feet to 100 feet and are zoned R-7.5(A) Single Family District. (*Refer to the existing area analysis map*)
- The properties to the West line of Cheyenne Road have lot areas ranging in size from 8,740 square feet to 256,125 square feet and lot widths ranging in size from 58 feet to 237 feet and are zoned R-7.5(A) Single Family District. (*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 0.2167-acre lots.

Staff finds that there is a variation in lot pattern in the adjacent areas (*Refer to the existing area analysis map*); and the request is in compliance with Section 51A-8.503 and also with the requirements of 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 two.

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 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Limestone Drive. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*
16. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of Cheyenne Road and Limestone Drive. Section 51A 8.602(d)(1)
17. 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)*

Survey (SPRG) Conditions:

18. Prior to final plat, submit a completed final plat checklist and all supporting documents.
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 recording information on all existing easements within 150 feet of the property.
21. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
22. Need new/different plat number.

Dallas Water Utilities Conditions:

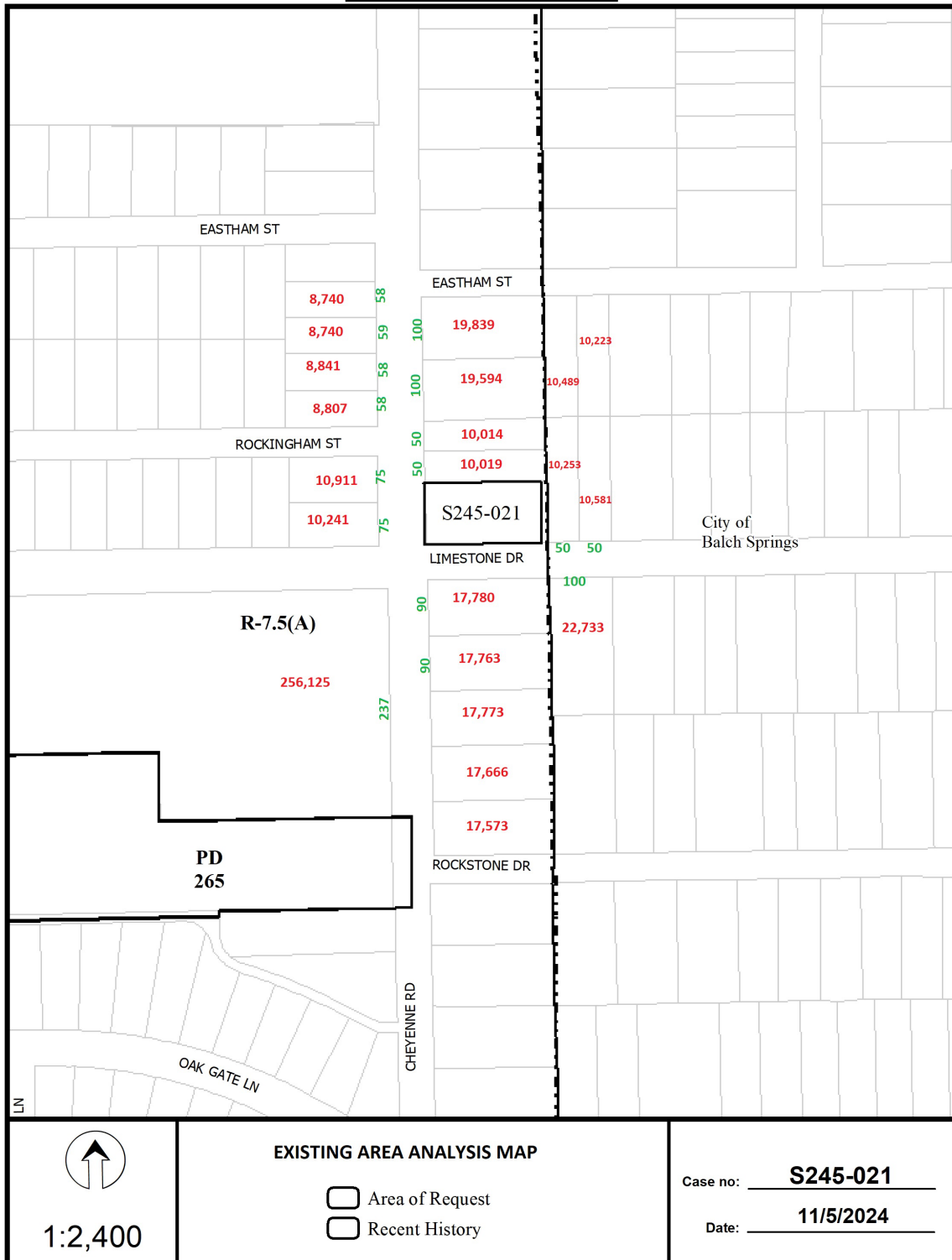
23. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f).
24. Additional design information is required for assessment. Site plan must be submitted showing proposed development, 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.
25. Water and wastewater main improvements are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

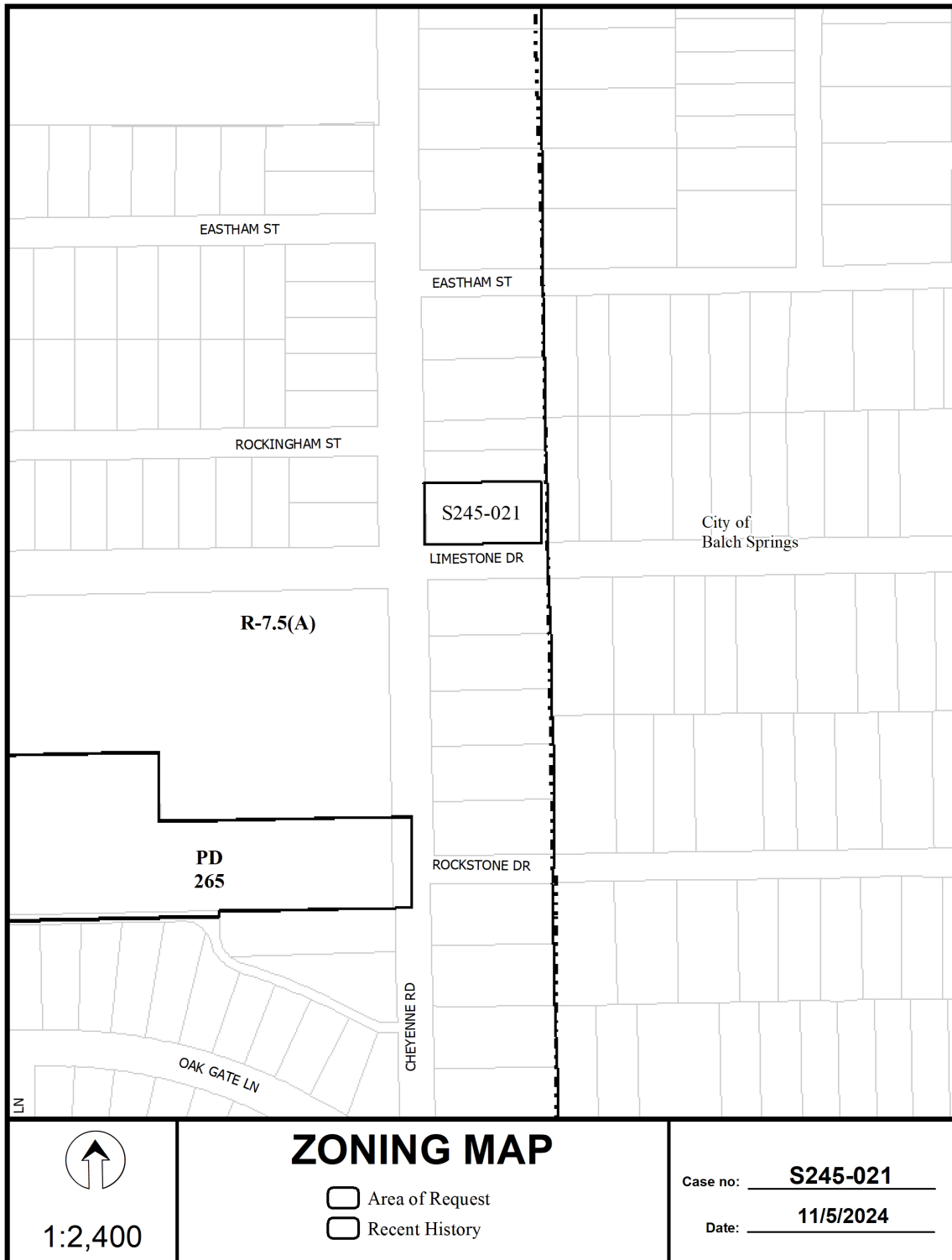
Street Light/ Street Name/ GIS, Lot & Block Conditions:

26. Prior to final plat, compliance with City's Street lighting standards including illumination standards, material, installation, and activation per Street Design Manual.
27. Ensure chain link fence is removed from the rights-of-way of Cheyenne Road and Limestone Drive.


28. On the final plat, change "Cheyenne Road (FKA Chestnut Road)" to "Cheyenne Road (FKA Masters Drive FKA Chestnut Road)". Section 51A-8.403(a)(1)(A)(xii).
29. On the final plat, change "Rockingham St." to "Rockingham Street (FKA William Street)". Section 51A-8.403(a)(1)(A)(xii).
30. On the final plat, identify the property as Lots 15A and 15B in City Block D/6730.

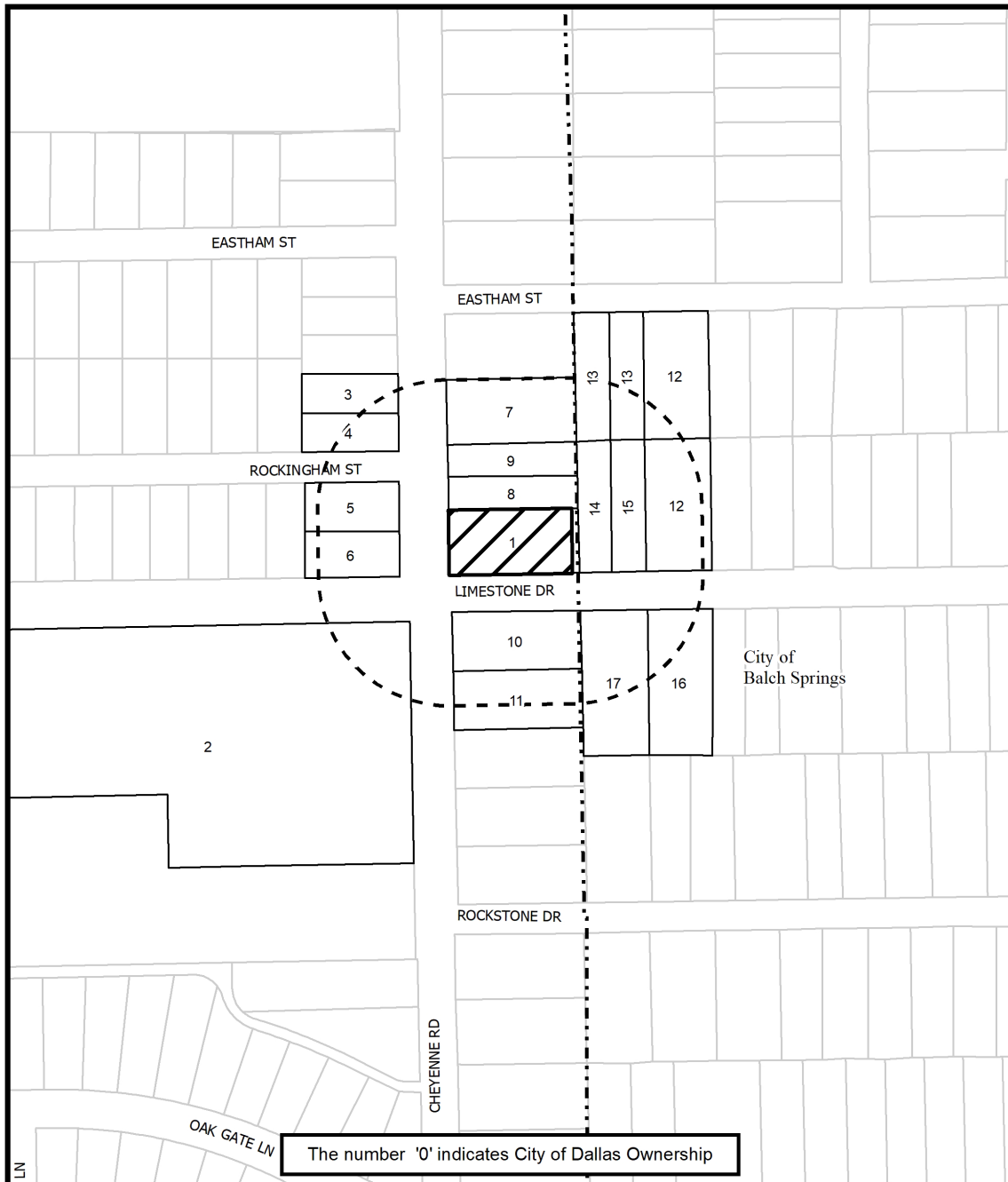
ALL AREAS ARE IN SQUARE FEET







 1:2,400	<h2 style="text-align: center;">AERIAL MAP</h2> <p> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p>	Case no: <u> S245-021 </u> Date: <u> 11/5/2024 </u>
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 1:2,400	<h2 style="margin: 0;">NOTIFICATION</h2> <table style="margin: 10px auto; border-collapse: collapse;"> <tr> <td style="border: 1px solid black; padding: 2px 5px; font-weight: bold;">200'</td> <td style="padding: 2px 5px;">AREA OF NOTIFICATION</td> </tr> <tr> <td style="border: 1px solid black; padding: 2px 5px; font-weight: bold;">17</td> <td style="padding: 2px 5px;">NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	200'	AREA OF NOTIFICATION	17	NUMBER OF PROPERTY OWNERS NOTIFIED	Case no: S245-021 Date: 11/5/2024
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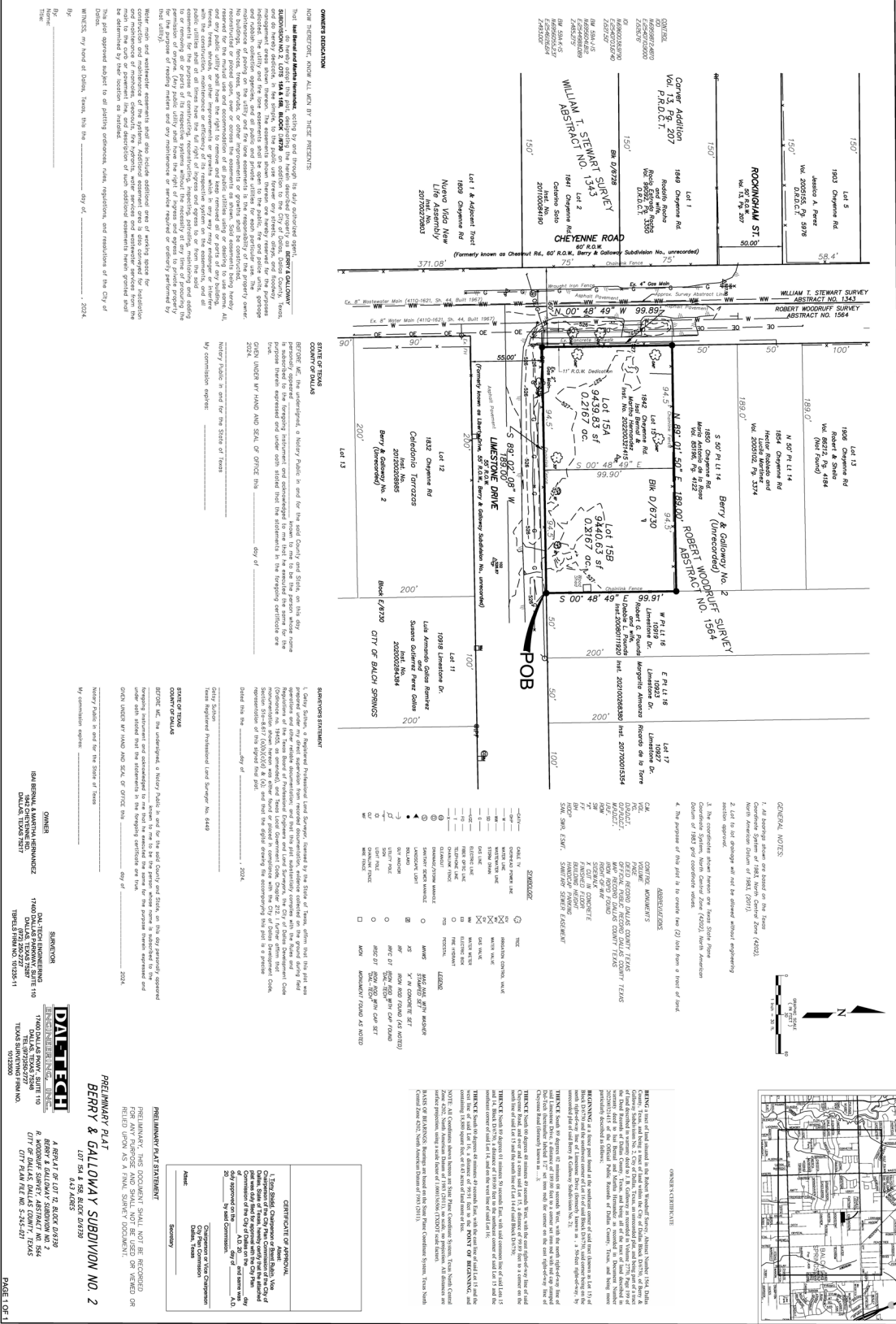
10/31/2024

Notification List of Property Owners

S245-021

17 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1842 CHEYENNE RD	BERNAL ISAI &
2	1809 CHEYENNE RD	NUEVA VIDA NEW LIFE ASSEMBLY
3	1907 CHEYENNE RD	MENDEZ LEONARDO M
4	1903 CHEYENNE RD	PEREZ JESSICA A
5	1849 CHEYENNE RD	ROCHA RODOLFO & ROCIO E
6	1841 CHEYENNE RD	SOTO CATARINO
7	1906 CHEYENNE RD	JONES ROBERT & SHEILA
8	1850 CHEYENNE RD	DELAROSA MARIA ANTONIA
9	1854 CHEYENNE RD	ROBLEDO HECTOR &
10	1832 CHEYENNE RD	TARRAZAS CELEDONIO
11	1826 CHEYENNE RD	TERRAZAS CELEDONRO
12	10924 EASTHAM ST	DELATORRE RICARDO
13	10922 EASTHAM ST	ALVA PEDRO
14	10919 LIMESTONE DR	POUNDS ROBERT G &
15	10923 LIMESTONE DR	ALMANZA MARGARITA
16	10922 LIMESTONE DR	BASLER PROPERTIES LLC
17	10918 LIMESTONE DR	RAMIREZ LUIS ARMANDO GOLLAS &



OWNERS DECLARATION

I, the undersigned, being the owner of the above described property, do hereby certify that the above described property is not subject to any lien, mortgage, or other encumbrance, and that the same is not subject to any claim of any third party. I further certify that the above described property is not subject to any claim of any third party, and that the same is not subject to any claim of any third party. I further certify that the above described property is not subject to any claim of any third party, and that the same is not subject to any claim of any third party.

CITY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed. I certify that the instrument is the free act and deed of the said _____.

Given under my hand and seal of office this _____ day of _____, 2024.

Nancy Public in and for the State of Texas
 My commission expires: _____

CITY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed. I certify that the instrument is the free act and deed of the said _____.

Given under my hand and seal of office this _____ day of _____, 2024.

Nancy Public in and for the State of Texas
 My commission expires: _____

CITY OF DALLAS

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed. I certify that the instrument is the free act and deed of the said _____.

Given under my hand and seal of office this _____ day of _____, 2024.

Nancy Public in and for the State of Texas
 My commission expires: _____

GENERAL NOTES

- All acreage shown on this map is based on the Texas Coordinate System of 1983 (TCS83).
- All acreage shown on this map is based on the Texas Coordinate System of 1983 (TCS83).
- The coordinates shown on this map are based on the Texas Coordinate System of 1983 (TCS83).
- The purpose of this plat is to create two (2) lots from a tract of land.

ABBREVIATIONS

CONTRACT: _____
 RECORD: _____
 PLAT: _____
 COUNTY: _____
 STATE: _____

CERTIFICATE OF APPROVAL

I, the undersigned, being the Surveyor of Dallas County, Texas, do hereby certify that the above described property is not subject to any lien, mortgage, or other encumbrance, and that the same is not subject to any claim of any third party. I further certify that the above described property is not subject to any claim of any third party, and that the same is not subject to any claim of any third party.

Given under my hand and seal of office this _____ day of _____, 2024.

 Surveyor

PRELIMINARY PLAT STATEMENT

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED OR FILED FOR ANY PURPOSE AND SHALL NOT BE USED OR REFERRED TO IN ANY MANNER, INCLUDING BUT NOT LIMITED TO, THE FILING OF A SUIT OR THE MAKING OF A CLAIM, WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR.

 Surveyor

DALETECH

A REPORT OF LOT 2, BLOCK D/2730, CITY OF DALLAS, TEXAS, SUBDIVISION NO. 18042024, PREPARED BY DALE TECH SURVEYING, INC., 1700 DALLAS AVENUE, SUITE 110, DALLAS, TEXAS 75201, TEL: (214) 343-2277, FAX: (214) 343-2278.

 Surveyor