

CITY PLAN COMMISSION**THURSDAY, NOVEMBER 21, 2024****FILE NUMBER:** S245-024**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Fordham Road, west of Stanley Smith Drive**DATE FILED:** October 24, 2024**ZONING:** R-5(A)**CITY COUNCIL DISTRICT:** 4**SIZE OF REQUEST:** 1.004-acres**APPLICANT/OWNER:** Masa Design-Build

REQUEST: An application to replat a 1.004-acre (43,755-square foot) tract of land containing all of Lot 88 in City Block 6080 to create two 0.5022-acre (21,878-square foot) lots on property located on Fordham Road, west of Stanley Smith Drive.

SUBDIVISION HISTORY:

1. S223-201 was a request north of the present request to replat a 0.402-acre tract of land containing part of Lots 67 and 68 in City Block 6080 to create one 0.121-acre (5,293 -square foot) lot, one 0.129-acre (5,620-square foot) lot, and one 0.151-acre (6,582-square foot) lot on property located on Stanley Smith Drive at Prosperity Avenue, southeast corner. The request was approved on July 20, 2023, and recorded on August 23, 2024.
2. S212-208 was a request northwest of the present request to replat a 0.425-acre tract of land containing part of Lot 43 to create two lots with the area of 9,250 square feet each on property located on Prosperity Avenue, east of Sunnyvale Street. The request was approved on June 2, 2022, but has not been recorded.

PROPERTY OWNER NOTIFICATION: On November 4, 2024, 40 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 an R-5(A) Single Family District which has a minimum lot area requirement of 5,000 square feet. The request is to create two 0.5022-acre (21,878-square foot) 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-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 Fordham Road. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*

Survey (SPRG) Conditions:

16. Prior to final plat, submit a completed final plat checklist and all supporting documents.
17. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
18. On the final plat, show recording information on all existing easements within 150 feet of the property.
19. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information.
20. Need new/different plat name.

Dallas Water Utilities Conditions:

21. 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.
22. Water and wastewater main improvements may be required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
23. Existing and any proposed Water and Wastewater Easements must be shown and/or increased to conform to current design standards. **Notice:** Minimum DWU easement size 20’ for one utility and 25’ for both water and sewer. Larger diameter or deeper mains may require additional width.

Street Light/ GIS, Lot & Block Conditions:

24. Prior to final plat, compliance with City’s Street lighting standards including illumination standards, material, installation, and activation per Street Design Manual.
25. On the final plat, identify the property as Lots 88A and 88B City Block 6080.

ALL AREAS ARE IN SQUARE FEET



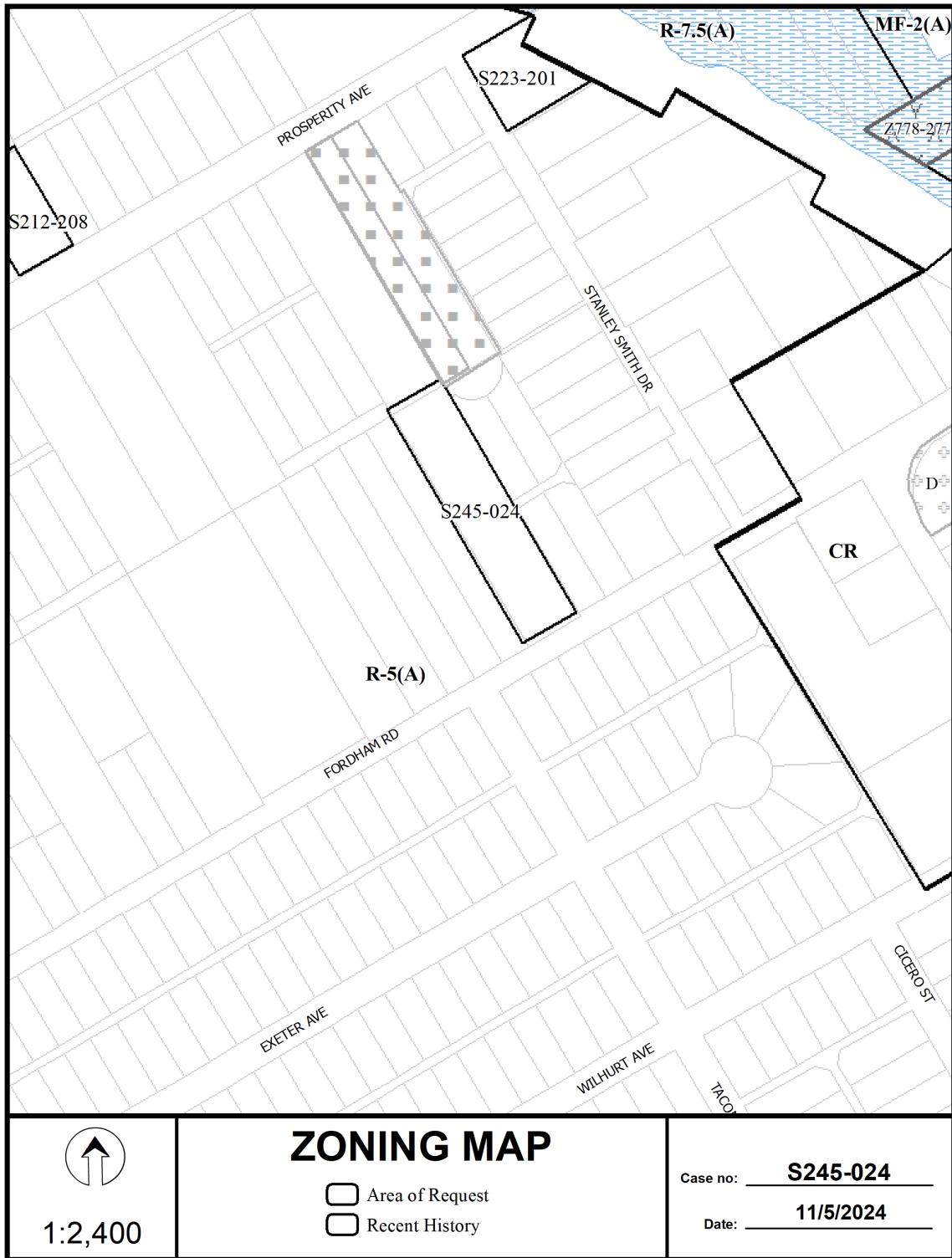
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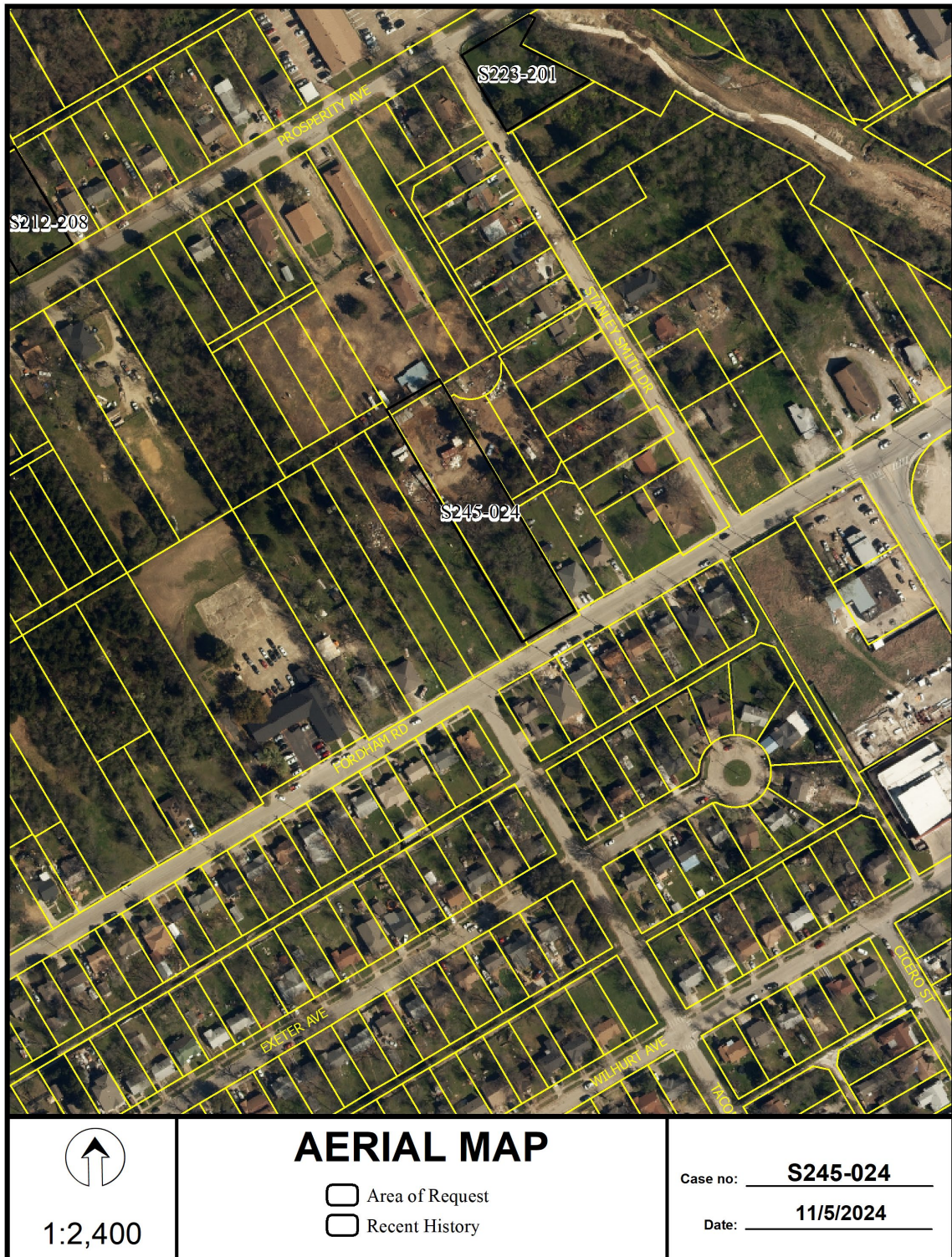
EXISTING AREA ANALYSIS MAP

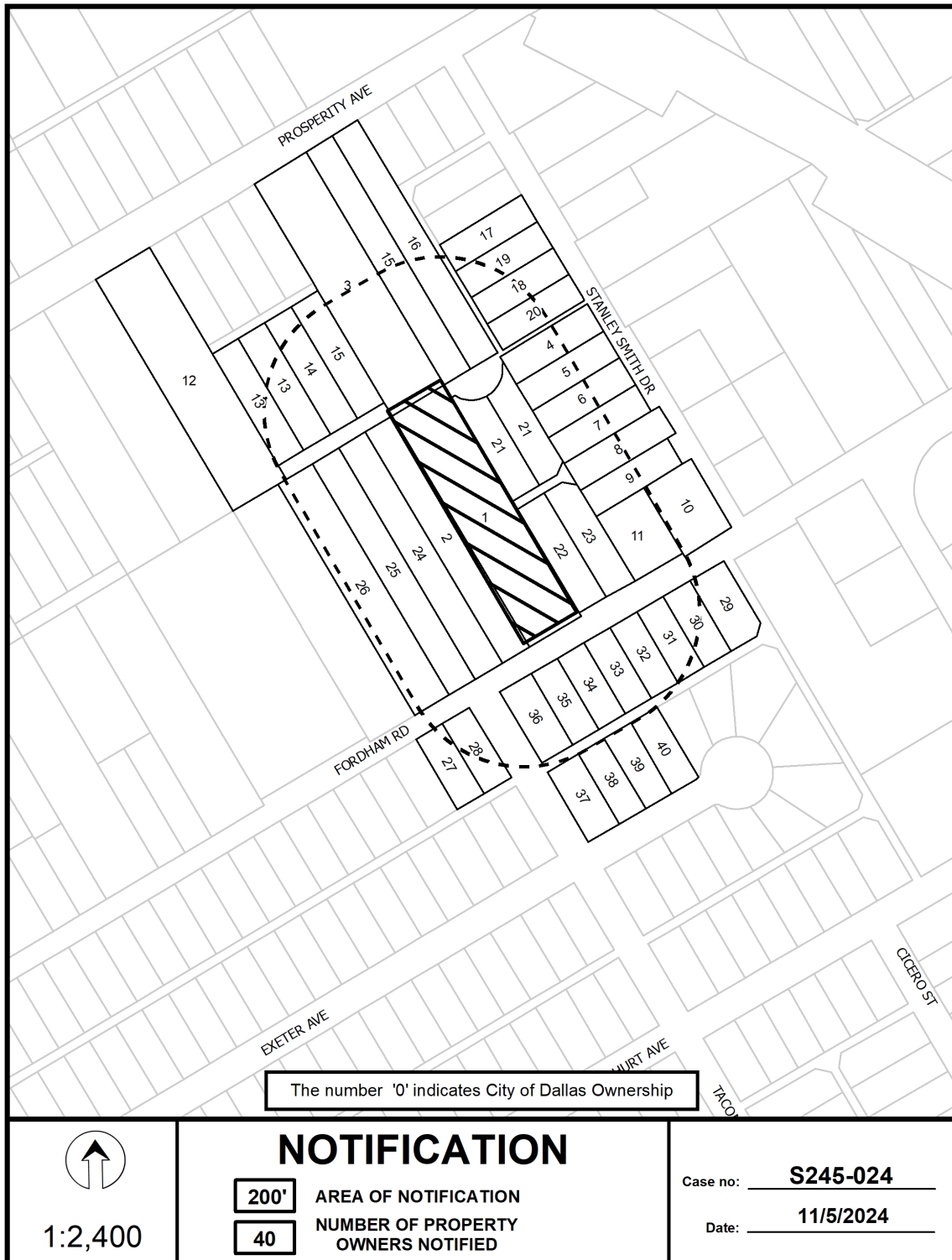
- ☐ Area of Request
- ☐ Recent History

Case no: **S245-024**

Date: **11/5/2024**







Notification List of Property Owners

S245-024

40 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2819 FORDHAM RD	MASA DESIGN BUILD LLC
2	2815 FORDHAM RD	RAFTER WALKER REAL EST I
3	2822 PROSPERITY AVE	BELIEVERS NON DENOMINATION
4	3915 STANLEY SMITH DR	REYES TERESA
5	3919 STANLEY SMITH DR	JACKSON CHRISTOPHER THOMAS &
6	3923 STANLEY SMITH DR	CABALLERO PERLA A &
7	3927 STANLEY SMITH DR	Taxpayer at
8	4003 STANLEY SMITH DR	GUEL FAMILY BUILDERS INC
9	4007 STANLEY SMITH DR	CUELLAR JESUS
10	4011 STANLEY SMITH DR	WILLIAMS MARY E
11	2839 FORDHAM RD	ARMAS SANTIAGO ARMAS &
12	2774 PROSPERITY AVE	SAL REY PROPERTY HOLDINGS LLC
13	2803 JENNINGS AVE	WILLIFORD MELVIN
14	2810 PROSPERITY AVE	WALKER THELMA R
15	2816 PROSPERITY AVE	CLAYBORNE OTIS B &
16	2830 PROSPERITY AVE	BANGS PHILLIP M II & ETAL
17	3823 STANLEY SMITH DR	BALDERAS GABRIELA RODRIGUEZ
18	3907 STANLEY SMITH DR	PACHECO ROXANA L ROMERO &
19	3903 STANLEY SMITH DR	WILLIAMS RUBY &
20	3911 STANLEY SMITH DR	VASQUEZ NELSY
21	2835 JENNINGS AVE	TEXAS LATINO HOMES LLC
22	2829 FORDHAM RD	JOHNSON MARVIN
23	2831 FORDHAM RD	Taxpayer at
24	2811 FORDHAM RD	CARRENO FELIX SORIANO
25	2807 FORDHAM RD	RIOS VIRGINIA
26	2803 FORDHAM RD	HERNANDEZ MAURA LORENA

10/31/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2778 FORDHAM RD	CR PROPERTYWISE LLC
28	2782 FORDHAM RD	HAMPTON LIVING TRUST
29	2830 FORDHAM RD	CORTEZ MIGUEL & MARIA C
30	2826 FORDHAM RD	ESPINOSA CRYSTAL &
31	2822 FORDHAM RD	JEFFERSON ANNIE EST OF
32	2818 FORDHAM RD	FERGUSON ALTON RAY II
33	2814 FORDHAM RD	GARCIA JOSE MANUEL ROBLES &
34	2810 FORDHAM RD	SHARP TENESSIA
35	2806 FORDHAM RD	PALOMARESSOLANO MARCO A &
36	2802 FORDHAM RD	ODUKOYA OLUWADAMILOLA
37	2803 EXETER DR	LUCERO CARMELA &
38	2807 EXETER DR	ESTRADA MARTHA P
39	2811 EXETER DR	PEREZ DAVID &
40	2815 EXETER DR	CARRIZALESLARA YOLANDA J &

