

**CITY PLAN COMMISSION****THURSDAY, JANUARY 18, 2024****FILE NUMBER:** S234-028**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** between La Rue Street and Wyoming Street, west of Knoxville Street**DATE FILED:** December 20, 2023**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 1**SIZE OF REQUEST:** 0.688-acre**APPLICANTS/OWNERS:** Hugo Alvarez, Syda Inthalangsy & Komanivone Phongsavanh, Maria I. Rivas

**REQUEST:** An application to replat a 0.688-acre tract of land containing all of Lot 23 in City Block 1/8016 to create two 7,500-square foot lots and one 15,000-square foot lot on property located between La Rue Street and Wyoming Street, west of Knoxville Street.

**SUBDIVISION HISTORY:**

1. S234-013 was a request southwest of the present request to replat a 0.689-acre (30,000-square foot) tract of land containing all of Lot 21 in City Block 2/8016 to create one 12,000-square foot lot and one 18,000-square foot lot on property located on Larue Street, west of Knoxville Street. The request was approved on December 7, 2023, but has not been recorded.

**PROPERTY OWNER NOTIFICATION:** On December 29, 2023, 19 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 property to the north of the request has lot width of 819.43 feet and lot area of 487,040 square feet and are zoned PD 837. (*Refer to the existing area analysis map and aerial map*)
- The properties to the east of the request have lot width ranging in size from 60 feet to 100 feet and lot areas ranging in size from 8,820 square feet to 29,999 square feet and are zoned R-7.5(A) Single Family District. (*Refer to the existing area analysis map and aerial map*)
- The properties to the south of the request have lot width ranging in size from 50 feet to 150 feet and lot areas ranging in size from 14,999 square feet to 60,000 square feet and are zoned an R-7.5(A) Single Family District. (*Refer to the existing area analysis map and aerial map*)

- The properties to the west of the request have lot widths of 100 feet and lot areas ranging in size from 13,749 square feet to 30,000 square feet and are zoned an R-7.5(A) Single Family District. (*Refer to the existing area analysis map and aerial 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 7,500-square foot lots and one 15,000-square foot lot.

Staff finds that there is a variation in lot pattern within the immediate vicinity of the request. The request complies with the zoning requirement of the R-7.5(A) Single Family District 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 3.

**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. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Wyoming Street. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*
16. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Larue Street. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*

**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.

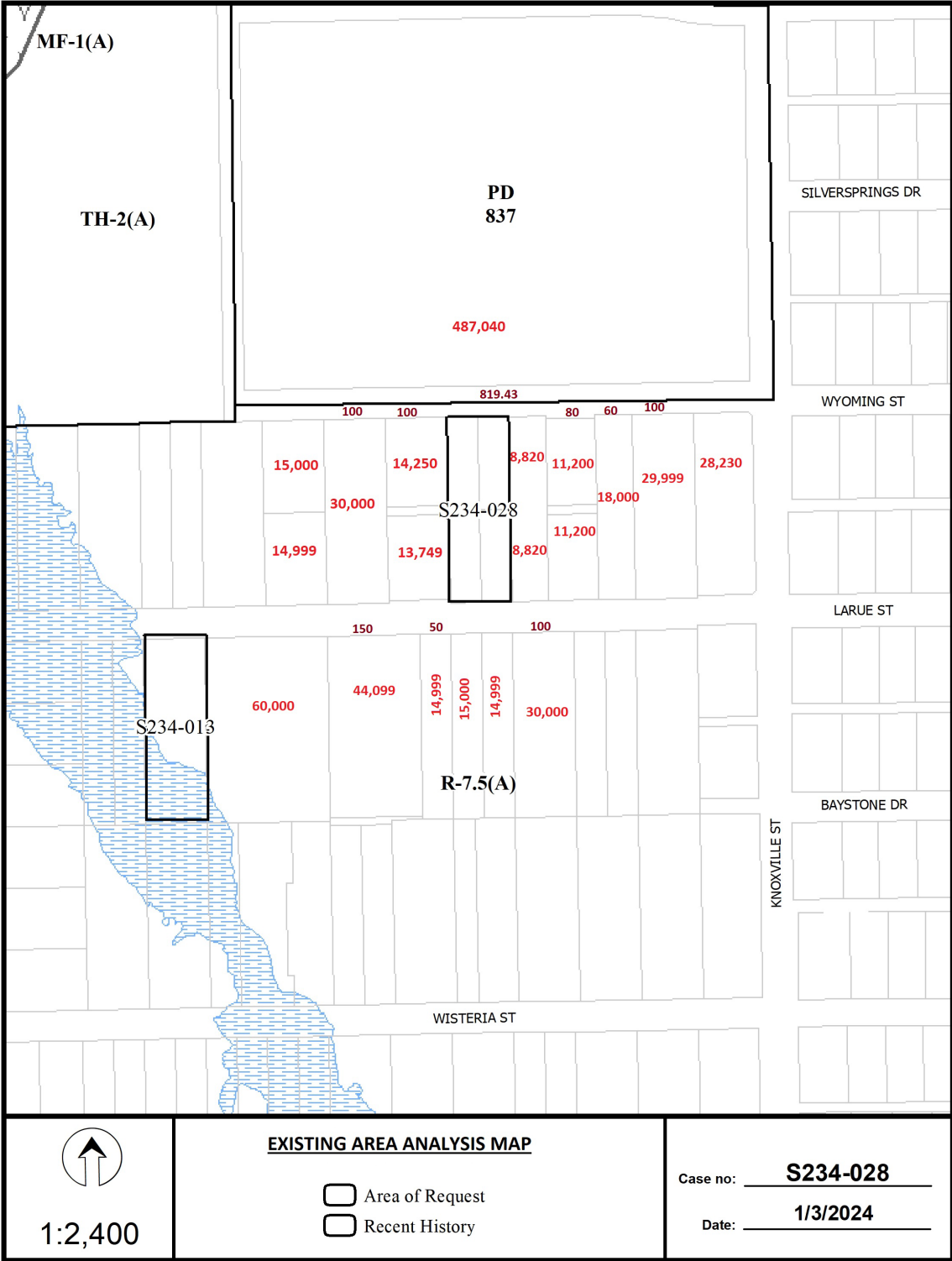
**Dallas Water Utilities Conditions:**

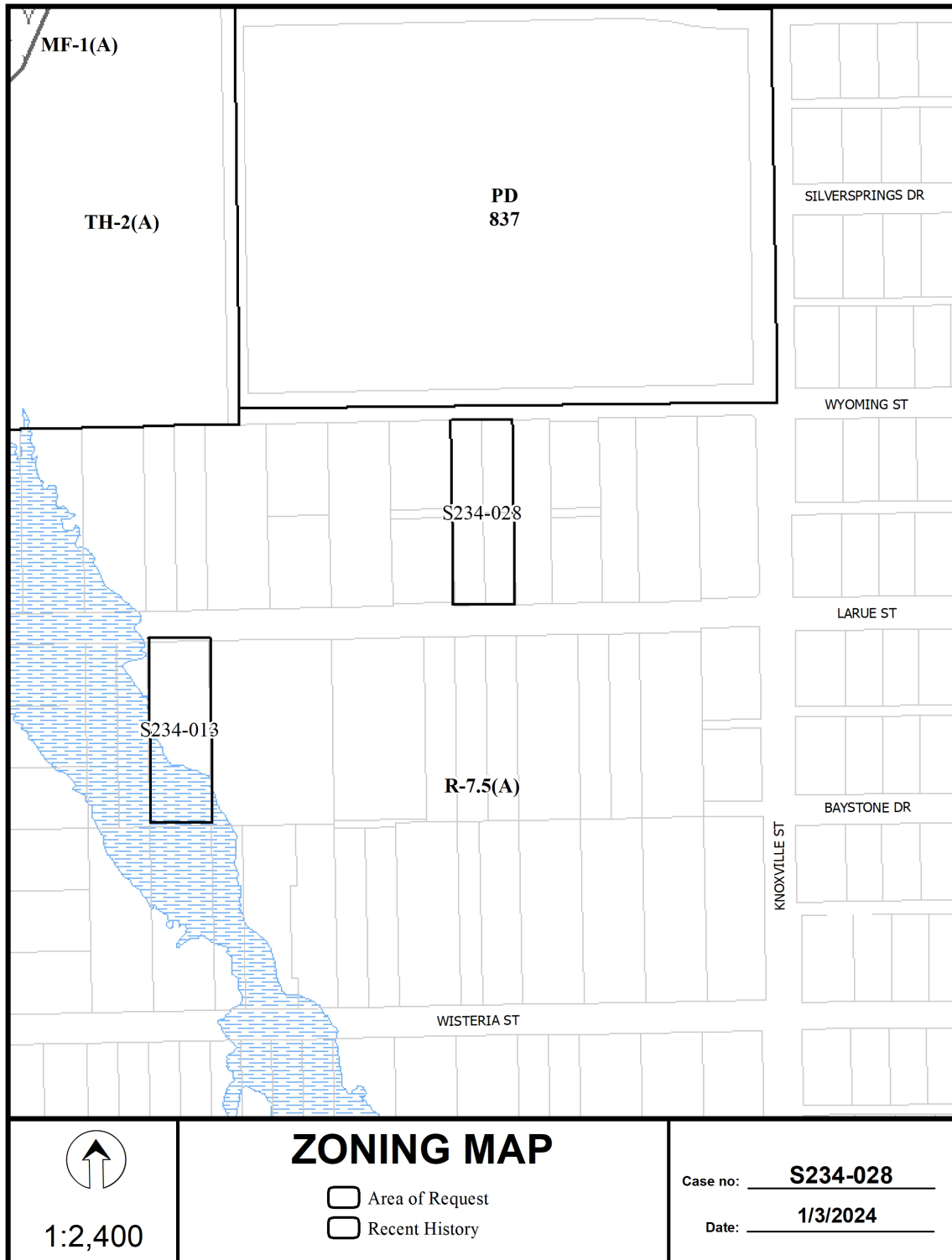
19. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

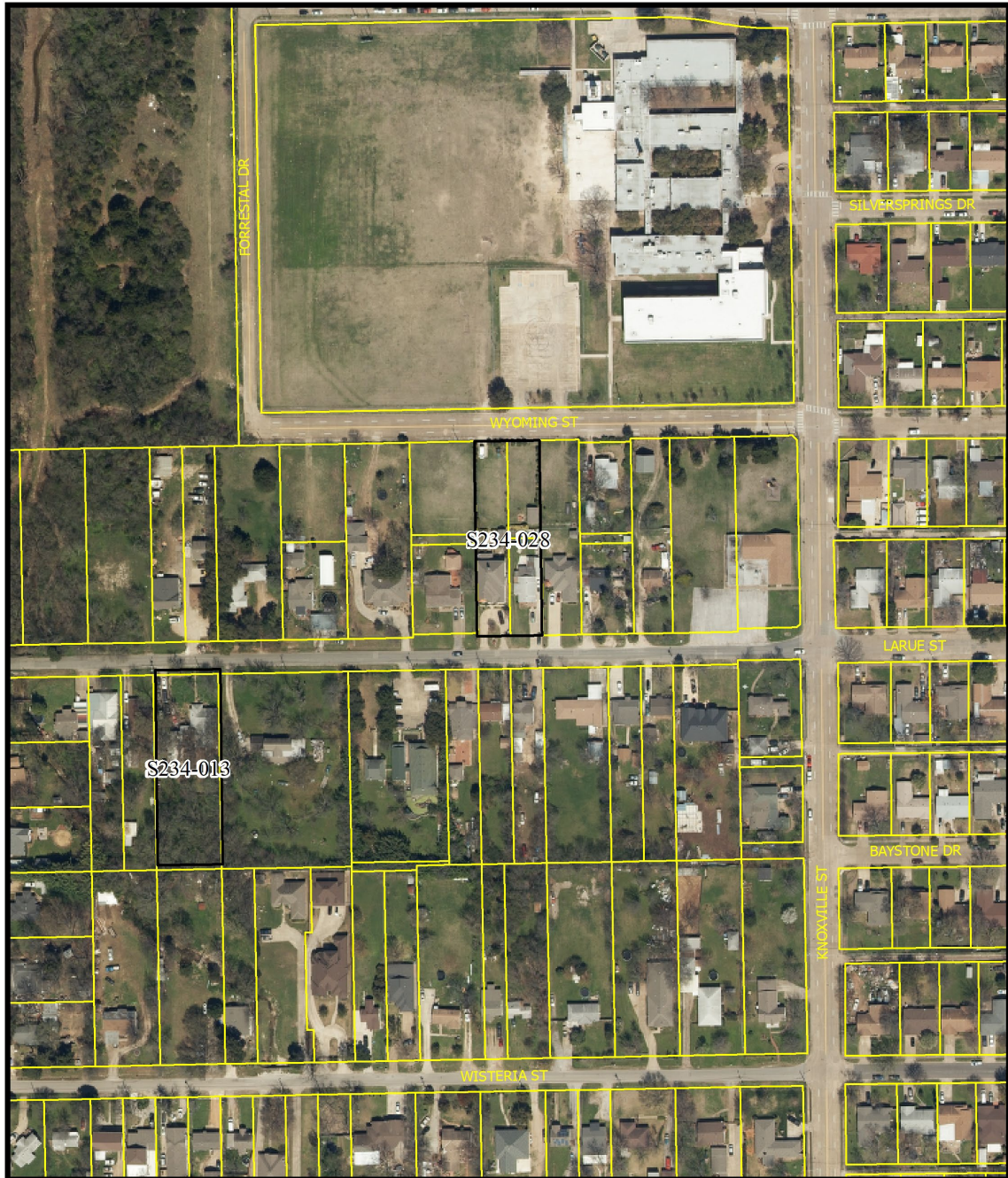
**Real Estate/Street Name / GIS, Lot & Block Conditions:**

20. Remove the planter encroachments shown on the plat in Larue Street right-of-way and provide pictures and written confirmation of removal to Real Estate division.
21. On the final plat, identify the property as Lots 23A, 23B, and 23C in City Block 1/8016.

**ALL AREAS ARE IN SQUARE FEET**







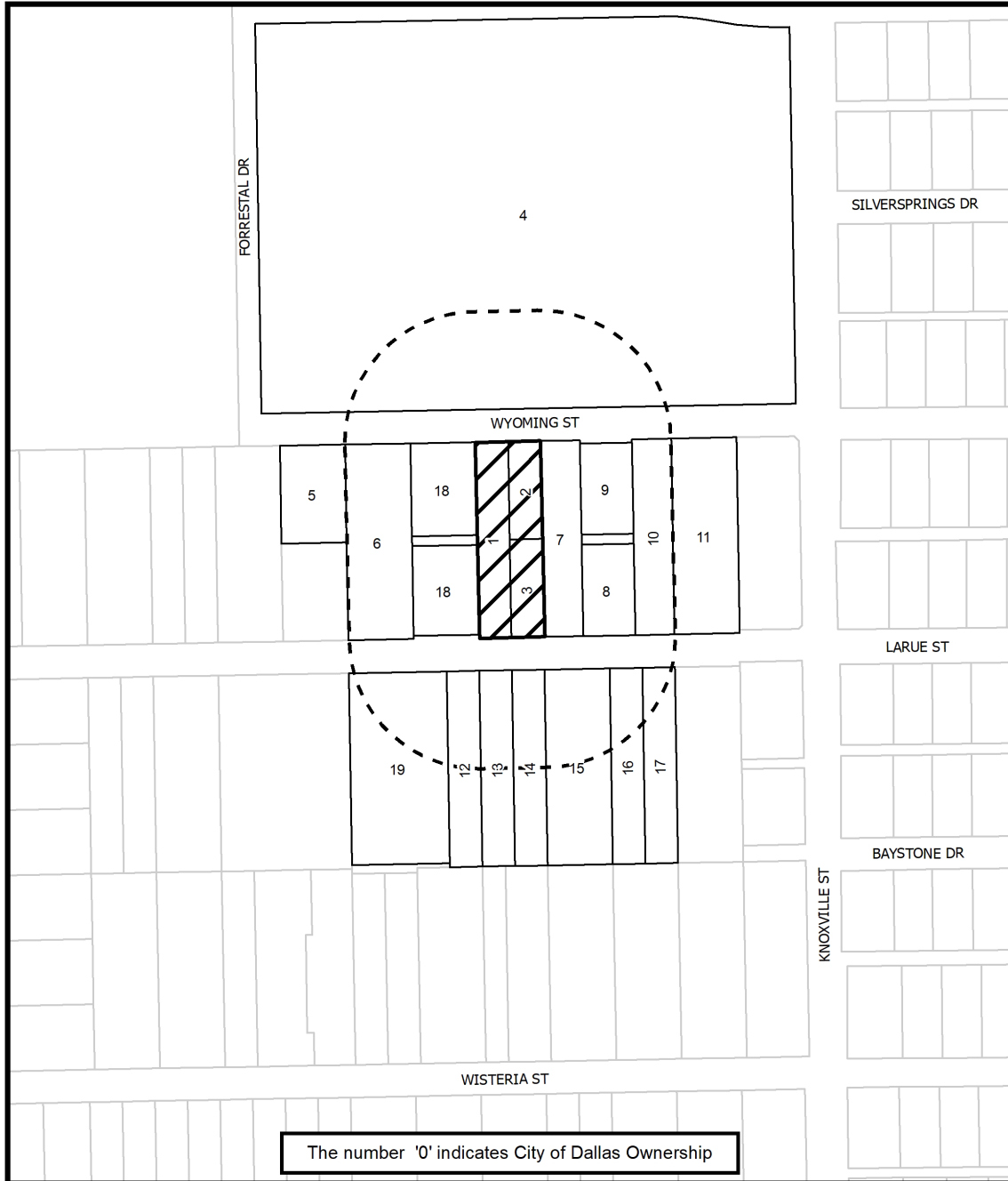
1:2,400


# AERIAL MAP

- Area of Request
- Recent History

Case no: **S234-028**

Date: **1/3/2024**



  
 1:2,400

## NOTIFICATION

**200'** AREA OF NOTIFICATION  
**19** NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **S234-028**  
 Date: **1/3/2024**

12/27/2023

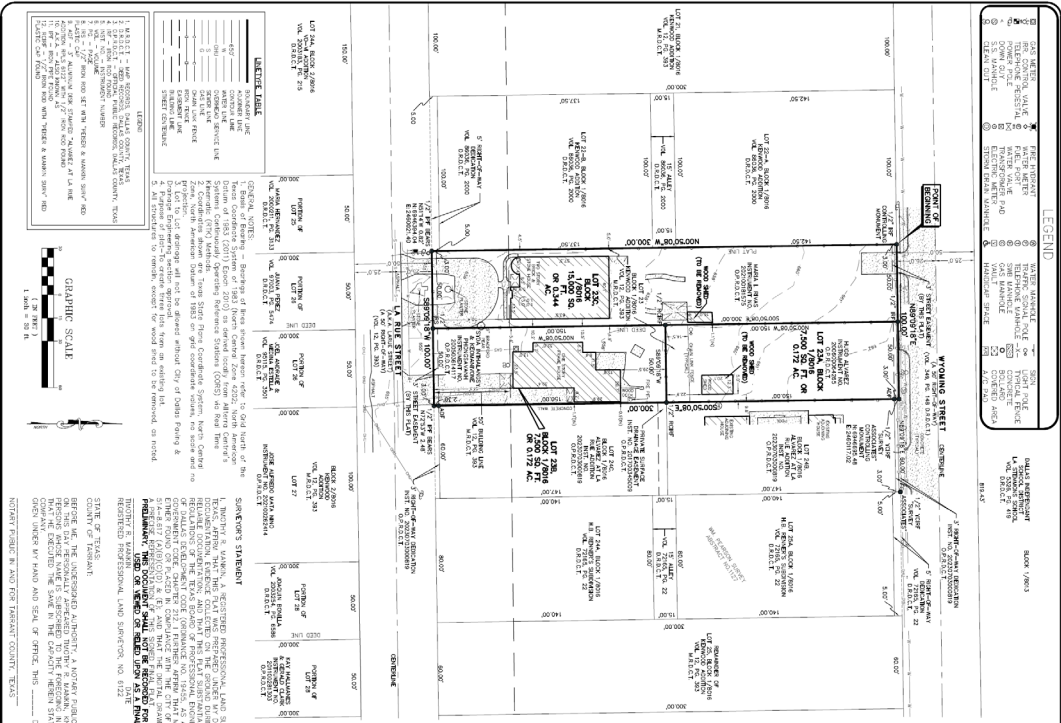
## ***Notification List of Property Owners***

***S234-028***

### ***19 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	4743 LARUE ST	RIVAS MARIA I
2	4739 WYOMING ST	ALVAREZ HUGO
3	4739 LARUE ST	INTHALANGSY SYDA &
4	2727 KNOXVILLE ST	Dallas ISD
5	20 LARUE ST	ALSBROOK JOE L &
6	4807 LARUE ST	CERVANTES VALENTIN &
7	4727 LARUE ST	TRUJILLO HUGO ALVAREZ &
8	4725 LARUE ST	HERNANDEZ MIREYA R
9	4724 WYOMING ST	JENNINGS RUSSELL
10	4719 LARUE ST	ZARAGOZA LUIS ELIAS & CLAUDIA
11	4707 LARUE ST	AVA MANAGEMENT TRUST
12	4746 LARUE ST	HERNANDEZ MARIA
13	4740 LARUE ST	PEREZ JUANA
14	4738 LARUE ST	ANDRADE JOEL &
15	4732 LARUE ST	NINO JOSE ALFREDO MATA
16	4726 LARUE ST	BONILLA JOAQUIN
17	4722 LARUE ST	YANEZ DIEGO & SILVIA
18	22 WYOMING ST	GONZALEZ MARIO LUIS
19	4806 LARUE ST	VO VI DALLAS FT WORTH FRIENDSHIP ASSOC





**STATE OF TEXAS**  
COUNTY OF DALLAS  
I, \_\_\_\_\_, Clerk of the County of Dallas, do hereby certify that the within and foregoing plat of \_\_\_\_\_, was duly filed for record in my office on this \_\_\_\_\_ day of \_\_\_\_\_, 2024, at \_\_\_\_\_ o'clock \_\_\_\_\_ of the said day, and that the same is a true and correct copy of the original as the same appears from the records of my office.

**CLERK OF COUNTY**  
\_\_\_\_\_

**STATE OF TEXAS**  
COUNTY OF DALLAS  
I, \_\_\_\_\_, Notary Public in and for the County of Dallas, State of Texas, do hereby certify that the within and foregoing plat of \_\_\_\_\_, was duly filed for record in my office on this \_\_\_\_\_ day of \_\_\_\_\_, 2024, at \_\_\_\_\_ o'clock \_\_\_\_\_ of the said day, and that the same is a true and correct copy of the original as the same appears from the records of my office.

**NOTARY PUBLIC IN AND FOR DALLAS COUNTY**  
\_\_\_\_\_

**STATE OF TEXAS**  
COUNTY OF DALLAS  
I, \_\_\_\_\_, Notary Public in and for the County of Dallas, State of Texas, do hereby certify that the within and foregoing plat of \_\_\_\_\_, was duly filed for record in my office on this \_\_\_\_\_ day of \_\_\_\_\_, 2024, at \_\_\_\_\_ o'clock \_\_\_\_\_ of the said day, and that the same is a true and correct copy of the original as the same appears from the records of my office.

**NOTARY PUBLIC IN AND FOR DALLAS COUNTY**  
\_\_\_\_\_

**PRELIMINARY PLAT**  
**ALVAREZ AT WYOMING ADDITION**  
**LOTS 23A, 23B, AND 23C, BLOCK 178016**  
**CITY OF DALLAS, DALLAS COUNTY, TEXAS**

**PREPARED BY:** PEISER & MANNING STRIPPING, LLC  
**DATE:** 1/18/2024  
**SCALE:** 1" = 30'

**APPROVED BY:** \_\_\_\_\_  
**DATE:** \_\_\_\_\_

**NOTARY PUBLIC IN AND FOR DALLAS COUNTY:** \_\_\_\_\_  
**DATE:** \_\_\_\_\_

**NOTARY PUBLIC IN AND FOR DALLAS COUNTY:** \_\_\_\_\_  
**DATE:** \_\_\_\_\_

**NOTARY PUBLIC IN AND FOR DALLAS COUNTY:** \_\_\_\_\_  
**DATE:** \_\_\_\_\_