

CITY PLAN COMMISSION**THURSDAY, NOVEMBER 7, 2024****FILE NUMBER:** S245-009**SENIOR PLANNER:** Hema Sharma**LOCATION:** Johnson Lane, north of Persimmon Road**DATE FILED:** October 10, 2024**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 8**SIZE OF REQUEST:** 0.758-acres**APPLICANT/OWNER:** Jessica Yajaira Lopez & Jose Antonio Lopez-Vega**REQUEST:** An application to create one 0.758-acre lot from a tract of land in City Block 6880 on property located on Johnson Lane, north of Persimmon Road.**SUBDIVISION HISTORY:**

1. S190-191 was a request northwest of the present request to create two 10,260 square foot lots from a 0.589-acre tract of land and to dedicate 30-feet of right-of-way in City Block 6880 on property located on Ripple Road at Barre Street, southeast corner. The request was approved on August 20, 2020 and recorded on September 3, 2021.

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 on north, east, south and west of the current request has areas ranging in size from 9,330 square feet to 93,385 square feet and are zoned the R-7.5(A) Single Family District. *(Please refer to the existing area analysis).*

The lot is 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 0.758-acre (33,005-square foot) lot.

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 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 one.

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 Johnson Lane. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*
16. On the final plat, dedicate 25 feet of right-of-way (via fee simple or street easement) from the established centerline of Unpaved Road. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*
17. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of Johnson Lane & Unpaved Road. Section 51A 8.602(d)(1)
18. 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:

19. Prior to final plat, submit a completed final plat checklist and all supporting documents.
20. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
21. On the final plat, show distances/width across all adjoining right-of-way
22. On the final plat, show recording information on all existing easements within 150 feet of the property.
23. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
24. On the final plat, chose a new or different plat name.

Dallas Water Utilities Conditions:

25. 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).
26. 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.
27. Wastewater main improvements is required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

GIS, Lot & Block Conditions:

28. On the final plat, identify the property as Lot 1 in City Block A/6880.

ALL AREAS ARE IN SQUARE FEET



1:2,400

EXISTING AREA ANALYSIS MAP

- Area of Request
- Recent History

Case no: **S245-009**

Date: **10/18/2024**



1:2,400

ZONING MAP

- Area of Request
- Recent History

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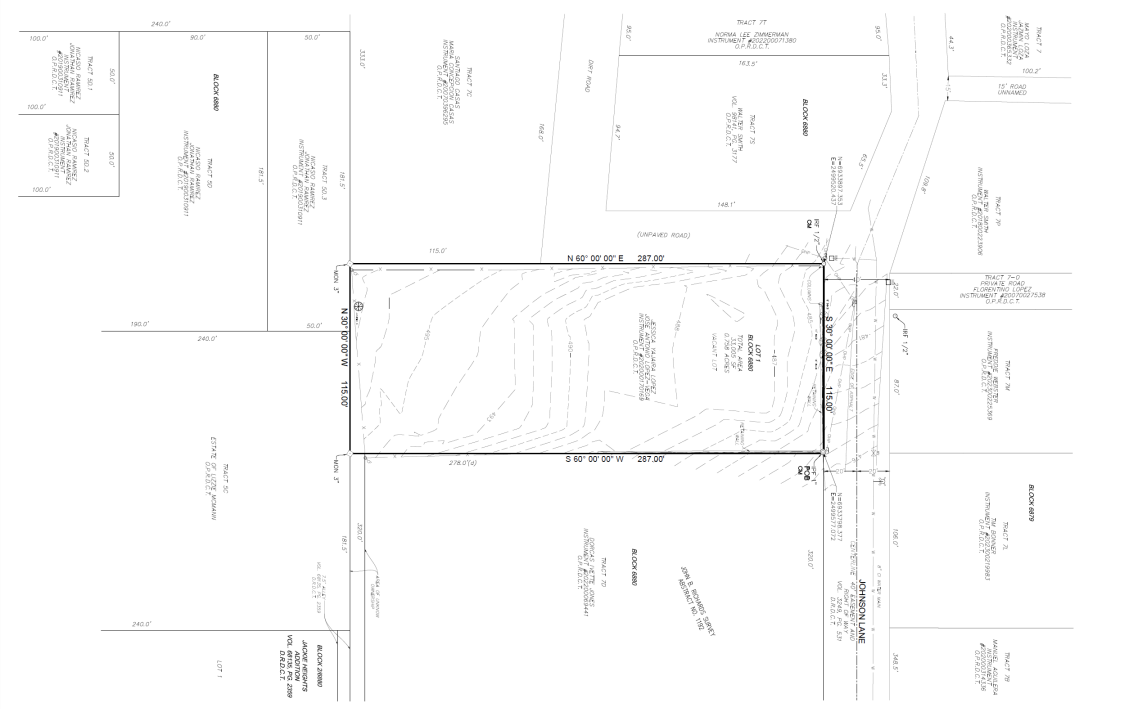
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AERIAL MAP

- Area of Request
- Recent History

Case no: S245-009

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OWNER'S REMEDIATION
 OWNER'S REMEDIATION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

GENERAL NOTES

- All buildings shown are based on the Texas State Plane Coordinate System of 1983, Central Zone (TXSPL83), North American Datum of 1983 (NAD83), Mean Sea Level (MSL) projection, using a datum of 1600/1608 (7207) zone 6050.
- All lot dimensions are based on the original recorded plat.
- The purpose of this plan is to show the proposed subdivision of the land.
- The subdivision shown herein is based on the Texas State Plane Coordinate System, North Central Zone (TXSPL83), North American Datum of 1983 (NAD83) projection.

STATE OF TEXAS
 COUNTY OF DALLAS

PRELIMINARY PLAT
 THIS PLAT IS FOR THE STATE OF TEXAS

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PRELIMINARY PLAT
T & Y RANCH
 JOHN R. AND YVONNE M. RANCH
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN NO. 2024-001

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