

CITY PLAN COMMISSION**THURSDAY, FEBRUARY 1, 2024****FILE NUMBER:** S234-043**SENIOR PLANNER:** Hema Sharma**LOCATION:** between Rhoda Lane and Elam Road, east of St. Augustine Drive**DATE FILED:** January 4, 2024**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 5**SIZE OF REQUEST:** 7.109-acres**APPLICANT/OWNER:** Dallas Area Habitat for Humanity, Inc.

REQUEST: An application to replat a 7.109-acre tract of land containing all of Lots 6, 7, 8 and 9 in City Block A/6671 and part of City Block 6670 to create 27 lots ranging in size from 7,506 square feet to 9,332 square feet on property located between Rhoda Lane and Elam Road, east of St. Augustine Drive.

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

PROPERTY OWNER NOTIFICATION: On January 12, 2024, 20 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 north, east, south, and west of the request have lot widths ranging in size from 61 feet to 326 feet and lot areas ranging in size from 20,880 square feet to 315,792 square feet and are zoned R-7.5(A). *(Please refer to the existing area analysis)*

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 27 lots ranging in size from 7,506 square feet to 9,332 square feet with lot width ranging from 55 feet to 141.57 feet.

Staff finds that there is a variation in lot pattern within the immediate vicinity of the request (*Refer to the existing area analysis map and aerial map*). 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 27.

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 50 feet of right-of-way (via fee simple) from the established center line of Elam Road. *Section 51A 8.602(c)*
16. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Rhoda Lane. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*
17. On the final plat, dedicate a minimum 10-foot by 10-foot corner clip (via fee simple or street easement) at the intersection of Elam Road & Apache Drive. Section 51A 8.602(d)(1).
18. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of Apache Drive & Road A. Section 51A 8.602(d)(1).
19. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of Road A & Road B. Section 51A 8.602(d)(1).
20. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of Road B & Rhoda Lane. Section 51A 8.602(d)(1).
21. 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:

22. Prior to final plat, submit a completed final plat checklist and all supporting documents.
23. On the final plat, chose a new or different addition name.
24. On the final plat, show abstract line location.

Dallas Water Utilities Conditions:

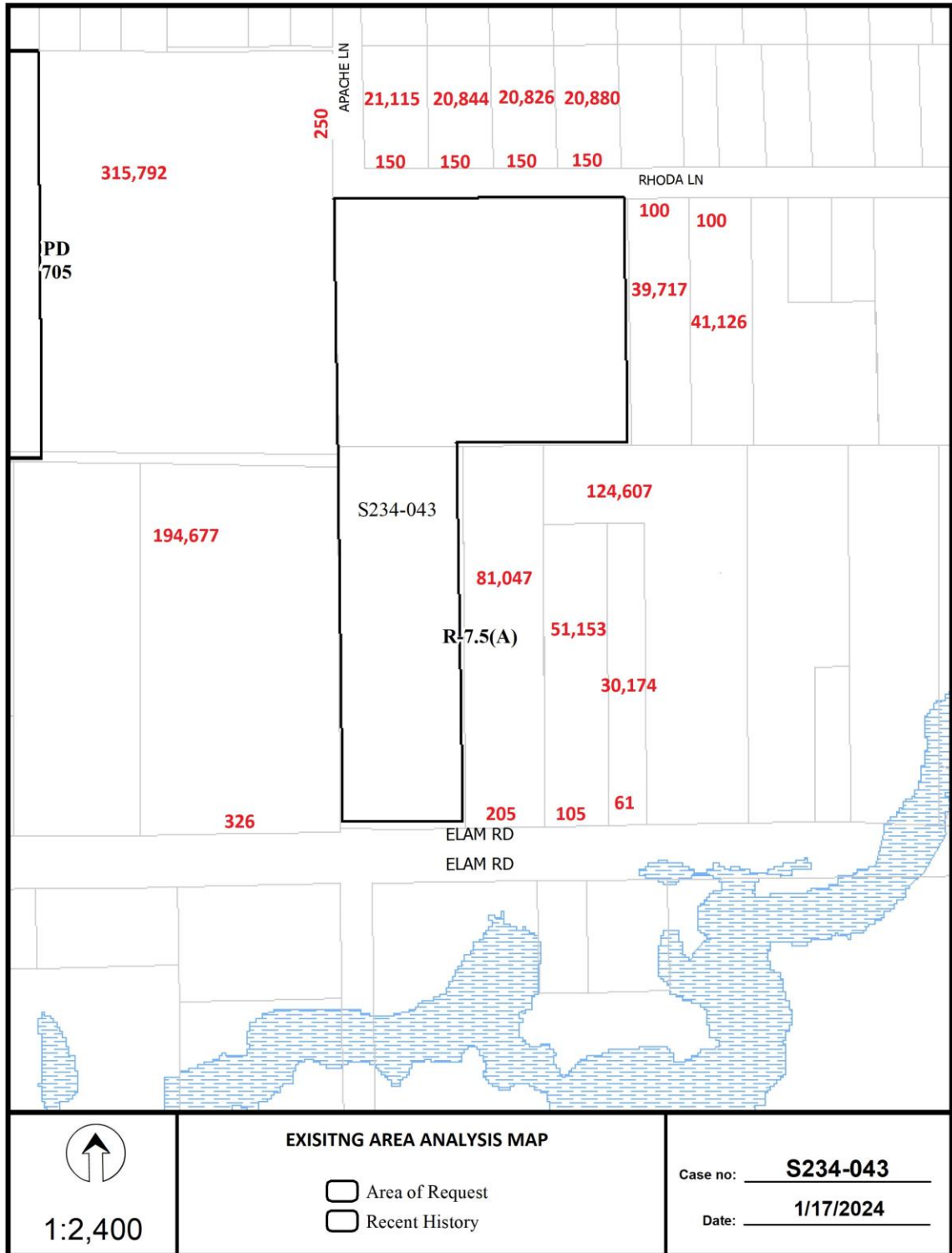
25. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f).
26. Additional design information is required for assessment. Site plan must be submitted showing proposed development, 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. Water and 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.

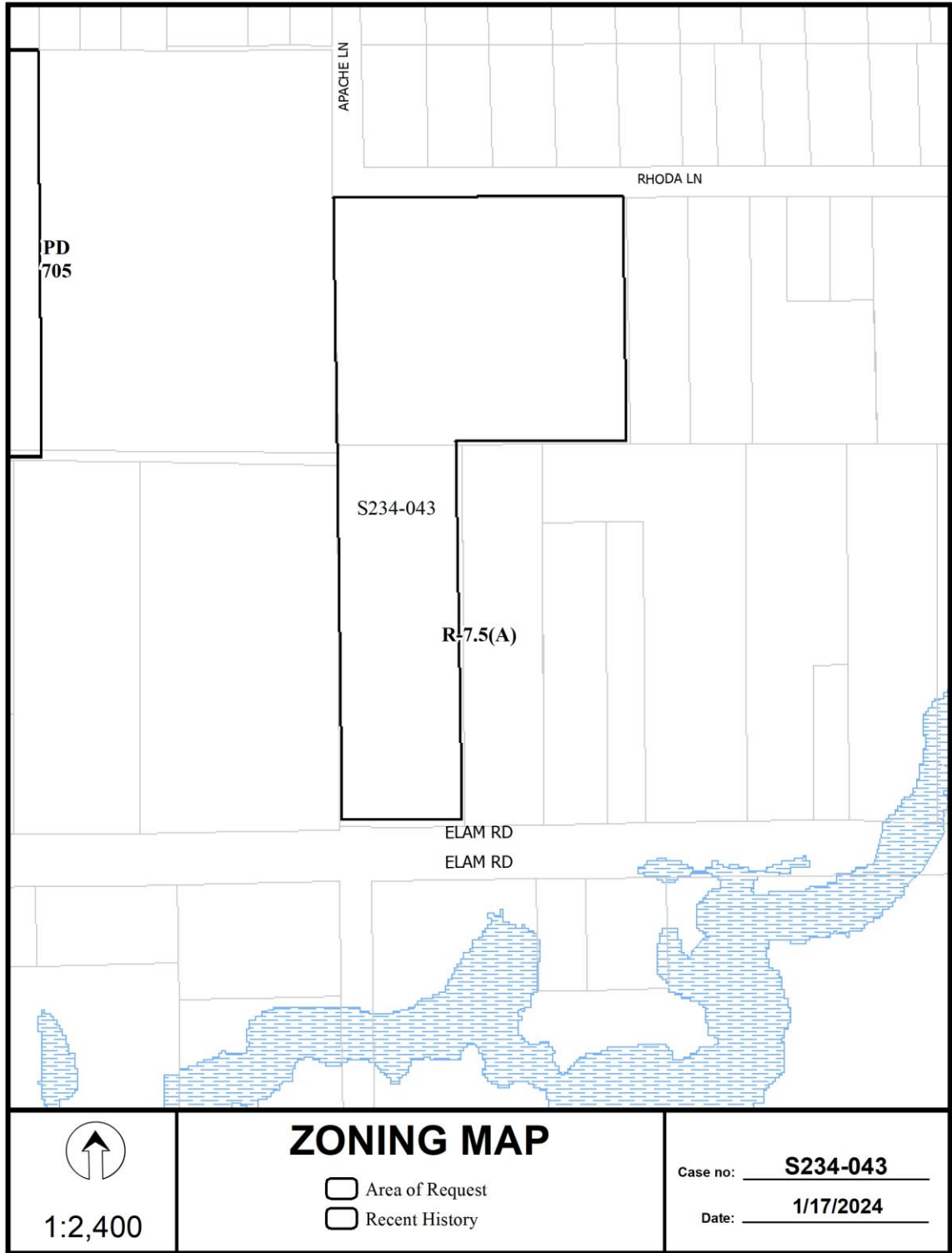
28. Existing and any proposed Water and Wastewater Easements must be shown and/or increased to conform to current design standards. **Notice:** Minimum DWU easement size 20' for one utility and 25' for both water and sewer. Larger diameter or deeper mains may require additional width.

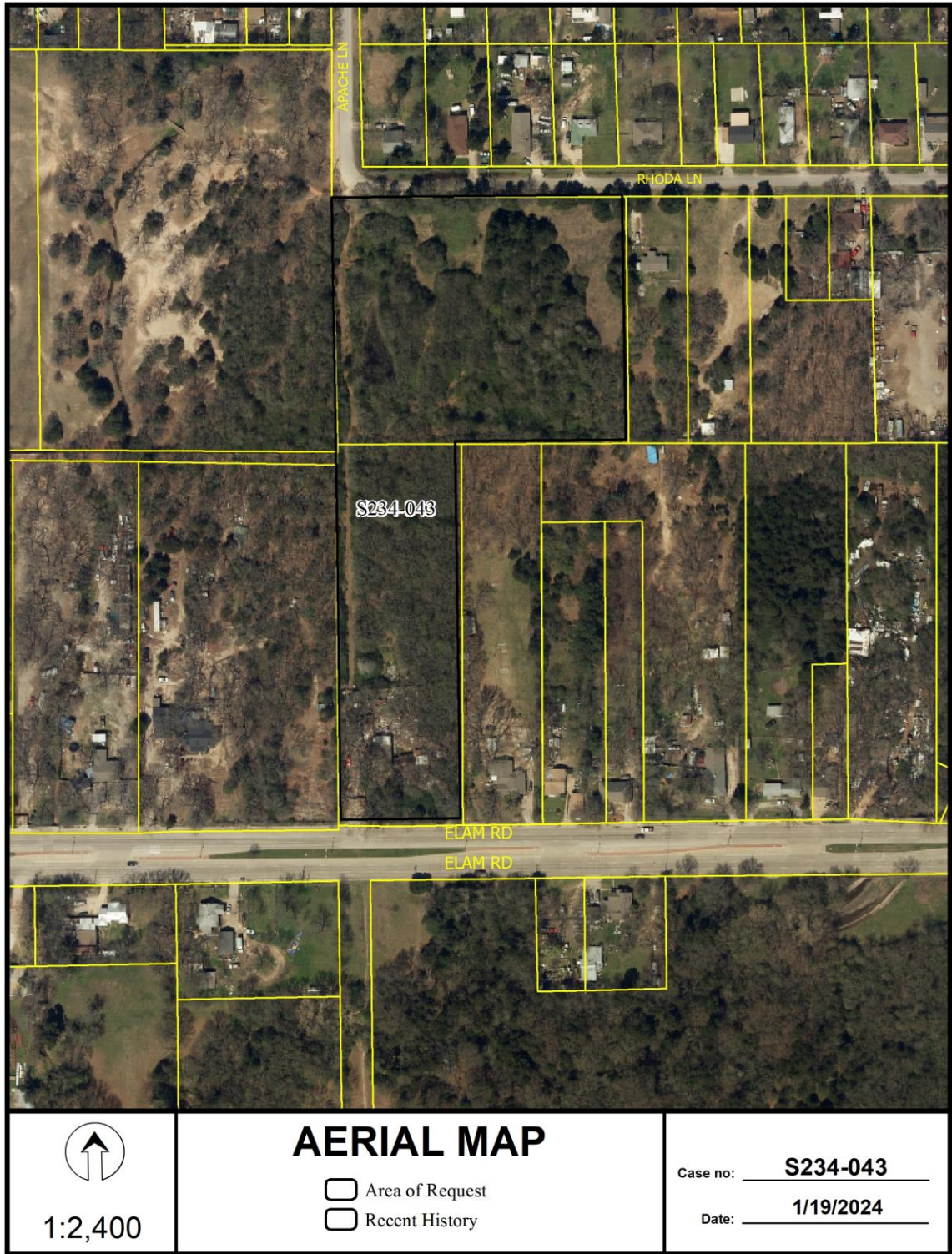
Real Estate/ Street Name / GIS, Lot & Block Conditions:

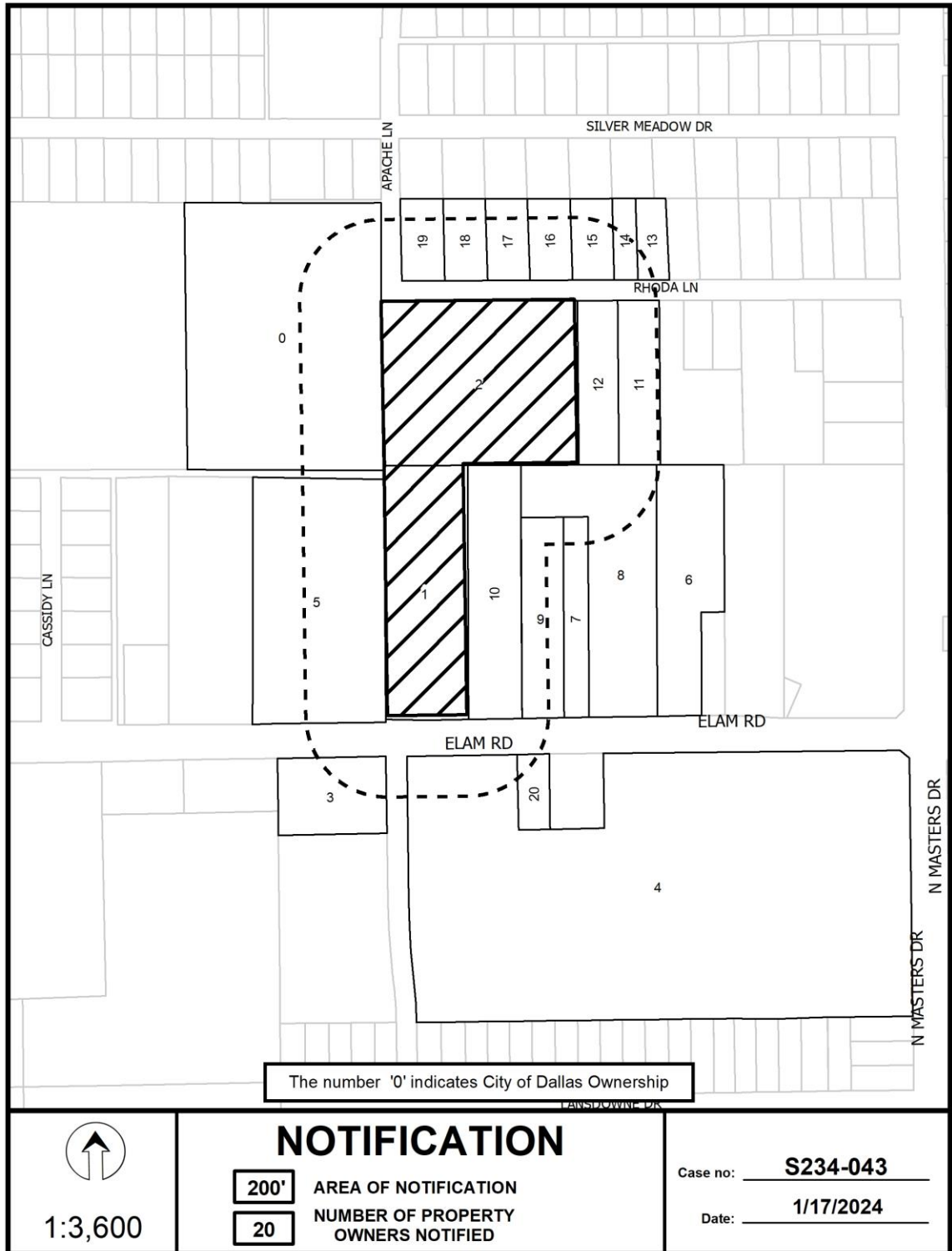
29. Prior to the final plat, please remove structures encroaching on Right-of Way Dedication.
30. On the final plat, change "Apache Drive" to "Apache Drive (FKA Rhoda Lane)".
31. On the final plat, change "Rhoda Lane" to "Rhoda Lane (FKA Apache Drive)".
32. Contact addressing team for appropriate names for "Road A" and "Road B".
33. On the final plat, identify the property as Lots 1 through 11 in City Block A/6670, Lots 1 through 10 in City Block B/6670, Lots 1 through 6 in City Block C/6670.

ALL AREAS ARE IN SQUARE FEET









The number '0' indicates City of Dallas Ownership



1:3,600

NOTIFICATION

200' AREA OF NOTIFICATION
20 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **S234-043**

Date: **1/17/2024**

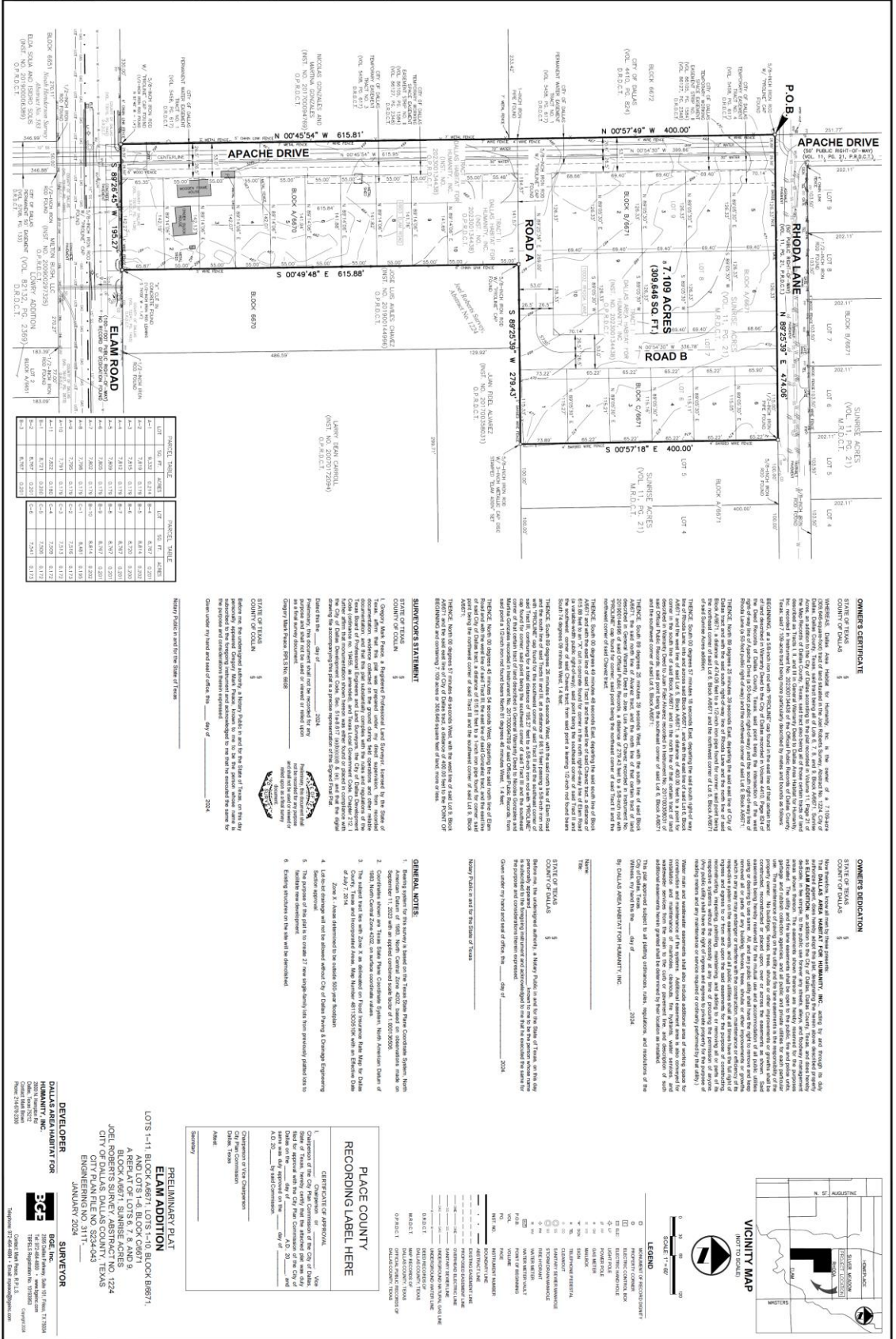
01/08/2024

Notification List of Property Owners

S234-043

20 Property Owners Notified

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|-----------------------|-----------------------|----------------------------|
| 1 | 9903 ELAM RD | GRANADO MACENDONIO H & |
| 2 | 10002 RHODA LN | GRANADO MACEDONIO H & |
| 3 | 9818 ELAM RD | SOLIS ELDA & ISIDRO |
| 4 | 465 N MASTERS DR | MILTON BUSH LLC |
| 5 | 9819 ELAM RD | GONZALES NICOLAS & MARTINA |
| 6 | 10017 ELAM RD | RODRIGUEZ ABRAHAM ELIU |
| 7 | 9939 ELAM RD | AGUIRRE LEONEL & |
| 8 | 10009 ELAM RD | ALVAREZ JUAN FIDEL |
| 9 | 9927 ELAM RD | CARROLL LARRY DEAN |
| 10 | 9923 ELAM RD | CHAVEZ JOSE LUIS AVILES |
| 11 | 10014 RHODA LN | PORTALES CARLOS |
| 12 | 10006 RHODA LN | HOUSE DEARL |
| 13 | 10015 RHODA LN | GALLEGOS CARLOS PORTALES & |
| 14 | 10007 RHODA LN | CHAIRES JUAN PINONES & |
| 15 | 10007 RHODA LN | SANGERMAN MARCOS A |
| 16 | 9931 RHODA LN | WATSON JERRY D |
| 17 | 9923 RHODA LN | RESENDEZ JOSE & |
| 18 | 9915 RHODA LN | SANTANA MARIO CRUZ |
| 19 | 9907 RHODA LN | MARTINEZ JESUS A CORONA & |
| 20 | 9938 ELAM RD | HARRIS WILLIE O |



ADJACENT PLATS

| PLAT NO. | OWNER | ACRES |
|------------|---------------|-------|
| 2023030303 | JOHN WILLIAMS | 3.20 |
| 2023030304 | JOHN WILLIAMS | 3.20 |
| 2023030305 | JOHN WILLIAMS | 3.20 |
| 2023030306 | JOHN WILLIAMS | 3.20 |
| 2023030307 | JOHN WILLIAMS | 3.20 |
| 2023030308 | JOHN WILLIAMS | 3.20 |
| 2023030309 | JOHN WILLIAMS | 3.20 |
| 2023030310 | JOHN WILLIAMS | 3.20 |
| 2023030311 | JOHN WILLIAMS | 3.20 |
| 2023030312 | JOHN WILLIAMS | 3.20 |
| 2023030313 | JOHN WILLIAMS | 3.20 |
| 2023030314 | JOHN WILLIAMS | 3.20 |
| 2023030315 | JOHN WILLIAMS | 3.20 |
| 2023030316 | JOHN WILLIAMS | 3.20 |
| 2023030317 | JOHN WILLIAMS | 3.20 |
| 2023030318 | JOHN WILLIAMS | 3.20 |
| 2023030319 | JOHN WILLIAMS | 3.20 |
| 2023030320 | JOHN WILLIAMS | 3.20 |
| 2023030321 | JOHN WILLIAMS | 3.20 |
| 2023030322 | JOHN WILLIAMS | 3.20 |
| 2023030323 | JOHN WILLIAMS | 3.20 |
| 2023030324 | JOHN WILLIAMS | 3.20 |
| 2023030325 | JOHN WILLIAMS | 3.20 |
| 2023030326 | JOHN WILLIAMS | 3.20 |
| 2023030327 | JOHN WILLIAMS | 3.20 |
| 2023030328 | JOHN WILLIAMS | 3.20 |
| 2023030329 | JOHN WILLIAMS | 3.20 |
| 2023030330 | JOHN WILLIAMS | 3.20 |

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

I, the undersigned, being the duly qualified Surveyor for the County of Dallas, State of Texas, do hereby certify that the foregoing is a true and correct copy of the original plat as recorded in my office.

Dated this _____ day of _____, 2024.

Surveyor

OWNER'S BIDDICATION

STATE OF TEXAS §
COUNTY OF DALLAS §

I, the undersigned, being the duly qualified Surveyor for the County of Dallas, State of Texas, do hereby certify that the foregoing is a true and correct copy of the original plat as recorded in my office.

Dated this _____ day of _____, 2024.

Surveyor

GENERAL NOTES

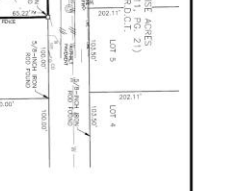
- Existing systems: This survey is based on the Texas State Plane Coordinate System, NAD 83.
- Control points: The survey was controlled by the Texas State Plane Coordinate System, NAD 83.
- Boundary lines: The boundary lines shown on this plat are based on the survey data provided.
- Utilities: The utility lines shown on this plat are based on the survey data provided.
- Other: The survey was conducted in accordance with the Texas Surveying Act.

PLATE COUNTY RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

City of Dallas, Texas

City Engineer



LEGEND

- PROPERTY CORNER
- ADJACENT PROPERTY
- ADJACENT PLAT
- ADJACENT SURVEY
- ADJACENT TRACT
- ADJACENT BLOCK
- ADJACENT LOT
- ADJACENT SECTION
- ADJACENT TOWNSHIP
- ADJACENT COUNTY
- ADJACENT STATE

DEVELOPER

DALLAS AREA HABITAT FOR HUMANITY, INC.

16000 Ross Street, Suite 100
Dallas, Texas 75244-4444
Phone: 214-343-8300

SURVEYOR

BOE INC.

1600 Ross Street, Suite 100
Dallas, Texas 75244-4444
Phone: 214-343-8300

PRELIMINARY PLAT

ELAM ADDITION

LOTS 1-10, BLOCK 88971, PHASE 1
AND LOTS 1-6, BLOCK 88971, PHASE 2

JOEL ROBERTS SURVEY, ABSTRACT NO. 1224
ENGINEERING NO. 3117

JANUARY 2024