

LOCATION: Cypress Avenue, north of Scyene Road

DATE FILED: April 18, 2024

ZONING: R-7.5(A)

CITY COUNCIL DISTRICT: 7

SIZE OF REQUEST: 0.992-acres

APPLICANT/OWNER: Lifeway Church of God, Stephen Thomas

REQUEST: An application to replat a 0.992-acre tract of land containing all of Lot 71 in City Block 6784 to create four lots ranging in size from 9,109 square feet to 15,857 square feet on property located on Cypress Avenue, north of Scyene Road.

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

PROPERTY OWNER NOTIFICATION: On April 30, 2024, 33 notices were sent to property owners within 200 feet of the proposed plat.

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 eastline of Cypress Avenue have lot widths ranging in size from 111.70 feet to 202.39 feet and lot areas ranging in size from 21,251 square feet to 39,925 square feet and are zoned R-7.5(A) Single Family District. (*Refer to the existing area analysis map*)
- The properties to the westline of Cypress Avenue have lot widths ranging in size from 103.40 feet to 323.40 feet and lot areas ranging in size from 20,593 square feet to 61,928 square 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 four lots ranging in size from 9,109 square feet to 15,857 square feet: and the proposed lot widths ranging from 47.15 feet to 81.99 feet respectively.

Staff finds that there is a variation in the lot pattern in the immediate vicinity of the request. The request complies with the requirements of R-7.5(A) Single Family District and with the requirements of Section 51A-8.503; 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 4.

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 Cypress Avenue. *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.

Dallas Water Utilities Conditions:

20. 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.
21. 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.

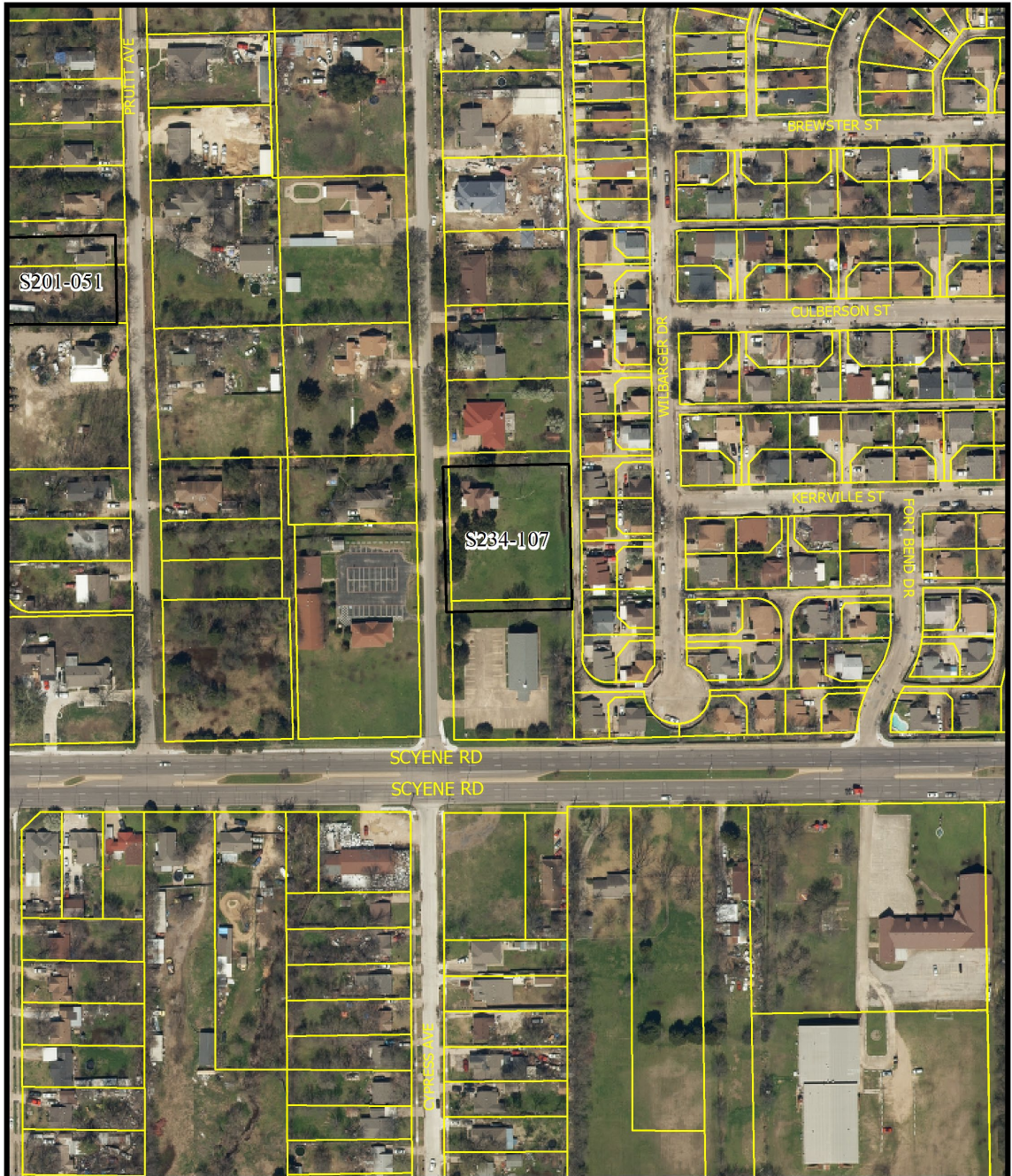
Street Name / GIS, Lot & Block Conditions:


22. On the final plat, change “Formerly Survey Avenue Cypress Avenue” to “Cypress Avenue (FKA Minta Drive FKA Survey Drive”.
23. On the final plat, add “Kerrville Street” to plat document.
24. On the final plat, identify the property as Lots 71A through 71D in City Block 6784.

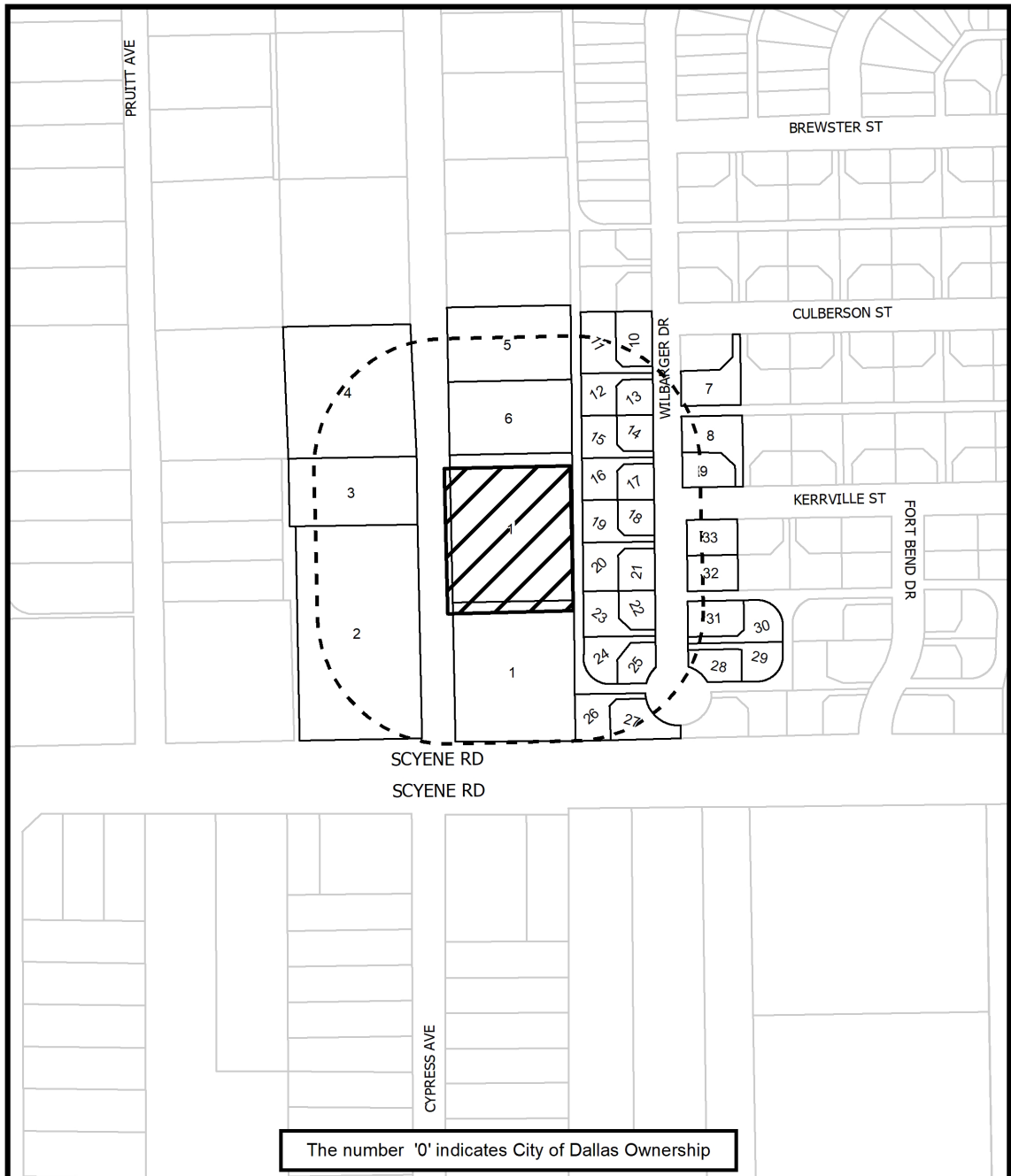
ALL AREAS ARE IN SQUARE FEET







 1:2,400	<h3 style="text-align: center;">AERIAL MAP</h3> <p> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p>	Case no: <u> S234-107 </u> Date: <u> 4/26/2024 </u>
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 1:2,400	NOTIFICATION		Case no: S234-107
	<div style="border: 1px solid black; padding: 2px; display: inline-block;">200'</div> AREA OF NOTIFICATION <div style="border: 1px solid black; padding: 2px; display: inline-block;">33</div> NUMBER OF PROPERTY OWNERS NOTIFIED		Date: 4/26/2024

04/22/2024

Notification List of Property Owners

S234-107

33 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3116 CYPRESS AVE	LIFEWAY CHURCH OF GOD
2	3011 CYPRESS AVE	IGLESIA BAUTISTA EL BUEN PASTOR OF DALLAS
3	3117 CYPRESS AVE	IBARRA JUAN &
4	3217 CYPRESS AVE	LEMUS JULIO A
5	3216 CYPRESS AVE	GRIFFIN LIONELL & LINDA A
6	3208 CYPRESS AVE	Taxpayer at
7	9408 CULBERSON ST	CARREON OLIVORIO
8	9409 KERRVILLE ST	ROSALES RUBEN V
9	9405 KERRVILLE ST	OSORIO SUGEY DEL SOCORRO V
10	3331 WILBARGER DR	JIMENEZ ADOLFO & RICARDA
11	3327 WILBARGER DR	QUIROZ LUZ
12	3323 WILBARGER DR	PEREZ JOSE A MARTINEZ &
13	3319 WILBARGER DR	CACERES DE ORELLANA MIRNA N
14	3315 WILBARGER DR	MARIGOS MIKE
15	3311 WILBARGER DR	GALLEGOS MARCELINO
16	3307 WILBARGER DR	AGUIRRE SALVADOR
17	3303 WILBARGER DR	HERNANDEZ ALMA L
18	3239 WILBARGER DR	MACIAS ALMA &
19	3235 WILBARGER DR	MACIAS JONATHAN & GLADYS
20	3231 WILBARGER DR	CARRIZALES HUMBERTO &
21	3227 WILBARGER DR	SMITH NIGEL O
22	3223 WILBARGER DR	PRIETO FRANCES & HECTOR
23	3219 WILBARGER DR	RIVERO MIREYA &
24	3215 WILBARGER DR	GORDON GORDO WAYNE
25	3211 WILBARGER DR	MARTINEZ CARMEN &
26	3207 WILBARGER DR	VIDAL SANDRA GEORGINA &

04/22/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	3203 WILBARGER DR	PLAYER VELMA D
28	3212 WILBARGER DR	STAFFORD RODERICK
29	3216 WILBARGER DR	NGUYEN DEP THI
30	3220 WILBARGER DR	POTTER ESTHER J
31	3224 WILBARGER DR	WALTON ZACCHAEUS L
32	3228 WILBARGER DR	BARNHART NATHAN C
33	3232 WILBARGER DR	WEDGEWORTH LINDA SYLVIA

