

**CITY PLAN COMMISSION****THURSDAY, MARCH 23, 2023****FILE NUMBER:** S223-094**CHIEF PLANNER:** Mohammad H. Bordbar**LOCATION:** Preston Park Drive at Purdue Avenue northwest corner**DATE FILED:** February 23, 2023**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 13 **SIZE OF REQUEST:** 0.2626-acres **MAPSCO:** 42M**APPLICANT/OWNER:** Patrick and Caroline Floeck

**REQUEST:** An application to replat a 0.2626-acre (11,437 square foot) tract of land containing all of Lot 1 in City Block 4/5170 and an abundant portion of alley in City Block 4/5170 to create one lot on property located on Preston Park Drive at Purdue Avenue northwest corner.

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

**PROPERTY OWNER NOTIFICATION:** On March 3, 2023, 25 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 in the immediate area of the request have no established lot pattern with lot areas ranging in size from 7,579 square feet to 10,285 square feet and lot widths ranging in size from 65 feet to 75 feet and are zoned R-7.5(A) Single Family District. *(Please refer to the existing area analysis and aerial map)*

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 the 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. 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)
13. Submit drainage, paving, etc. plans prepared by a licensed (TX) Professional Engineer to Permit Center, Oak Cliff Municipal Center (i.e., non-311T/DP). *Section 51A- 8.102 (c); 8.601(b)(4),(5),(6),(7),(8),(9)*

**Right-of way Requirements Conditions:**

14. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of Preston Park Drive & Purdue Avenue Section 51A 8.602(d)(1)
15. Prior to final plat, 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:**

16. Prior to final plat, submit a completed final plat checklist and all supporting documents.
17. On the final plat, show the correct recording information for the subject property. Platting Guidelines.

18. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
19. On the final plat, show distances/width across all adjoining right-of-way. Platting Guidelines.
20. On the final plat, show recording information on all existing easements within 150 feet of the property.
21. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
22. On the final plat, show or list the prior plat on the map, in the legal description, and/or title block. Platting Guidelines.

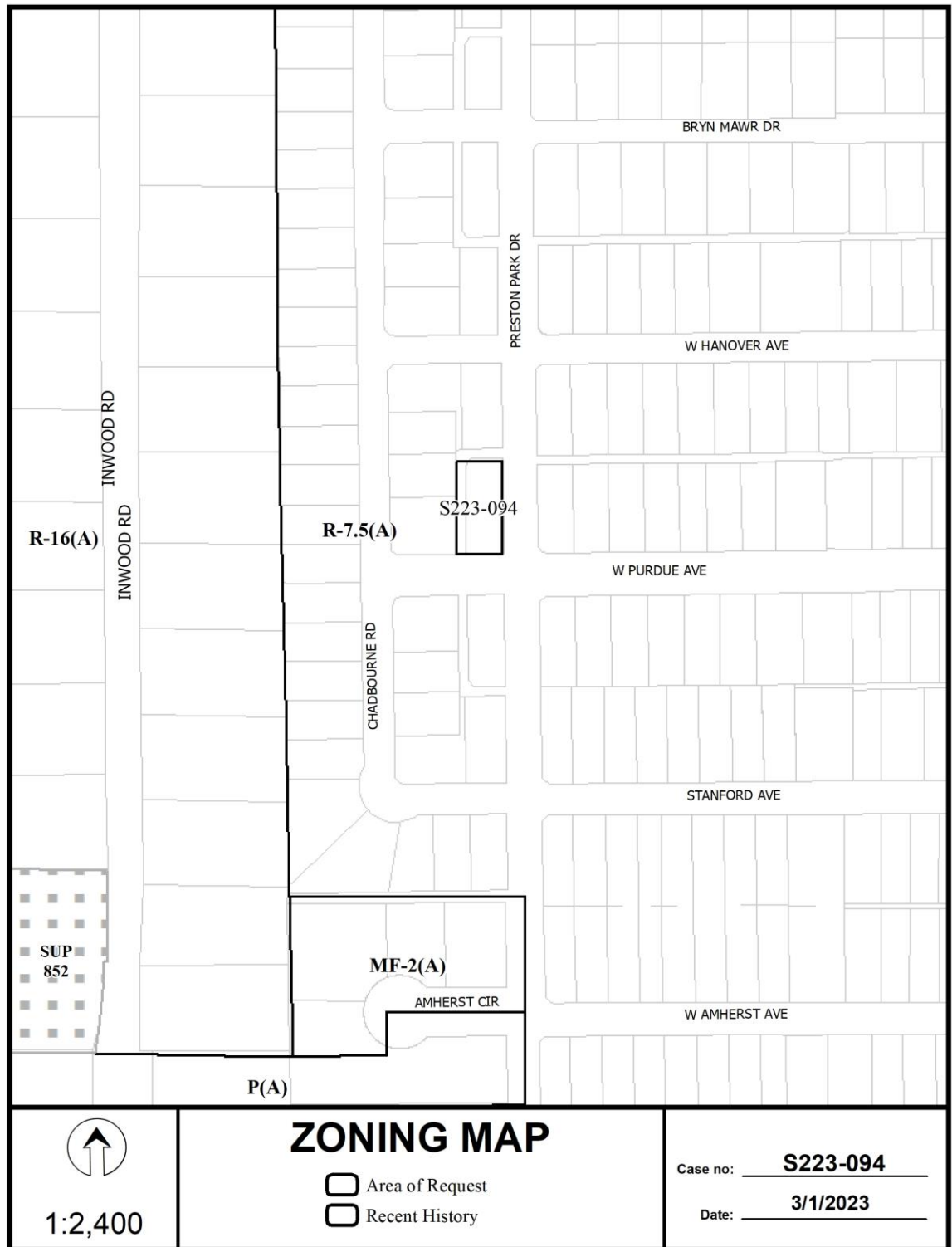
**Dallas Water Utilities Conditions:**

23. 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.

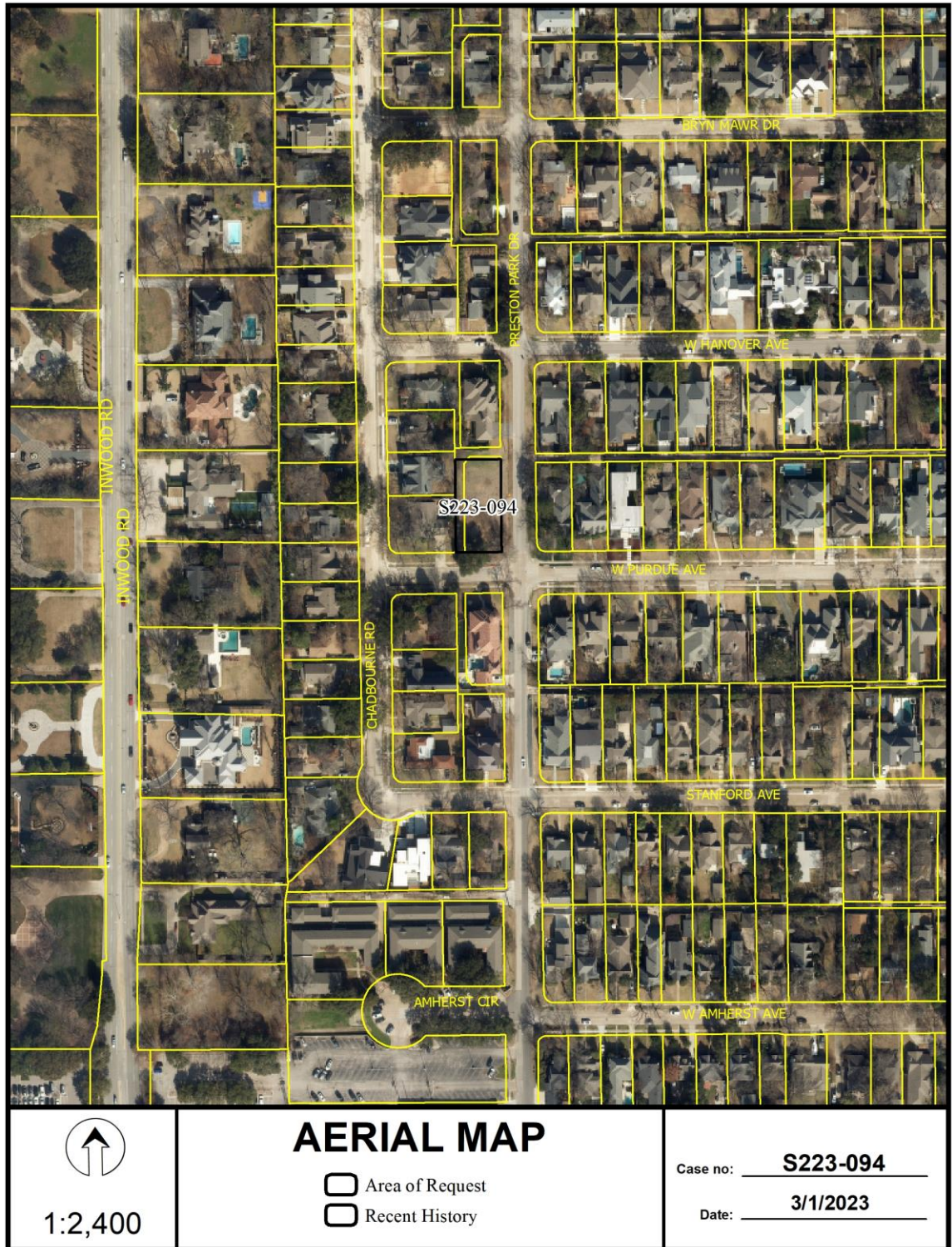
**Real Estate / Arborist / Street Name / GIS, Lot & Block Conditions:**

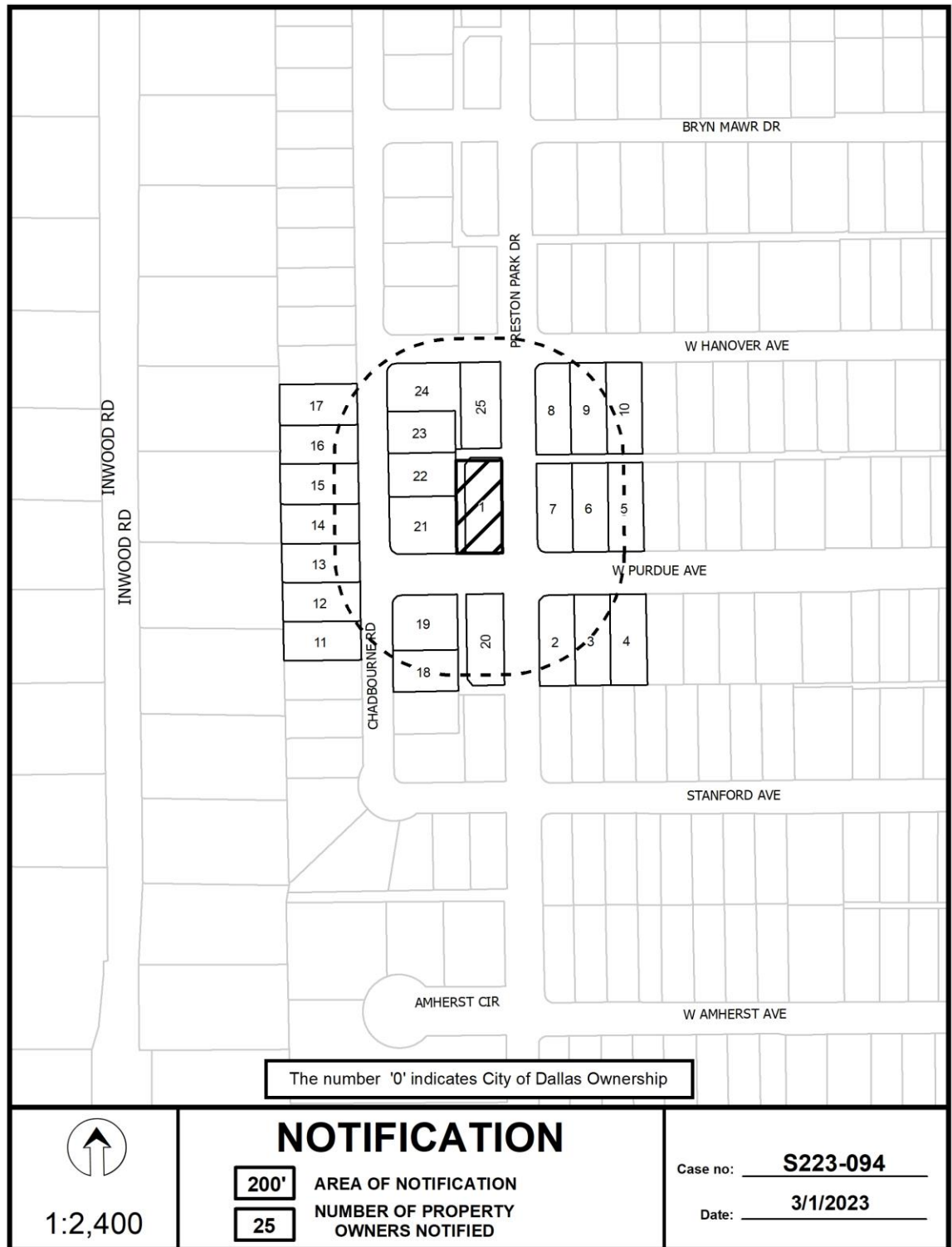
24. Prior to final plat, remove wood fence encroachment from the 15-foot alley and Preston Parkway right-of-way. If ROW is being abandoned, show the abandonment on the plat as follows: Abandonment authorized by Ordinance No. \_\_\_\_\_, recorded as Inst. Nos. (Cert. No. \_\_\_\_\_, QCD No. \_\_\_\_\_) Utility Easements retained.
25. On the final plat, change “Chadbourn Road (Formerly East Inwood Drive)” to “Chadbourn Road (F.K.A. East Inwood Drive)”. Section 51A-8.403(a)(1)(A)(xii).
26. On the final plat, identify the property as Lot 1A in City Block 4/5170. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).











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

***S223-094***

***25 Property Owners Notified***

| <b><i>Label #</i></b> | <b><i>Address</i></b> | <b><i>Owner</i></b>          |
|-----------------------|-----------------------|------------------------------|
| 1                     | 5427 W PURDUE ST      | FLOECK PATRICK MICHAEL &     |
| 2                     | 5500 W PURDUE ST      | HORWATH TODD                 |
| 3                     | 5504 W PURDUE ST      | CHAPMAN KRISTI & DOUG HARVEY |
| 4                     | 5510 W PURDUE ST      | MARSHALL DAVID TAYLOR        |
| 5                     | 5511 W PURDUE ST      | JACKSON JEFFREY M &          |
| 6                     | 5507 W PURDUE ST      | STEELMAN MAX R III           |
| 7                     | 5501 PURDUE AVE       | BANKHEAD J K                 |
| 8                     | 5500 W HANOVER AVE    | Q3 FINANCIAL LLC             |
| 9                     | 5504 W HANOVER AVE    | HUNT DALLAS M                |
| 10                    | 5510 W HANOVER AVE    | MCGEE WILLIAM                |
| 11                    | 8123 CHADBOURNE RD    | ROBINSON CALEB T & HOPE W    |
| 12                    | 8127 CHADBOURNE RD    | ZEIGFINGER MARK              |
| 13                    | 8133 CHADBOURNE RD    | MILLER RHETT ANDERSON IV &   |
| 14                    | 8203 CHADBOURNE RD    | WEISBERG MARLO GABRIELLA     |
| 15                    | 8209 CHADBOURNE RD    | BECK MERRITT E               |
| 16                    | 8213 CHADBOURNE RD    | SCHENK ANTHONY J             |
| 17                    | 8219 CHADBOURNE RD    | SITTERLE KAREN               |
| 18                    | 8114 CHADBOURNE RD    | HILL RICHARD M JR            |
| 19                    | 8118 CHADBOURNE RD    | CARP DAVID A                 |
| 20                    | 5426 W PURDUE ST      | BRENNAN TIM                  |
| 21                    | 8202 CHADBOURNE RD    | WILBUR PAIGE E               |
| 22                    | 8210 CHADBOURNE RD    | LESLIE PAUL S & SHARON H     |
| 23                    | 8216 CHADBOURNE RD    | SCHILLACI GRAHAM & HANNAH    |
| 24                    | 5400 W HANOVER AVE    | THOMAS ROBERT & ANNA         |
| 25                    | 5426 W HANOVER AVE    | HODGES JANNAH                |



