

CITY PLAN COMMISSION**THURSDAY, OCTOBER 24, 2024****FILE NUMBER:** S234-207**SENIOR PLANNER:** Hema Sharma**LOCATION:** High Mesa Drive, north of High Bluff Drive**DATE FILED:** September 25, 2024**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 13**SIZE OF REQUEST:** 0.414-acres**APPLICANT/OWNER:** Rizos Land Group NW HWY LLC

REQUEST: An application to replat a 0.414-acre (18,020 square feet) tract of land containing all of Lot 33 in City Block 12/6616 to create one 8,232 square foot lot and one 9,788 square foot lot on property located on High Mesa Drive, north of High Bluff Drive.

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

PROPERTY OWNER NOTIFICATION: On October 4, 2024, 28 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, south and west have lot areas ranging in size from 7,435 square feet to 11,950 square feet and lot widths are ranging from 49.57 feet to 77.50 feet are zoned R-7.5(A) Single Family District. (*Refer to the existing area analysis map*)

The request lies in 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 8,232 square foot lot and one 9,788 square foot lot. The proposed lot widths are 25.68 feet each.

The majority of lots within the immediate vicinity of the request are with similar lot pattern. The proposed widths are half the size than most of the lots in the immediate vicinity. (*Refer to the existing area analysis map*). Staff finds that there is a lot pattern and the request complies with the requirements of R-7.5(A) Single Family District, however does not comply with the requirement of Section 51A-8.503; therefore, staff recommends denial of the request. However, should the commission approve the request, staff recommend that the approval be 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 2.

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 15-foot by 15-foot Alley Sight Easement at the intersection of Marsh Lane & the alley. *Section 51A-8.602(e)*

Survey (SPRG) Conditions:

15. Prior to final plat, submit a completed final plat checklist and all supporting documents.

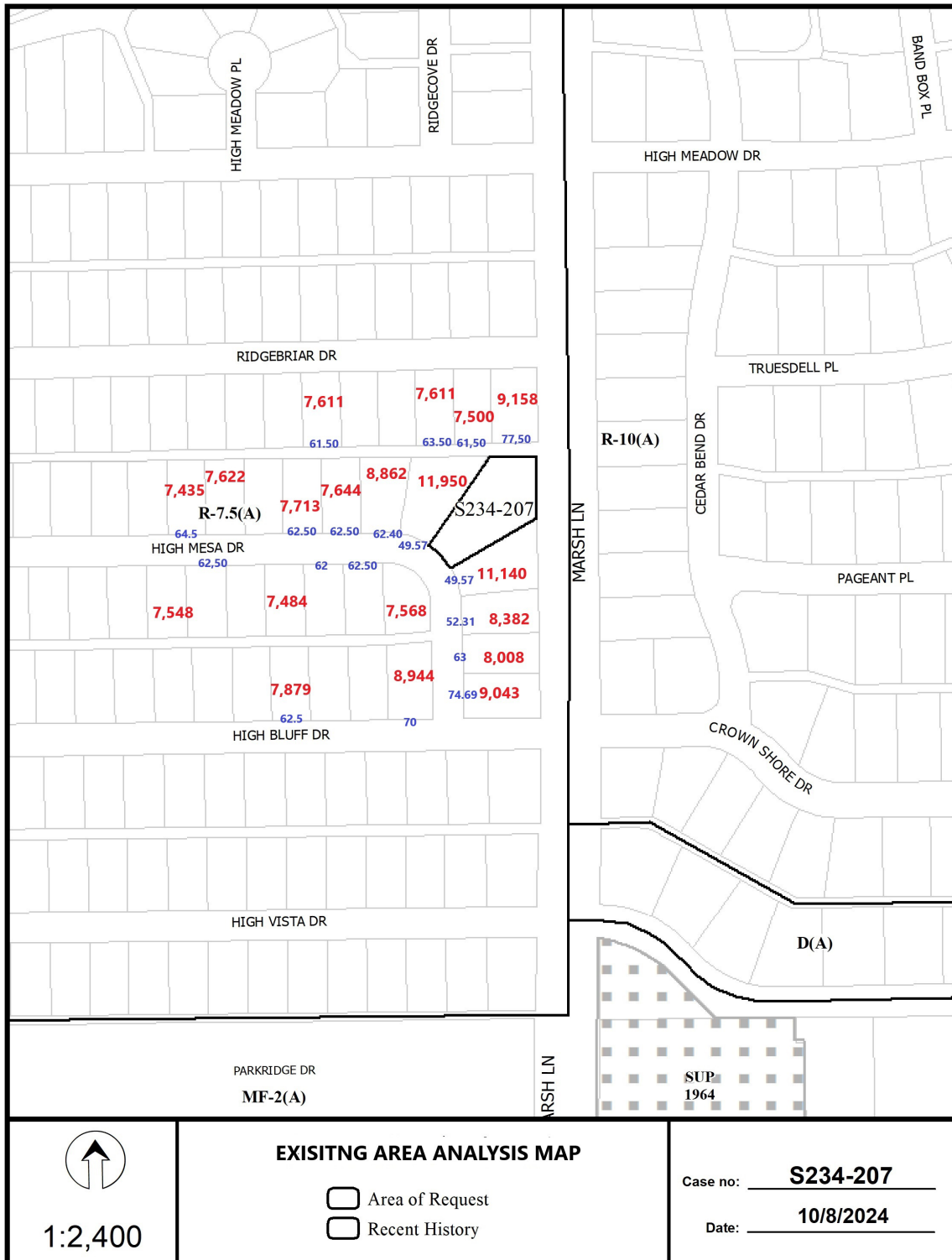
Dallas Water Utilities Conditions:

16. 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).
17. 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.
18. 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:

19. On the final plat, identify the property as Lots 33A & 33B in City Block 12/6616.

ALL AREA ARE IN SQUARE FEET





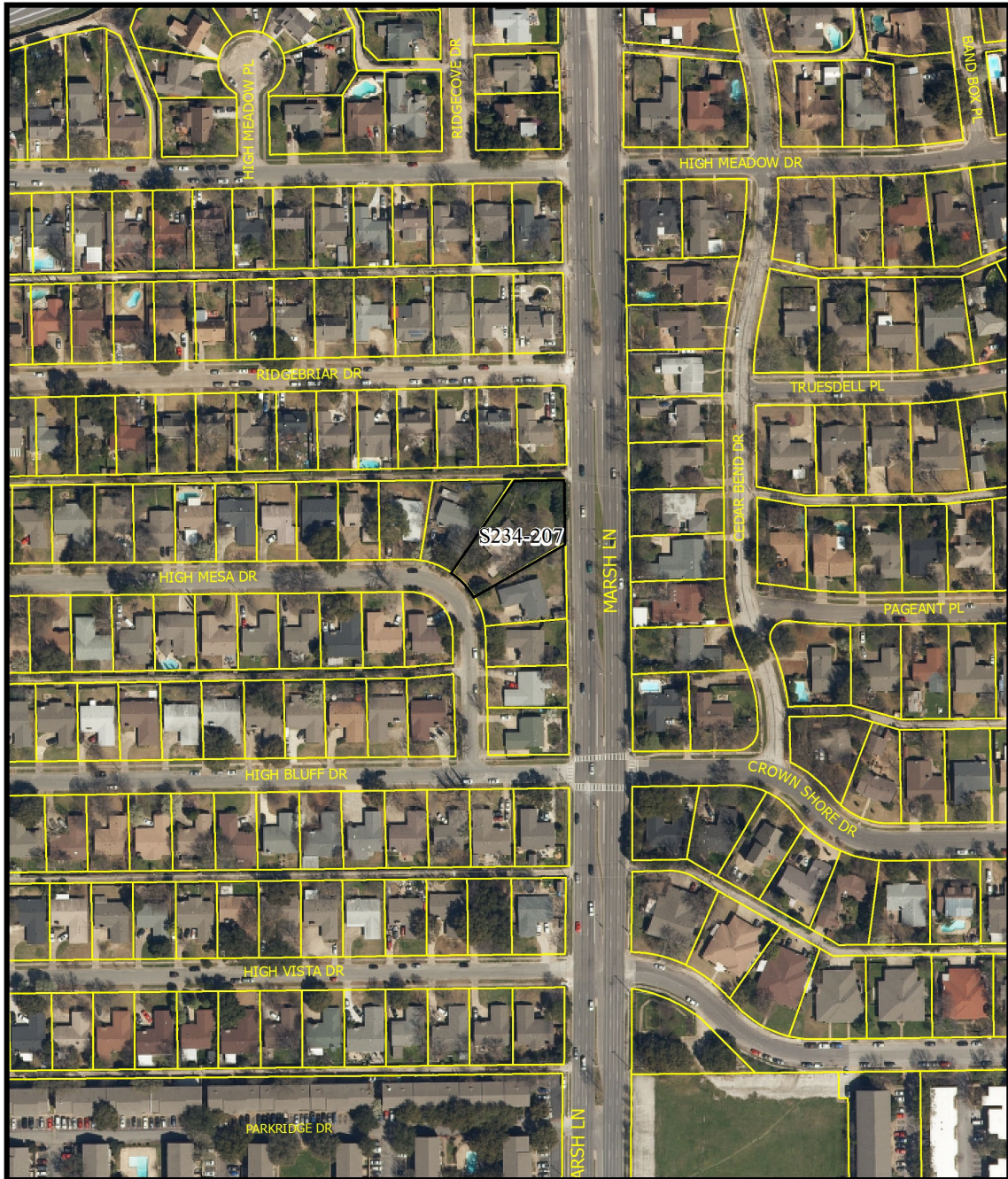
1:2,400


ZONING MAP

- Area of Request
- Recent History

Case no: **S234-207**

Date: **10/8/2024**



 1:2,400	<h2 style="text-align: center;">AERIAL MAP</h2> <p> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p>	Case no: <u> S234-207 </u> Date: <u> 10/8/2024 </u>
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The number '0' indicates City of Dallas Ownership

 1:2,400	<h2>NOTIFICATION</h2>	Case no: S234-207
	200' AREA OF NOTIFICATION 28 NUMBER OF PROPERTY OWNERS NOTIFIED	Date: 10/8/2024

Notification List of Property Owners

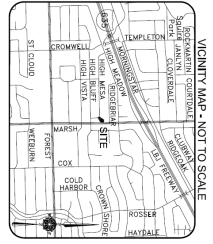
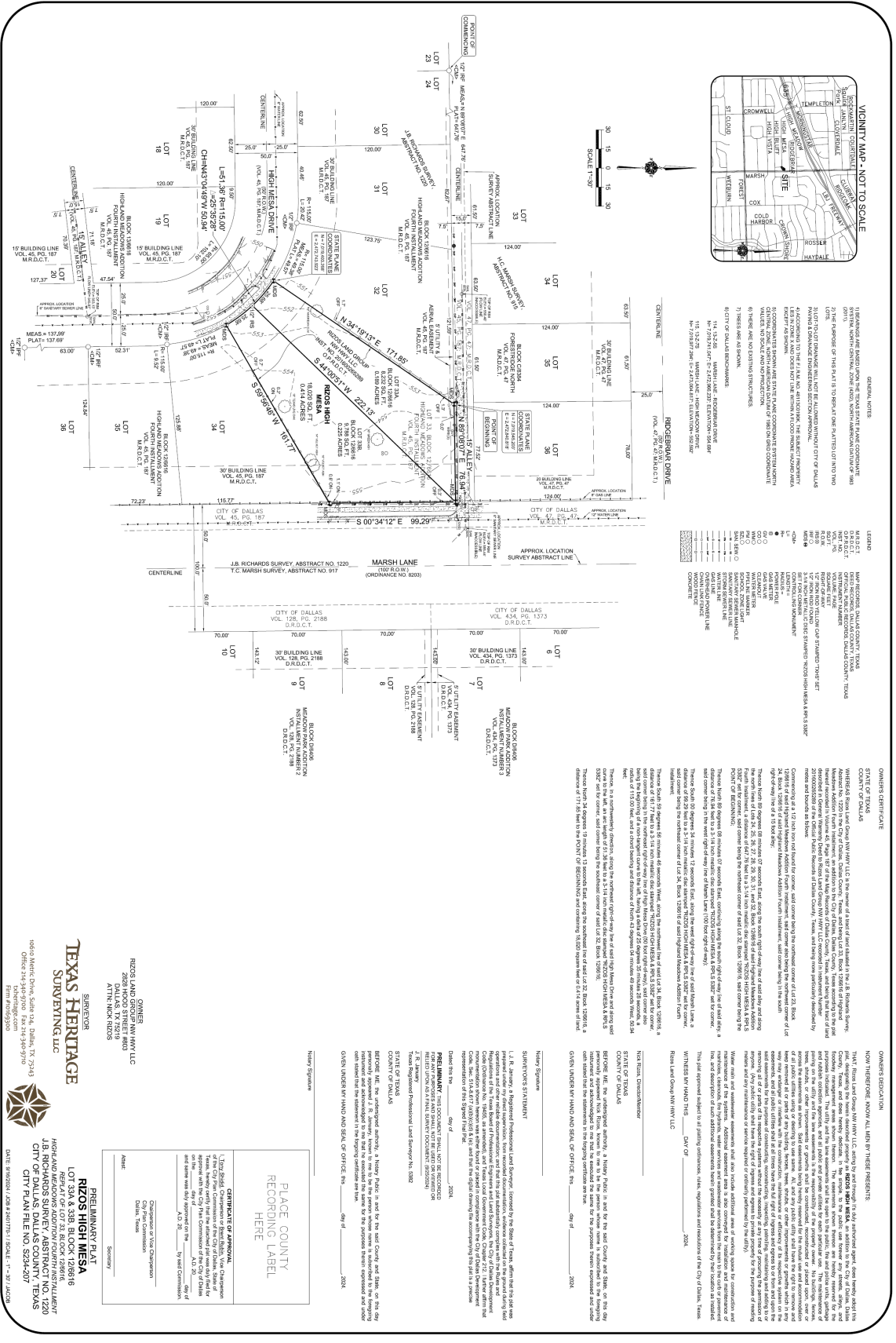
S234-207

28 Property Owners Notified

Label #	Address	Owner
1	3659 HIGH MESA DR	RIZOS LAND GROUP NW HWY LLC
2	3665 HIGH MESA DR	TAPIA HECTOR & HELARIA VELEZ
3	12205 CEDAR BEND DR	BAKER LIZZIE FAYE
4	12137 CEDAR BEND DR	NGUYEN GIO VAN
5	12131 CEDAR BEND DR	FOLLOWILL MURRAY C JR
6	12127 CEDAR BEND DR	POWERS ALYSSA CATHERINE
7	12121 CEDAR BEND DR	MADDOX JONATHAN D &
8	12117 CEDAR BEND DR	ALATORRE NELLY
9	12111 CEDAR BEND DR	PHILLIPS BRET JACKSON
10	3635 HIGH MESA DR	REED ROBERT W
11	3641 HIGH MESA DR	ASHMORE MARION K T
12	3647 HIGH MESA DR	ORTIZ JOSE &
13	3653 HIGH MESA DR	RAMIREZ OLGA C
14	3671 HIGH MESA DR	SERIES 3671 HIGH MESA DRIVE
15	3677 HIGH MESA DR	Taxpayer at
16	3683 HIGH MESA DR	MEZA MARIO FELIPE MUNOZ
17	3636 HIGH MESA DR	ROMERO ALVIN
18	3642 HIGH MESA DR	ABSALOM JOSHUA LEIGH
19	3648 HIGH MESA DR	ROMERO ANA E &
20	3631 HIGH BLUFF DR	MINTER JEAN RENE
21	3627 HIGH BLUFF DR	THOMAS MACHON LANETTE
22	3659 RIDGEBRIAR DR	Taxpayer at
23	3653 RIDGEBRIAR DR	Taxpayer at
24	3636 RIDGEBRIAR DR	PUTMAN STEPHEN R
25	3642 RIDGEBRIAR DR	UMESH & KRUNALI MANAGEMENT LLC
26	3648 RIDGEBRIAR DR	UMANZOR RONALD &

10/02/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	3654 RIDGEBRIAR DR	DOMINGUEZ JOSEPH W EST OF
28	3660 RIDGEBRIAR DR	BELMAN J REYES



GENERAL NOTES:

1. THIS PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR CONSTRUCTION.
2. THE ENGINEER HAS CONDUCTED A VISUAL SURVEY OF THE SITE AND HAS FOUND IT TO BE SUITABLE FOR THE PROPOSED DEVELOPMENT.
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LEGEND:

- UNIMPROVED DALLAS COUNTY TRAILS
- IMPROVED DALLAS COUNTY TRAILS
- UNIMPROVED CITY TRAILS
- IMPROVED CITY TRAILS
- UNIMPROVED STATE TRAILS
- IMPROVED STATE TRAILS
- UNIMPROVED FEDERAL TRAILS
- IMPROVED FEDERAL TRAILS
- UNIMPROVED PRIVATE TRAILS
- IMPROVED PRIVATE TRAILS
- UNIMPROVED OTHER TRAILS
- IMPROVED OTHER TRAILS

OWNER'S CERTIFICATE:

I, the undersigned, being the owner of the land shown on the above plat, do hereby certify that the information furnished to the City of Dallas, Texas, in connection with the application for this plat is true and correct, and that the land shown on the above plat is suitable for the proposed development.

OWNER'S DECLARATION:

I, the undersigned, being the owner of the land shown on the above plat, do hereby declare that the information furnished to the City of Dallas, Texas, in connection with the application for this plat is true and correct, and that the land shown on the above plat is suitable for the proposed development.

NOTES:

1. The proposed development is subject to the approval of the City of Dallas, Texas.

2. The proposed development is subject to the approval of the City of Dallas, Texas.

TEXAS HERITAGE SURVEYING, LLC
 1410 Metric Drive, Suite 104, Dallas, TX 75243
 Office: 972-340-9700 Fax: 972-340-9710
 Email: info@texasheritage.com

PRELIMINARY PLAT
RZOS HIGH MESA
 GEN. PLAN OF LOT 33, BLOCK 129816,
 HIGHLAND RECREATION ADDITION,
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. 5234-207
 DATE: 08/20/2024, LARS & KATHRYN | SCALE: 1" = 30' (ADMS)

PLACE COUNTY RECORDING LABEL
 HERE

City of Dallas
 Planning Department
 1500 Marilla Street
 Dallas, Texas