

**CITY PLAN COMMISSION****THURSDAY, SEPTEMBER 07, 2023****FILE NUMBER:** S223-223**SENIOR PLANNER:** Hema Sharma**LOCATION:** Jordan Valley Road, southwest of C F Hawn Frwy**DATE FILED:** August 10, 2023**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 8**SIZE OF REQUEST:** 0.334-acres**APPLICANT/OWNER:** Texas Group Real Estate, LLC

**REQUEST:** An application to create one 0.344-acre lot from a tract of land in City Block A/8792 on property located on Jordan Valley Road, southwest of C F Hawn Frwy.

**SUBDIVISION HISTORY:**

1. S212-138 was a request northwest of present request to replat a 7.3123-acre tract of land containing part of Lot 1 and all of Lots 2 and 3 in City Block 8792 to create one lot on property located on C F Hawn Freeway/ U.S. Highway No. 175, east of Silverado Drive. The request was approved on April 07, 2022 but has not been recorded.

**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.”

- This request lies in an R-7.5(A) Single Family District which has a minimum lot area requirement of 7,500 square feet. The lot is being created from a tract of land that has never been platted before; therefore, it does not qualify as a residential replat and can be approved on the consent agenda. The request is to create one 0.334-acre lot from a tract of land.

Considering the similar of lot widths and lot areas in the immediate vicinity of the request (*refer to the existing area analysis map and aerial map*), staff concludes that there is uniform lot pattern, 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. 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. The site is located within 500-Year Floodplain. Habitable structures within the 500-year floodplain requires the building pad elevation to be minimum 2-feet above the applicable 100-Year base flood elevation and finished floor to be minimum 3-feet above the applicable 100-Year base flood elevation.

**Survey (SPRG) Conditions:**

16. Prior to final plat, submit a completed final plat checklist and all supporting documents.
17. On the final plat, clarify that no structures cross lot lines.

**Street Name / GIS, Lot & Block Conditions:**

18. On the final plat, identify the property as Lot 7 in City Block A/8792. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).









