

**CITY PLAN COMMISSION****THURSDAY, NOVEMBER 7, 2024****FILE NUMBER:** S245-005**SENIOR PLANNER:** Hema Sharma**LOCATION:** Oak Creek Circle, east of Urban Avenue**DATE FILED:** October 9, 2024**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 5**SIZE OF REQUEST:** 0.560-acres**APPLICANT/OWNER:** Diane Solis

**REQUEST:** An application to replat a 0.560-acre tract of land containing all of Lot 46 and part of Lot 45 in City Block E/6126 to create one lot on property located on Oak Creek Circle, east of Urban Avenue.

**SUBDIVISION HISTORY:**

1. S190-108 was a request southwest of the present request to create one 0.25-acre (11,090-square feet) lot from a tract of land in City Block 5821 on property located at 3202 Elva Avenue, north of Scyene Road. The request was approved on March 26, 2020 and recorded on August 4, 2021.

**PROPERTY OWNER NOTIFICATION:** On October 21, 2024, 23 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 on north, east, south and west of the current request has areas ranging in size from 6,885 square feet to 36,036 square feet and widths are ranging from 43.56 feet to 140 feet and are zoned the R-7.5(A) Single Family District. *(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 one 0.560-acre (24,381 square-feet) lot and lot width is 160 feet; and is zoned R-7.5(A) Single Family District.

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 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)
15. Existing drainage conveyance within the property is required to be sized in compliance with Section 51A-8.611(a)(1) of the City of Dallas Code.

### **Right-of way Requirements Conditions:**

16. On the final plat, dedicate 25 feet of right-of-way (via fee simple or street easement) from the established centerline of Oak Creek Circle. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*

### **Flood Plain Conditions:**

17. On the final plat, determine the 100-year water surface elevation across this addition.
18. On the final plat, dedicate floodway easement, floodway management area or floodway easement (within common area), with the appropriate easement statement included on the face of the Plat. 51A 8.611(d); DWU Floodplain Management; Drainage Design Manual Addendum V
19. On the final plat, include additional paragraph in Owner's Certificate (pertaining to the floodplain). 51A 8.611(d); DWU Floodplain Management; Drainage Design Manual Addendum V
20. On the final plat, specify minimum fill and minimum finished floor elevations. *Section 51A-8.611(d), Trinity Watershed Management.*
21. On the final plat, show the natural channel set back from the crest of the natural channel. *Section 51A-8.611(d), Trinity Watershed Management.*
22. Prior to submission of the final plat, set floodway monument markers and provide documentation that the monuments have been set. *Section 51A-8.617(d)(1), (2), (3), and (4)*
23. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for.

### **Survey (SPRG) Conditions:**

24. Prior to final plat, submit a completed final plat checklist and all supporting documents.
25. On the final plat, show the correct recording information for the subject property.
26. On the final plat, show distances/width across all adjoining right-of-way
27. On the final plat, show recording information on all existing easements within 150 feet of the property.
28. On the final plat, all utility easement abandonments must be shown with the correct recording information.
29. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. *Platting Guidelines.*

### **Dallas Water Utilities Conditions:**

30. 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

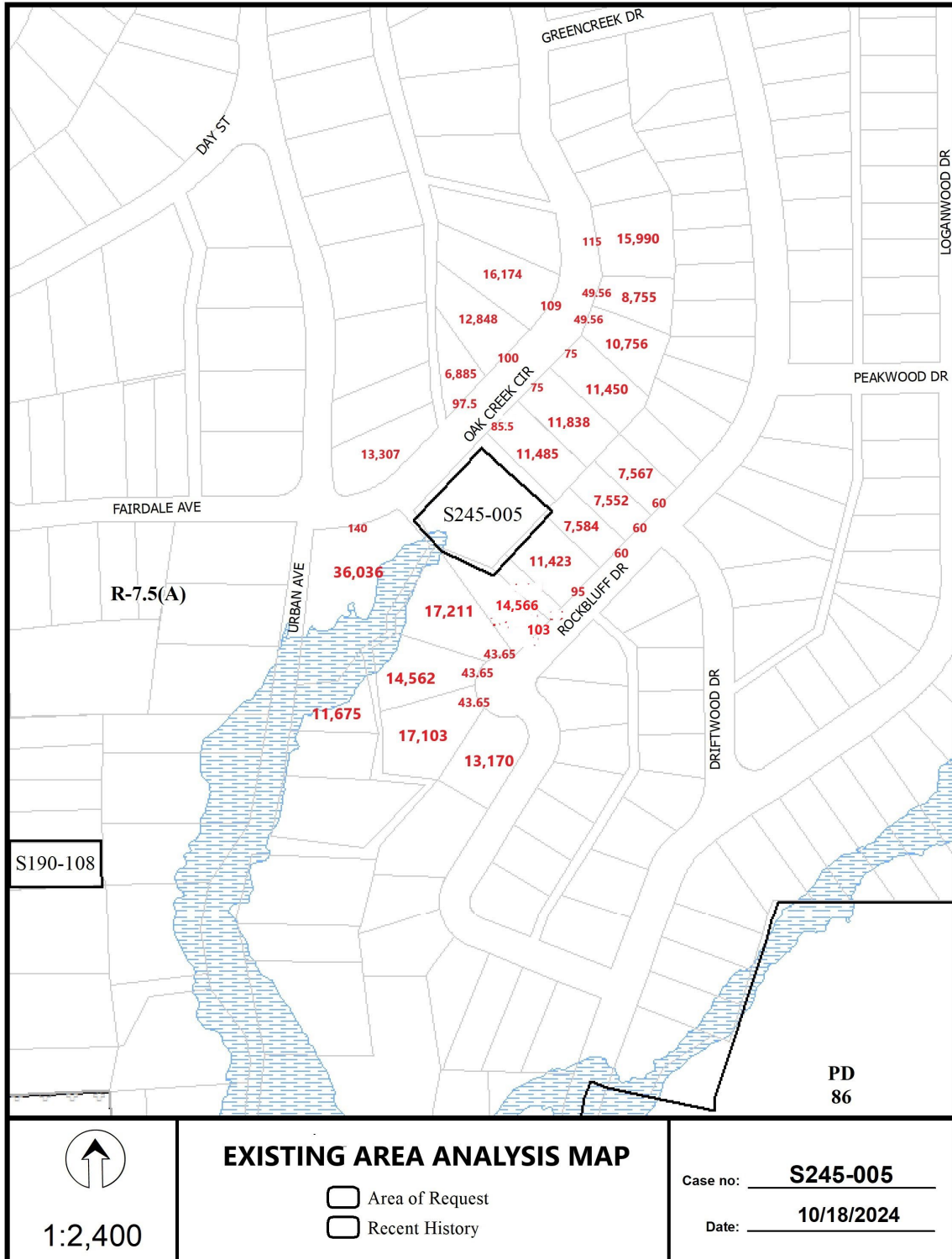
plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

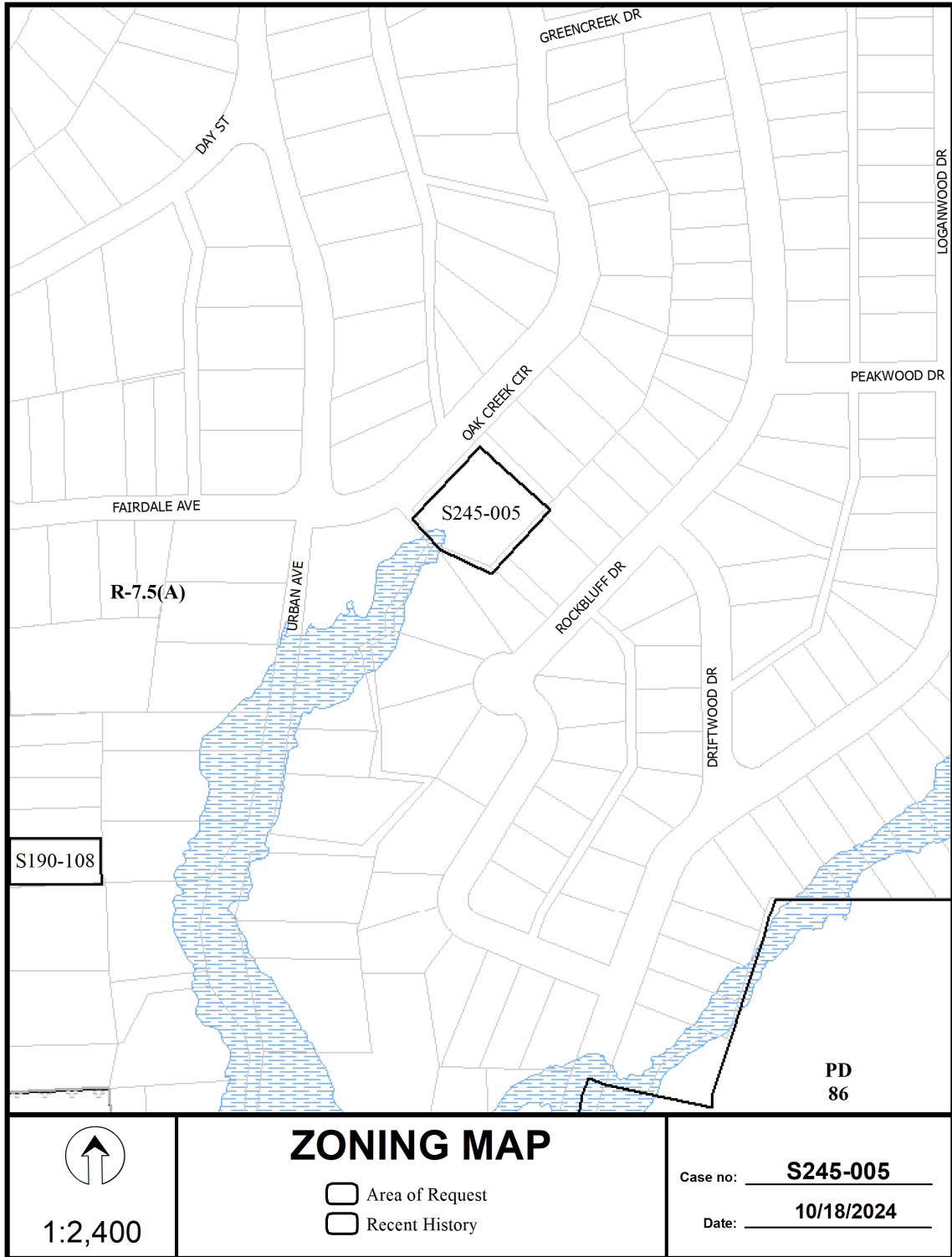
31. Existing and any proposed Water and Wastewater Easements must be shown and/or increased to conform to current design standards. **Notice:** Minimum DWU easement size 20' for one utility and 25' for both water and sewer. Larger diameter or deeper mains may require additional width.

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

32. On the final plat, change "Oak Creek Circle (AKA Fairdale) (Lomax)" to "Oak Creek Circle (FKA Fairdale Avenue FKA Lomax Avenue)" Section 51A-8.403(a)(1)(A)(xii).
33. On the final plat, identify the property as Lot 45A in City Block E/6126.


ALL AREAS ARE IN SQUARE FEET

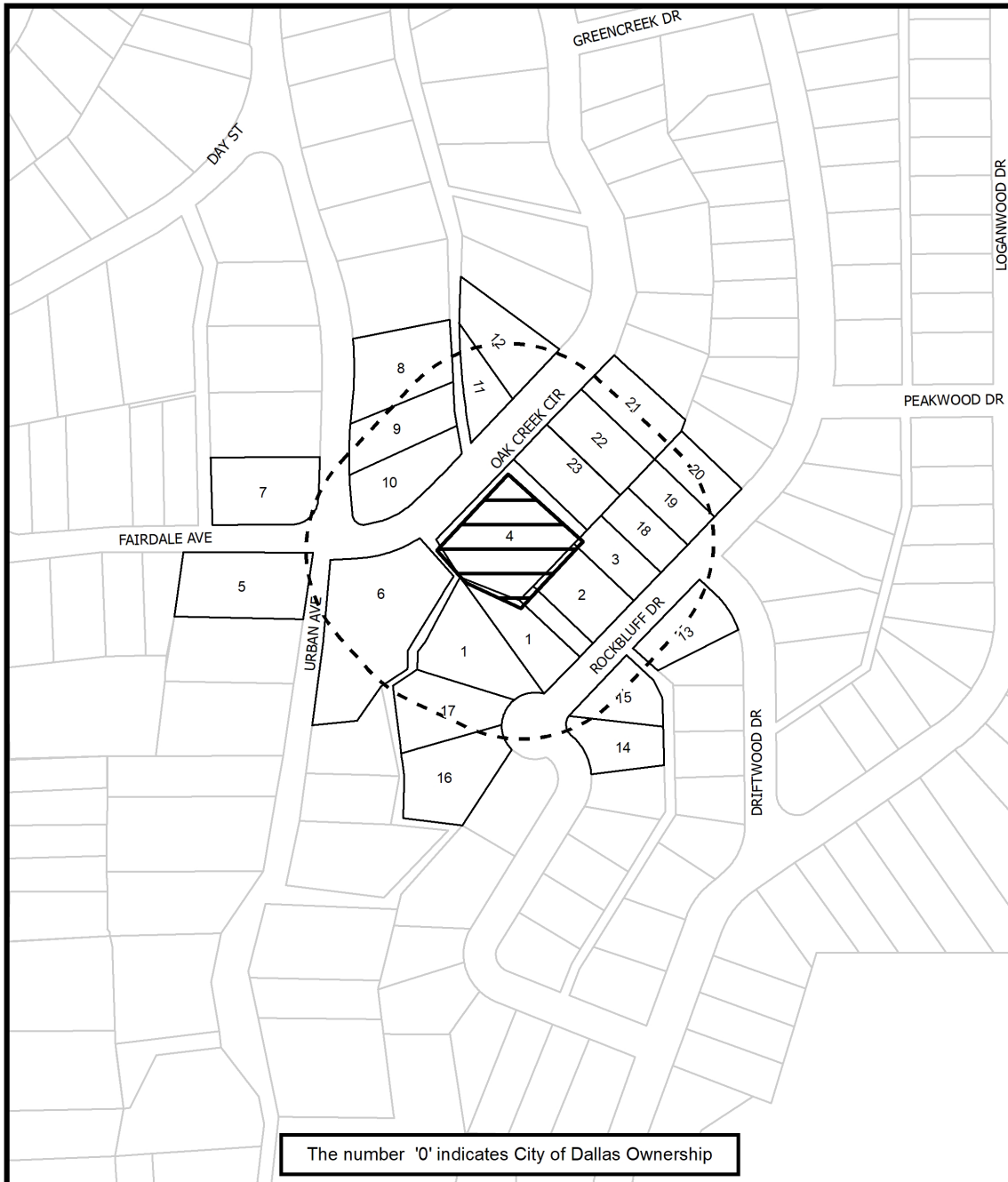








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| <br>1:2,400 | <h2 style="text-align: center;">AERIAL MAP</h2> <ul style="list-style-type: none"> <li><input type="checkbox"/> Area of Request</li> <li><input type="checkbox"/> Recent History</li> </ul> | Case no: <u>          <b>S245-005</b>          </u><br>Date: <u>          <b>10/18/2024</b>          </u> |
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| <br><b>1:2,400</b> | <h2 style="margin: 0;">NOTIFICATION</h2>   | Case no: <b>S245-005</b> |                      |           |                                    |
|   | <table border="1" style="width: 100%;"> <tr> <td style="padding: 2px;"><b>200'</b></td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="padding: 2px;"><b>23</b></td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table> | <b>200'</b>              | AREA OF NOTIFICATION | <b>23</b> | NUMBER OF PROPERTY OWNERS NOTIFIED |
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| <b>23</b>   | NUMBER OF PROPERTY OWNERS NOTIFIED   |                          |                      |           |                                    |



10/16/2024

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

***S245-005***

### ***23 Property Owners Notified***

| <b><i>Label #</i></b> | <b><i>Address</i></b> | <b><i>Owner</i></b>        |
|-----------------------|-----------------------|----------------------------|
| 1                     | 3233 ROCKBLUFF DR     | BURKE SUSAN R              |
| 2                     | 3315 ROCKBLUFF DR     | OLSON LARRY W & FAYE MARIE |
| 3                     | 3319 ROCKBLUFF DR     | JACKSON TANISHA            |
| 4                     | 3416 OAK CREEK CIR    | SOLIS DIANE                |
| 5                     | 3331 URBAN AVE        | HIGGINS BENJAMIN           |
| 6                     | 3330 URBAN AVE        | SLOAN ALANA ALYEENE        |
| 7                     | 3403 URBAN AVE        | DOSS MELISSA M             |
| 8                     | 3418 URBAN AVE        | AUSTIN KATHRYN             |
| 9                     | 3410 URBAN AVE        | MAPLES CLINTON W           |
| 10                    | 3404 URBAN AVE        | SANTIAGO JULIO             |
| 11                    | 3425 OAK CREEK CIR    | MARIN GREGORIA             |
| 12                    | 3433 OAK CREEK CIR    | BELTRAN MIGUEL &           |
| 13                    | 3229 DRIFTWOOD DR     | SAVING GRACE 2 LLC         |
| 14                    | 3230 ROCKBLUFF DR     | HERNANDEZ MARTHA           |
| 15                    | 3308 ROCKBLUFF DR     | RIVERA JOSE CARDOZA        |
| 16                    | 3225 ROCKBLUFF DR     | MODJARRAD SHABNAM          |
| 17                    | 3229 ROCKBLUFF DR     | MCGRATH DOUGLAS LONG       |
| 18                    | 3325 ROCKBLUFF DR     | AMAYA JOSE M               |
| 19                    | 3403 ROCKBLUFF DR     | VASQUEZ VICTOR             |
| 20                    | 3407 ROCKBLUFF DR     | THOMPSON GENEVIEVE L       |
| 21                    | 3436 OAK CREEK CIR    | OWENS MARILYN G            |
| 22                    | 3430 OAK CREEK CIR    | ALANIZ ALICIA              |
| 23                    | 3424 OAK CREEK CIR    | Taxpayer at                |

