

CITY PLAN COMMISSION**THURSDAY, AUGUST 8, 2024****FILE NUMBER:** S234-156**SENIOR PLANNER:** Hema Sharma**LOCATION:** between Old Seagoville Road and Grady Lane, east of St. Augustine Drive**DATE FILED:** July 11, 2024**ZONING:** PD 989**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20989.pdf>**CITY COUNCIL DISTRICT:** 5**SIZE OF REQUEST:** 31.543-acres**APPLICANT/OWNER:** Katy Lenihan, Dallas Independent School District**REQUEST:** An application to replat a 31.543-acre tract of land containing all of Lot 1 in City Block A/7880 to create one lot on property located between Old Seagoville Road and Grady Lane, east of St. Augustine Drive.**SUBDIVISION HISTORY:** There has been no recent platting activity within close proximity of this request.**PROPERTY OWNER NOTIFICATION:** On August 22, 2024, 64 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 have been utilized for an institutional use for many years. It is a policy of the city that institutional uses generally require greater land area than traditional residential or non-residential lots and generally serve, and are compatible with the neighborhood; therefore, staff concludes that the request is in compliance with Section 51A-8.503 and with the requirements of PD 989; 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 a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of Grady Lane & St. Augustine Drive. Section 51A 8.602(d)(1)

17. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of Grady Lane & Crenshaw Drive. Section 51A 8.602(d)(1)
18. 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:

19. Prior to final plat, submit a completed final plat checklist and all supporting documents.
20. On the final plat, show the correct recording information for the subject property. Platting Guidelines.
21. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
22. On the final plat, show distances/width across all adjoining right-of-way. Platting Guidelines.
23. On the final plat, all access easement(s) must be recorded by separate instrument(s) and the recording information must be shown on the final plat. Platting Guidelines.
24. On the final plat, show recording information on all existing easements within 150 feet of the property.
25. On the final plat, all utility easement abandonments must be shown with the correct recording information. Platting Guidelines.
26. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
27. On the final plat, check addition number "H. Grady Spruce".
28. On the final plat, address storm drainage easements.

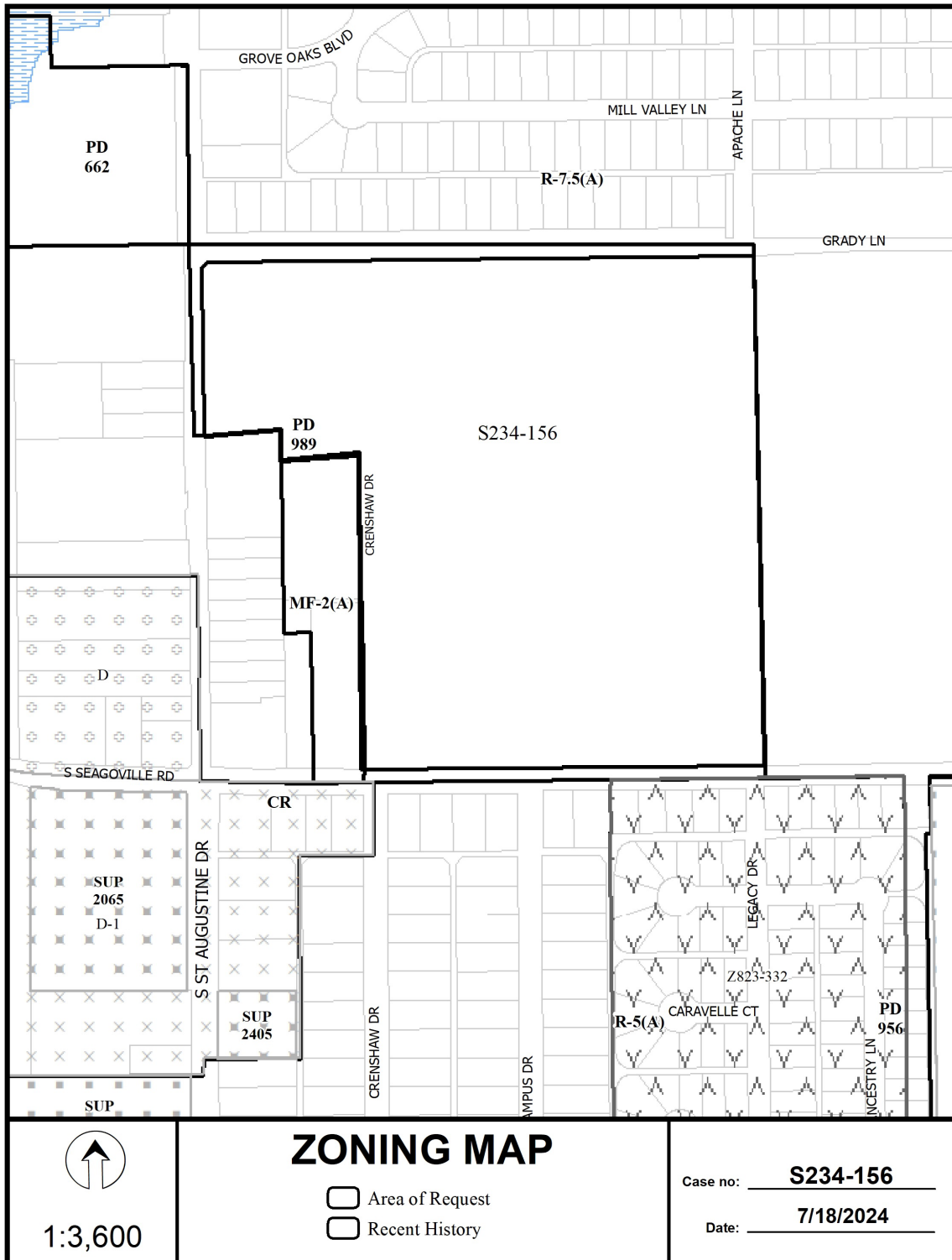
Dallas Water Utilities Conditions:

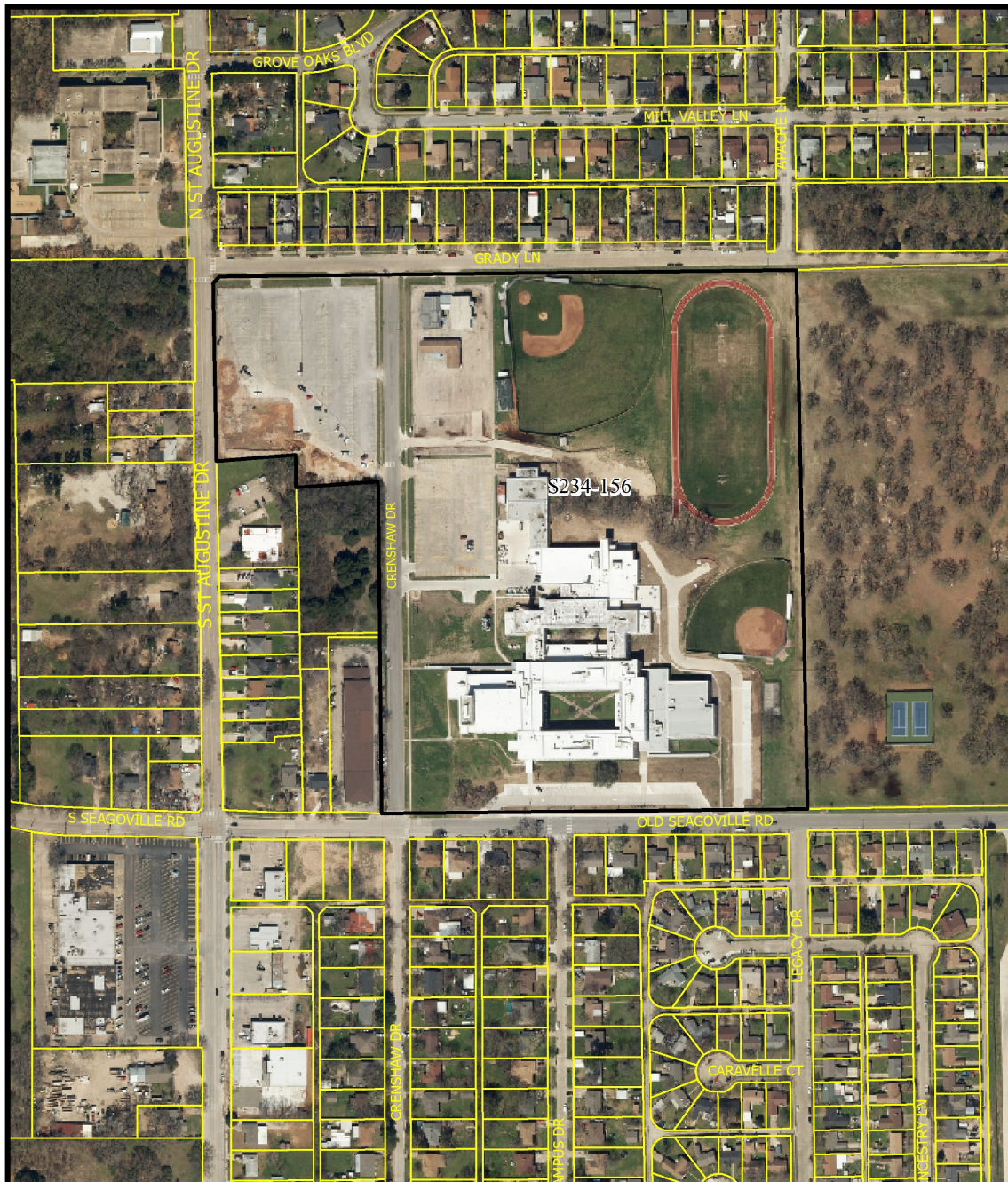
29. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f).
30. Additional design information is required for assessment. Site plan must be submitted showing proposed development, 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. Water 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.


32. 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.
33. Capacity of existing wastewater system is questionable. Submit proposed wastewater discharge (gpm) of development for further assessment. Sections 49-60(b)(2)(d) and 49-60(d).

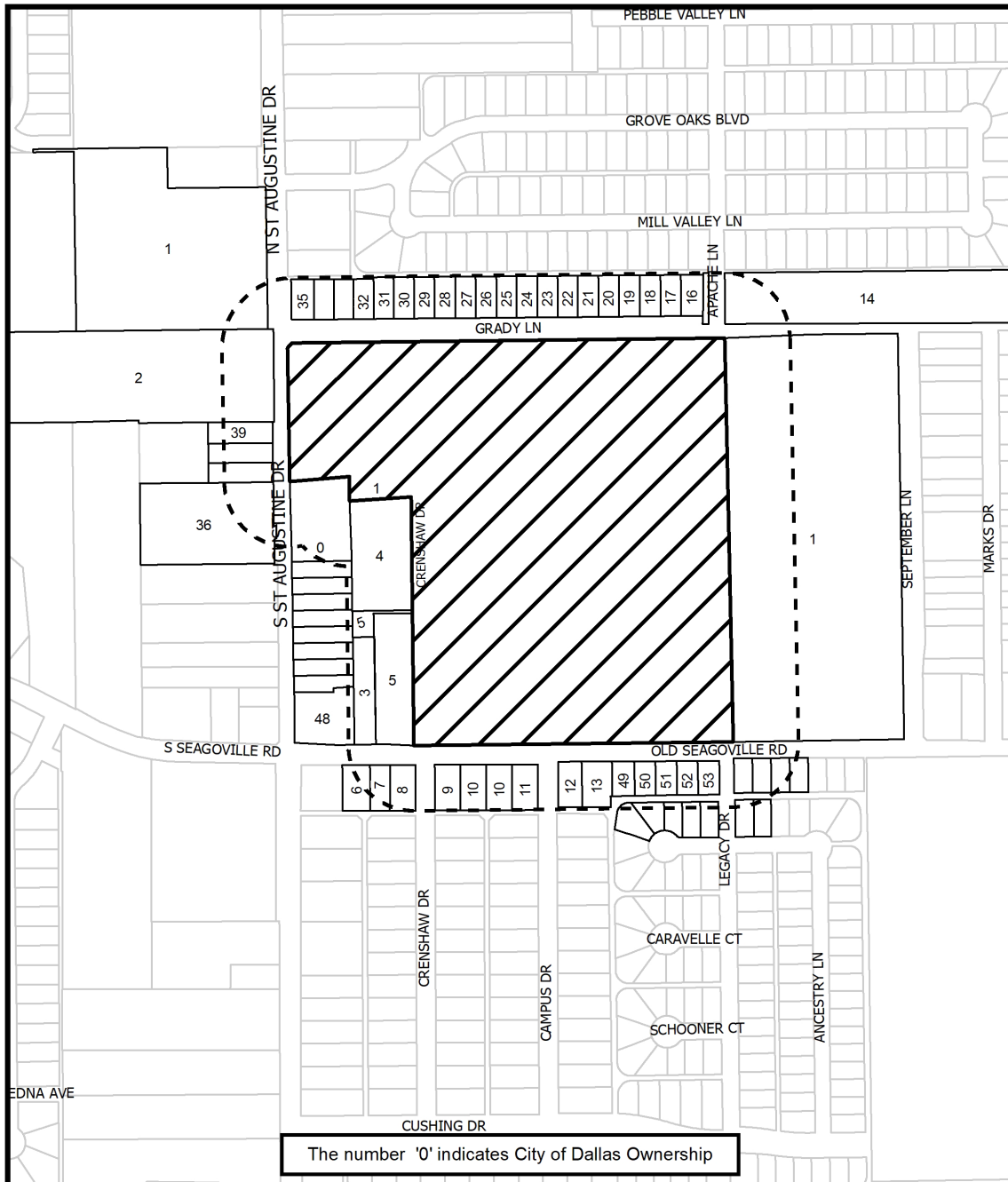
Real Estate/ GIS, Lot & Block Conditions:

34. Prior to final plat, contact Real Estate to confirm if Crenshaw Drive is a Public or Private Street.
35. Please confirm if Crenshaw Drive is being abandoned or not and if there are any encroachments in Crenshaw Drive.
36. On the final plat, identify the property as Lot 1 in City Block A/7880.





 1:3,600	<h2 style="text-align: center;">AERIAL MAP</h2> <p> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p>	Case no: <u> S234-156 </u> Date: <u> 7/18/2024 </u>
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 1:4,800	<h2>NOTIFICATION</h2>		Case no: S234-156
	<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;">64</div> NUMBER OF PROPERTY OWNERS NOTIFIED		

07/17/2024

Notification List of Property Owners

S234-156

64 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	133 N ST AUGUSTINE RD	Dallas ISD
2	115 S ST AUGUSTINE RD	ENGLISH MARC S
3	9625 OLD SEAGOVILLE RD	ANAYADIAZ ALEJANDRO
4	200 CRENSHAW DR	WOOD SHAUN D & JENNIFER L
5	9633 SEAGOVILLE RD	ARA MANAGEMENT LLC
6	9612 SEAGOVILLE RD	SOFIE INVESTMENTS LLC
7	9618 SEAGOVILLE RD	HELLMAN NATHANIEL ISAAC
8	9622 SEAGOVILLE RD	MANUEL LAURIANO AND INES
9	9706 SEAGOVILLE RD	CASTILLO RUBI VIELMA &
10	9710 SEAGOVILLE RD	PAZ ANTONIO
11	9720 SEAGOVILLE RD	DELGADO LUIS & SONIA
12	9804 OLD SEAGOVILLE RD	NEMETH ERICH
13	9810 SEAGOVILLE RD	MORENO RAMON &
14	101 N MASTERS DR	SIBLEY CHILDREN'S TRUST
15	9700 GRADY LN	S&S LENDING
16	9841 GRADY LN	ESQUIVEL NOEL
17	9835 GRADY LN	TOVAR JOSE A &
18	9829 GRADY LN	LINARES JULIO &
19	9823 GRADY LN	LINARES JAQUELYNE MITHCEL
20	9817 GRADY LN	HERNANDEZ ROSA MARIA ROJAS &
21	9811 GRADY LN	LINARES GLORIA L &
22	9805 GRADY LN	TORRES JAIME MARTINEZ
23	9741 GRADY LN	GONZALES JOSE RUBEN &
24	9735 GRADY LN	LEIJA LUCIO & ROSALINDA
25	9729 GRADY LN	AGUILAR MA DE LOURDES CHAVEZ
26	9723 GRADY LN	CHITSEY DEBRA K TRUSTEE

07/17/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	9717 GRADY LN	RAOUFPOUR SAADAT K
28	9711 GRADY LN	MORALES PATRICIA &
29	9705 GRADY LN	PARKER RANDY & CAROLYN J
30	9635 GRADY LN	HARRELL EARNEST S
31	9629 GRADY LN	ASCENT INVESTMENTS LLC
32	9623 GRADY LN	AZA ZELENIA
33	9617 GRADY LN	AZA EMILIO & MARIA R
34	9611 GRADY LN	REYES EVA EDITH
35	9605 GRADY LN	DN BRAYTON MANAGEMENT
36	137 S ST AUGUSTINE RD	LOPEZ MARTINA SALAZAR
37	133 S ST AUGUSTINE RD	LOPEZ MARTIN & TERESA
38	129 S ST AUGUSTINE RD	OVALLE MARTIN
39	125 S ST AUGUSTINE RD	HERNANDEZ ISRAEL
40	278 S ST AUGUSTINE RD	HERNANDEZ JUAN & MARTHA
41	274 S ST AUGUSTINE RD	JIMENEZ PRISHNA
42	270 S ST AUGUSTINE RD	RAMIREZ SERGIO
43	266 S ST AUGUSTINE RD	SUAREZ HERMILO &
44	262 S ST AUGUSTINE RD	HERNANDEZ MICHELA R &
45	258 S ST AUGUSTINE RD	VELAZQUEZ WENDY
46	254 S ST AUGUSTINE RD	PEREZ JOSE LUIS
47	250 S ST AUGUSTINE RD	SANCHEZ JULIO &
48	9615 SEAGOVILLE RD	INTELLILY INVESTMENT LP
49	9816 SEAGOVILLE RD	AGUILAR HERACLIO PUENTE
50	9822 SEAGOVILLE RD	HERRERA RAY A
51	9828 SEAGOVILLE RD	VAZQUEZ RAUL &
52	9834 SEAGOVILLE RD	HEATH DAVID ET AL
53	9840 SEAGOVILLE RD	STURNS EARLINE
54	9823 ANCESTRY CT	HERNANDEZ TRACY D
55	9819 ANCESTRY CT	FAZ ALEJANDRO & MA IRMA
56	9815 ANCESTRY CT	HILL MILTON JR
57	9809 ANCESTRY CT	ROSSUM LENORA

07/17/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	9805 ANCESTRY CT	HERNANDEZ RICARDO & PAULA
59	308 ANCESTRY LN	DFW FLIP MODE LLC &
60	304 ANCESTRY LN	BRUNDAGE BRENDA JOHNSON
61	9906 SEAGOVILLE RD	CARRANZA SABINO & BERTA
62	9912 SEAGOVILLE RD	RAMIREZ ESMERALDA
63	9918 SEAGOVILLE RD	OLVERA MIRNA ELVIA
64	9924 SEAGOVILLE RD	LOPEZ HUMBERTO VAZQUEZ &

