

**CITY PLAN COMMISSION****THURSDAY, APRIL 24, 2025****FILE NUMBER:** S245-134**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Weehaven Drive at Misty Glen Lane, west corner**DATE FILED:** March 26, 2025**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 4**SIZE OF REQUEST:** 0.6656-acres**APPLICANT/OWNER:** Fesbod, LLC

**REQUEST:** An application to replat a 0.6656-acre (28,994-square foot) tract of land containing all of Lot 8 in City Block 20/6912 to create one 14,013-square foot lot and one 14,981-square foot lot on property located on Weehaven Drive at Misty Glen Lane, west corner.

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

**PROPERTY OWNER NOTIFICATION:** On April 7, 2025, 18 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, east, south, and west of the present request have lot areas ranging in size from 11,807 square feet to 25,337 square feet and are zoned R-7.5(A) Single Family District. (*Refer to the existing area analysis map and aerial map*)

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 proposed lot areas are 14,013 square feet and 14,981 square feet.

Staff finds that there is a variation in lot pattern in the adjacent areas of the request (*Refer to the existing area analysis map and aerial map*); and the request is in compliance with Section 51A-8.503 and also with the requirements of the R-7.5(A) Single Family District; therefore, staff recommends approval 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. 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 7.5 feet right-of-way (via fee simple) from the established centerline of Alley.
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 Misty Glen Lane and Weehaven Drive. Section 51A 8.602(d)(1)
18. On the final plat, dedicate a 15-foot by 15-foot alley sight easement at Weehaven Drive. Section 51A-8.602(e)

**Transportation Conditions:**

19. 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)

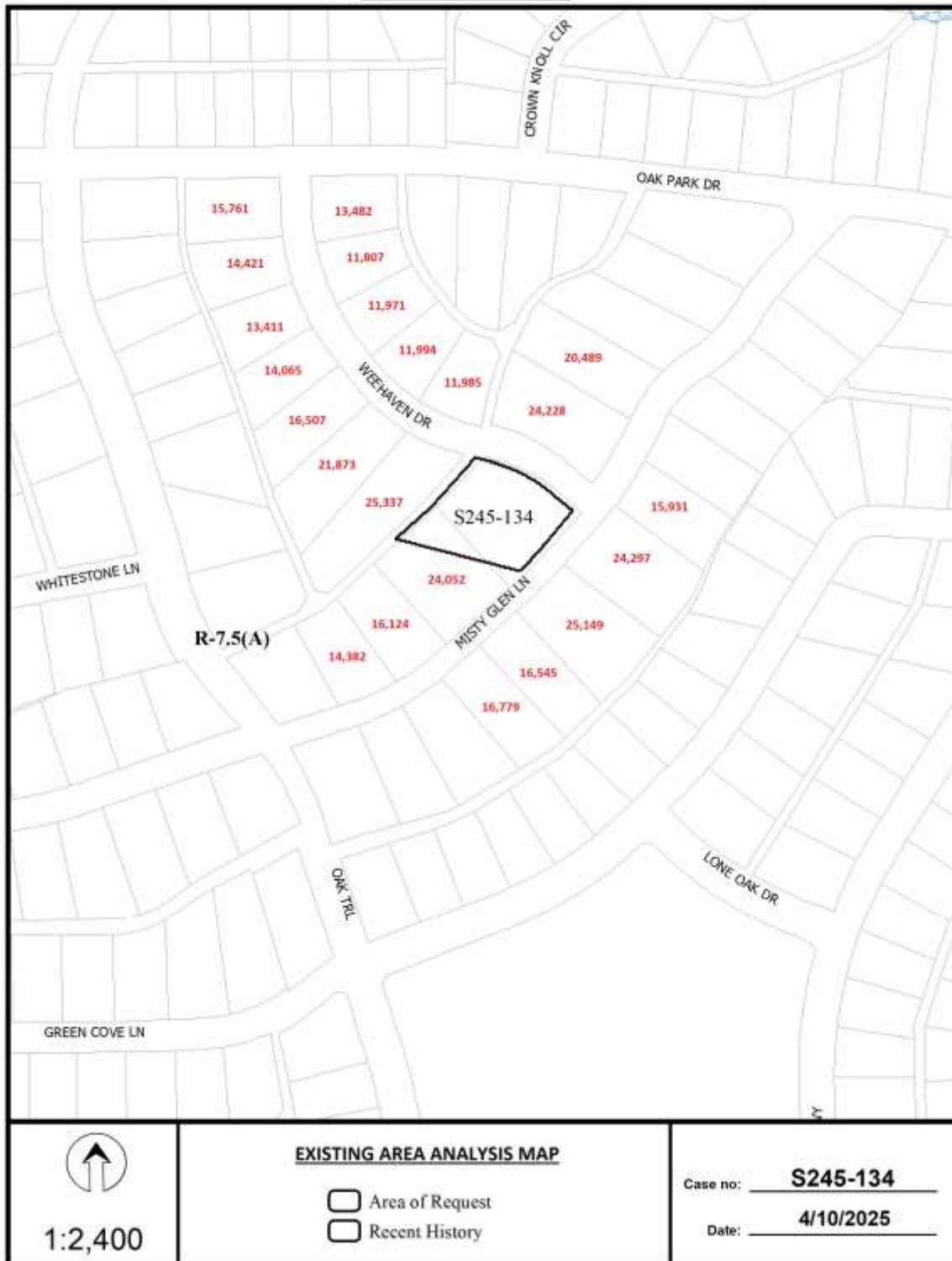
**Survey (SPRG) Conditions:**

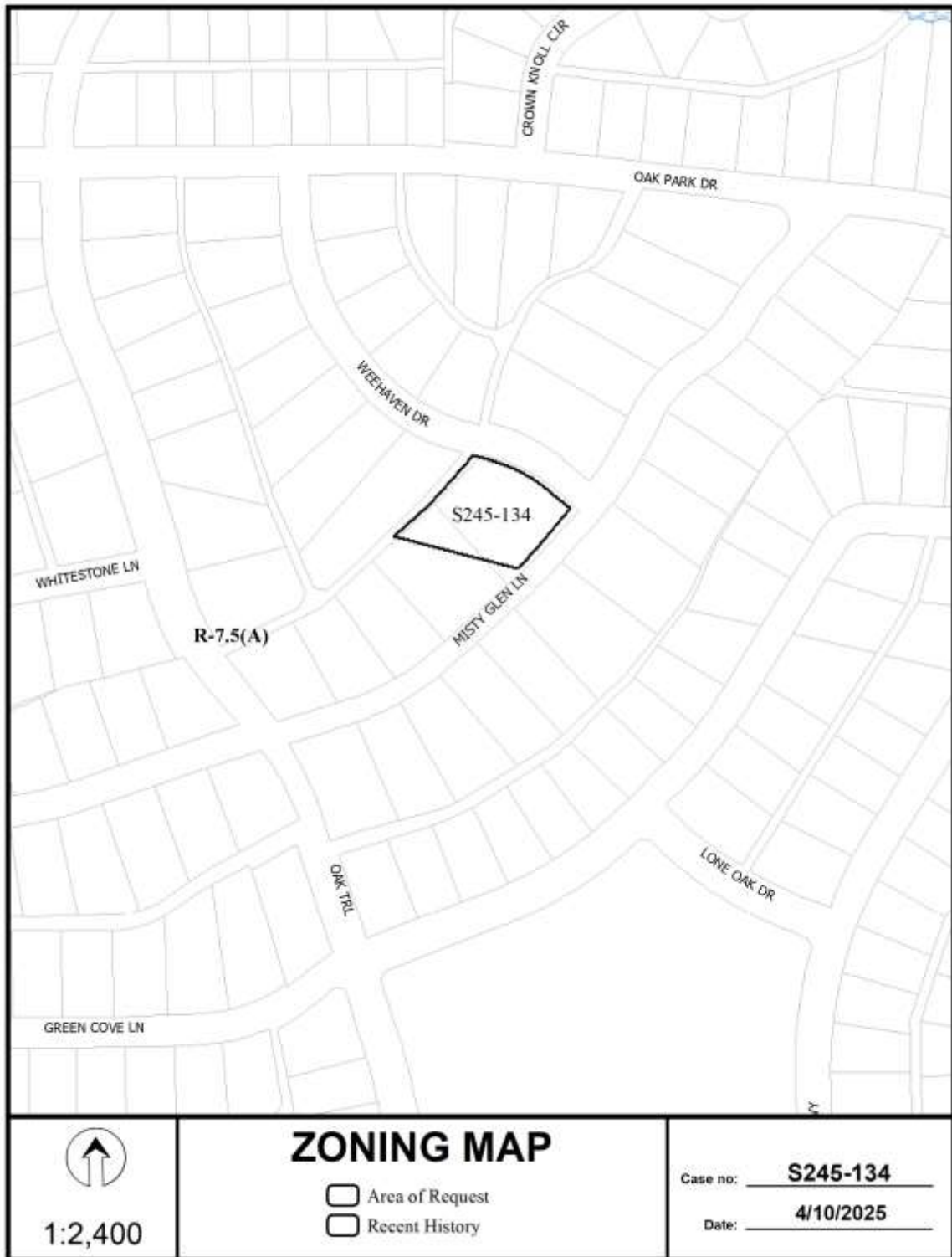
20. Prior to final plat, submit a completed final plat checklist and all supporting documents.
21. On the final plat, show recording information on all existing easements within 150 feet of the property.
22. On the final plat, show all additions or tracts of land within 150 feet of property with recording information.

**Streetlight/ GIS, Lot & Block Conditions:**

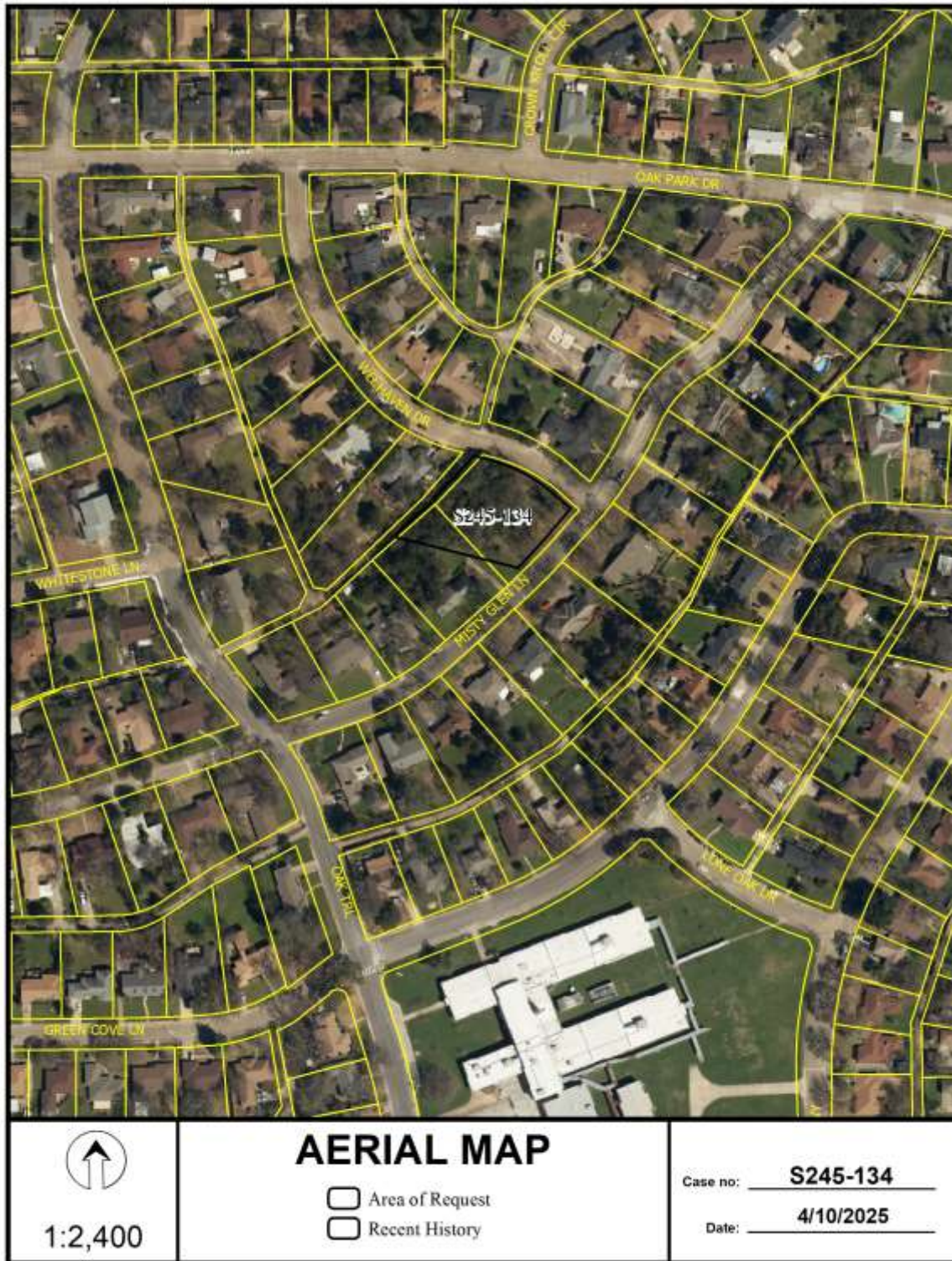
23. Prior to final plat, compliance with City's Street lighting standards including illumination standards, material, installation, and activation per Street Design Manual.
24. On the final plat, identify the property as Lots 8A and 8B in City Block 20/6912.

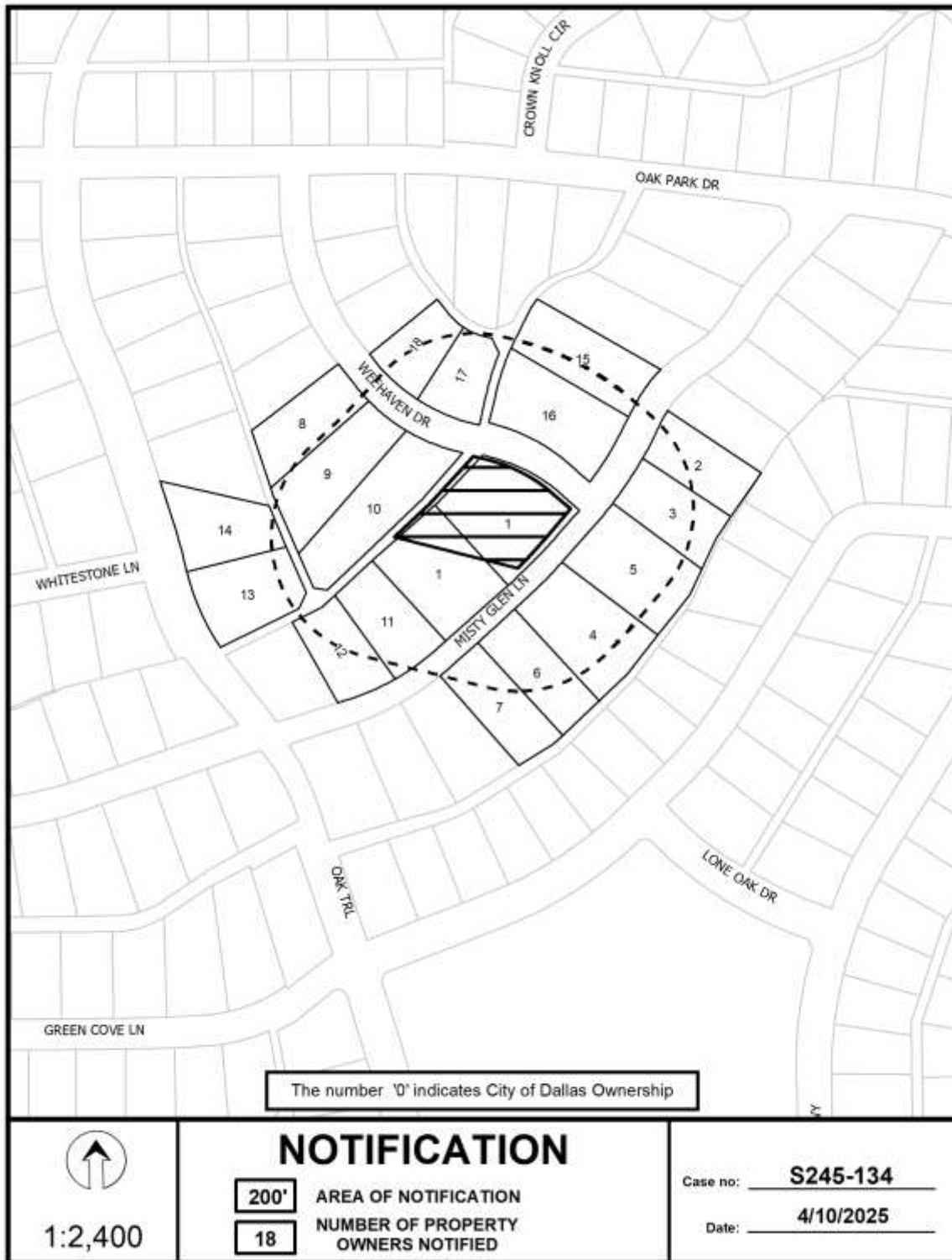
ALL AREAS ARE IN SQUARE FEET











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

***S245-134***

## ***18 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	709 MISTY GLEN LN	HARRISON BESSIE SMITH
2	636 MISTY GLEN LN	SEPHUS GARY
3	642 MISTY GLEN LN	FLEMING ETHEL EST OF
4	712 MISTY GLEN LN	PALMER TERRY
5	708 MISTY GLEN LN	WILLIAMS EARNEST P
6	716 MISTY GLEN LN	KNIGHTEN HENRY LEE
7	720 MISTY GLEN LN	MURRY MARY
8	4629 WEEHAVEN DR	POYNTER CINDY LEA
9	4635 WEEHAVEN DR	Taxpayer at
10	4641 WEEHAVEN DR	THOMAS WONDA
11	725 MISTY GLEN LN	FITE KATHRYN EST OF
12	731 MISTY GLEN LN	PEARSON ROXIANNE BERENICE
13	4808 OAK TRL	PRESSLEY MISTY M
14	4728 OAK TRL	NESTER MARY LEONA &
15	631 MISTY GLEN LN	NICOLE VILCHIS REVOCABLE TRUST
16	641 MISTY GLEN LN	THOMAS CHESTER WILEY JR
17	4642 WEEHAVEN DR	BATEMAN TSURUMI DATE
18	4634 WEEHAVEN DR	FREENEY JAMES P &



