

**CITY PLAN COMMISSION**

**THURSDAY, OCTOBER 24, 2024**

**FILE NUMBER:** S234-206

**SENIOR PLANNER:** Hema Sharma

**LOCATION:** terminus of Cheyenne Road, west of Bruton Road

**DATE FILED:** September 25, 2024

**ZONING:** TH-2(A)

**CITY COUNCIL DISTRICT:** 7

**SIZE OF REQUEST:** 8.732-acres

**APPLICANT/OWNER:** Urban Strategy, Gerardo P Hernandez and Norma Luna

**REQUEST:** An application to replat a 8.732-acre tract of land containing all of Lot 2 in City Block A/6773 to create a 32-lot single family subdivision with lots ranging in size from 0.069-acre (3,001 square foot) to 5.230-acre (227,837 square foot), Common Areas, and to dedicate a right of way on property located at the terminus of Cheyenne Road, west of Bruton Road.

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

**PROPERTY OWNER NOTIFICATION:** On October 4, 2024, 19 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 and east of the present request have lot areas ranging in size from 81,182 square feet to 971,278 square feet and are zoned TH-2(A) Townhouse District. (*Refer to the existing area analysis map*)
- The properties to the south of the present request have lot areas ranging in size from 18,794 square feet to 22,328 square feet and are zoned R-7.5(A) Single Family District. (*Refer to the existing area analysis map*)
- The properties to the west of the present request have lot areas ranging in size from 3,885 square feet to 170,440 square feet and are zoned R-7.5(A) Single Family District and TH-2(A) Townhouse District. (*Refer to the existing area analysis map*)

The request lies in TH-2(A) Townhouse District which has a minimum lot area requirement of 2,000 square feet for single family structures and 6,000 square feet for duplex structures. The request is to create 32 lots in total, 31 lots are ranging in size from 3,001 square feet to 4,122 square feet and one larger lot which is 227,837 square feet.

Staff finds that there is a variation in lot pattern in the adjacent areas (*Refer to the existing area analysis map*); and the request is in compliance with Section 51A-8.503 and also with the requirements of the TH-2(A) Townhouse 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 32 and two common areas.

**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 15-foot by 15-foot Alley Sight Easement at the intersection of Water Oaks Drive & the alley. *Section 51A-8.602(e)*
17. Provide approval from the City of Mesquite for any work within their jurisdiction.
18. Must coordinate with Transportation Department for any traffic signal requirements that are deemed necessary for improving pedestrian accessibility and safety related to site development (Contact Srinivasa Veeramallu with Traffic Signals). *51A-8.606, 51A-8.608*

**Survey (SPRG) Conditions:**

19. Prior to final plat, submit a completed final plat checklist and all supporting documents.
20. On the final plat, show recording information on all existing easements within 150 feet of the property.
21. Prior to final plat, clarify status of existing covenant agreement.
22. Prior to final plat, Detention Area Easement must be verified.

**Dallas Water Utilities Conditions:**

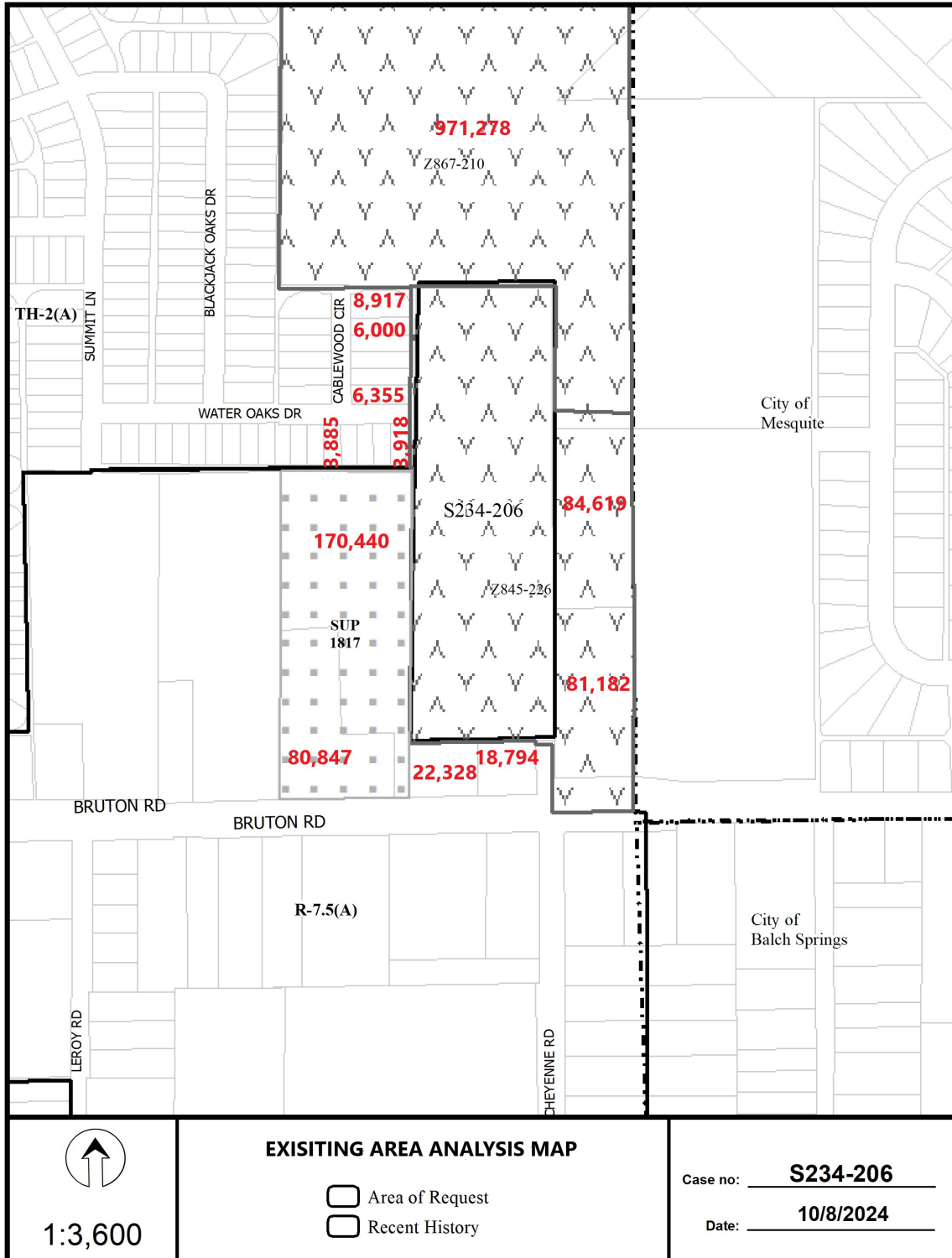
23. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f).
24. Additional design information is required for assessment. Site plan must be submitted showing proposed development, 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.
25. Water and 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.
26. Existing and any proposed Water and Wastewater Easements must be shown and/or increased to conform to current design standards. **Notice:** Minimum DWU

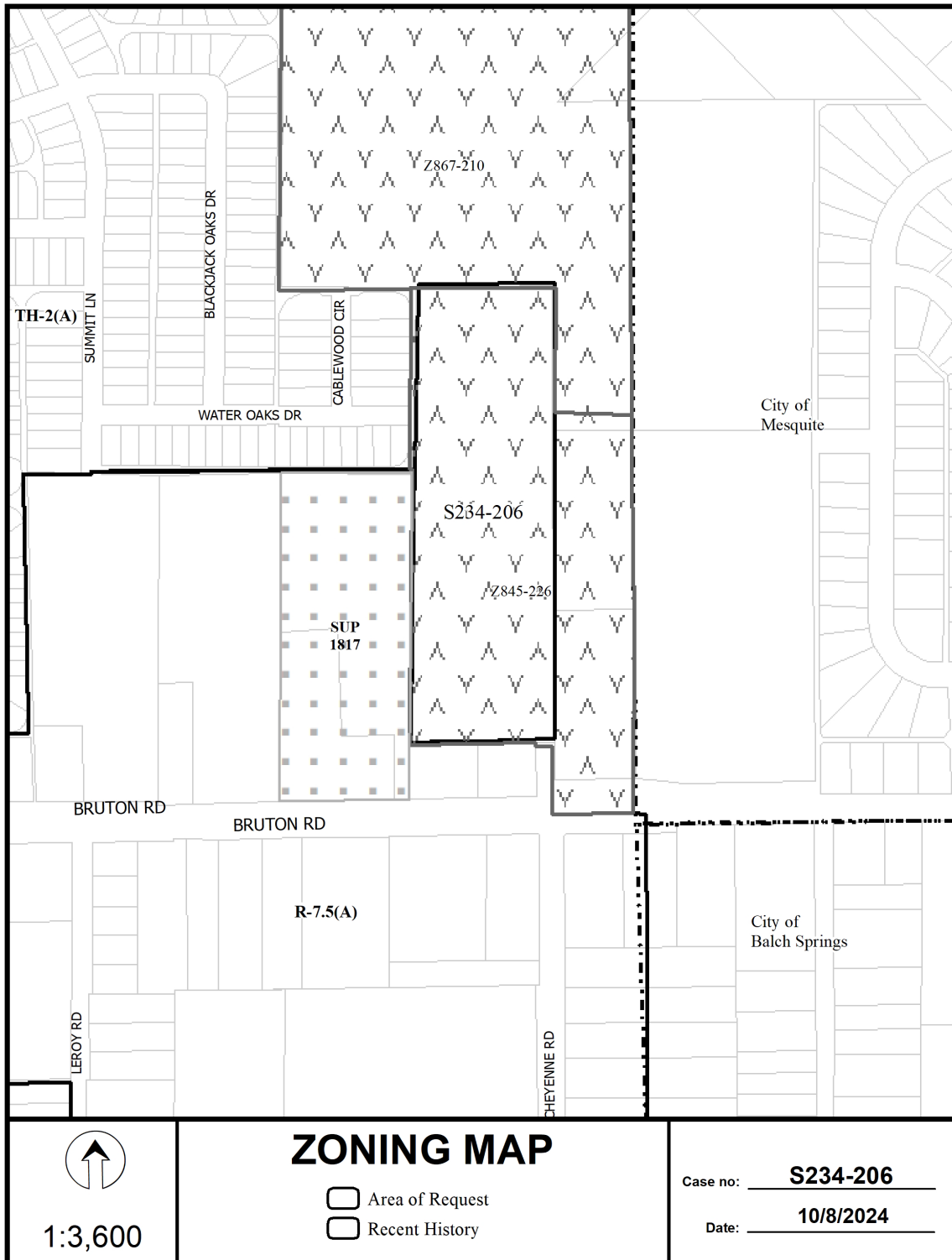
easement size 20' for one utility and 25' for both water and sewer. Larger diameter or deeper mains may require additional width.

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

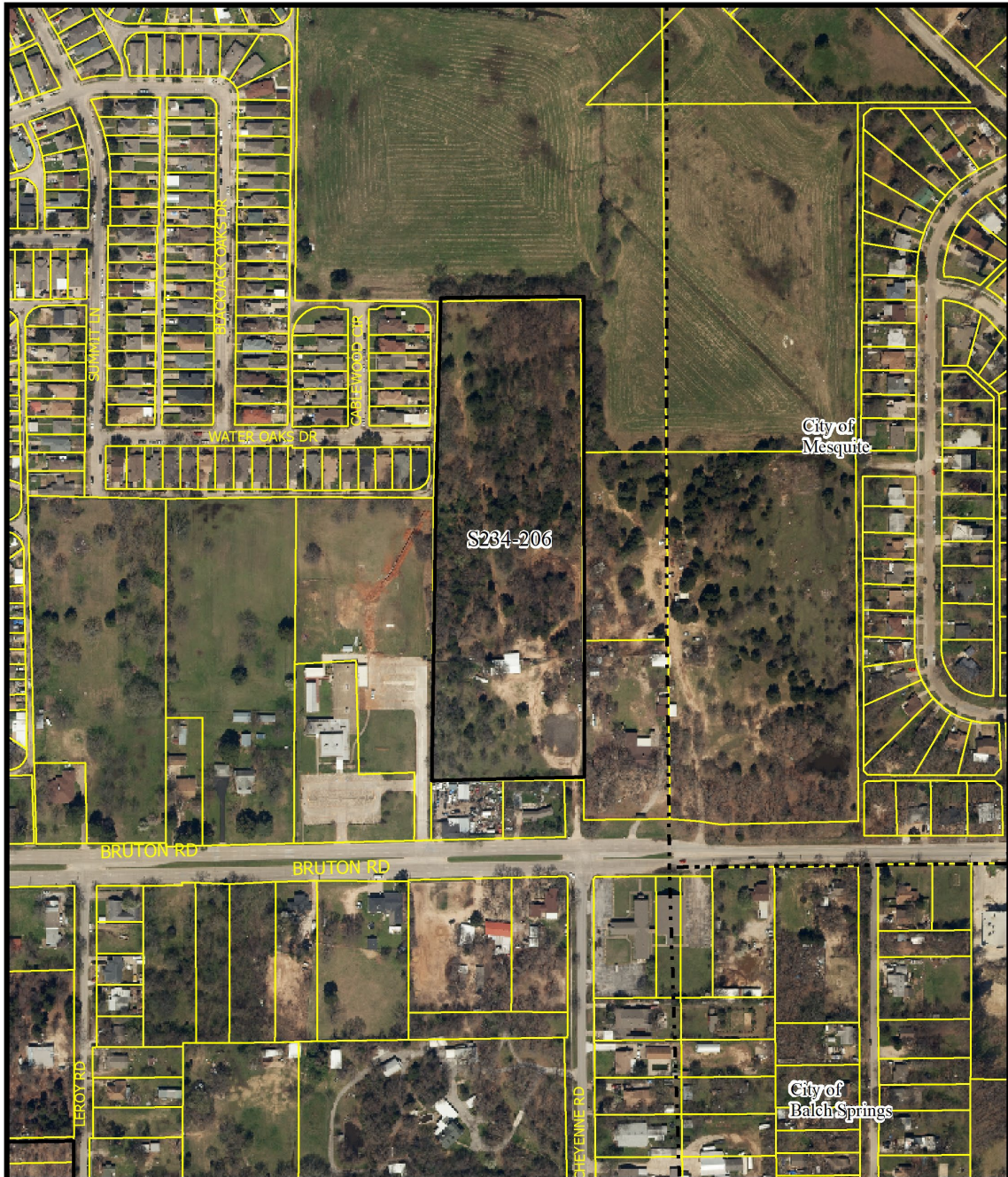
27. Prior to final plat, compliance with City's street lighting standards including illumination standards, material, installation, and activation per Street Design Manual.
28. Prior to final plat, contact Addressing Team for appropriate names for proposed ROWs on plat unless it will be an extension of "Water Oaks Drive".
29. On the final plat, identify the property as Lots 1 through 24 in City Block A1/6773, Lots 1 through 8 in City Block A2/6773 and CA "A" & "B".


ALL AREAS ARE IN SQUARE FEET

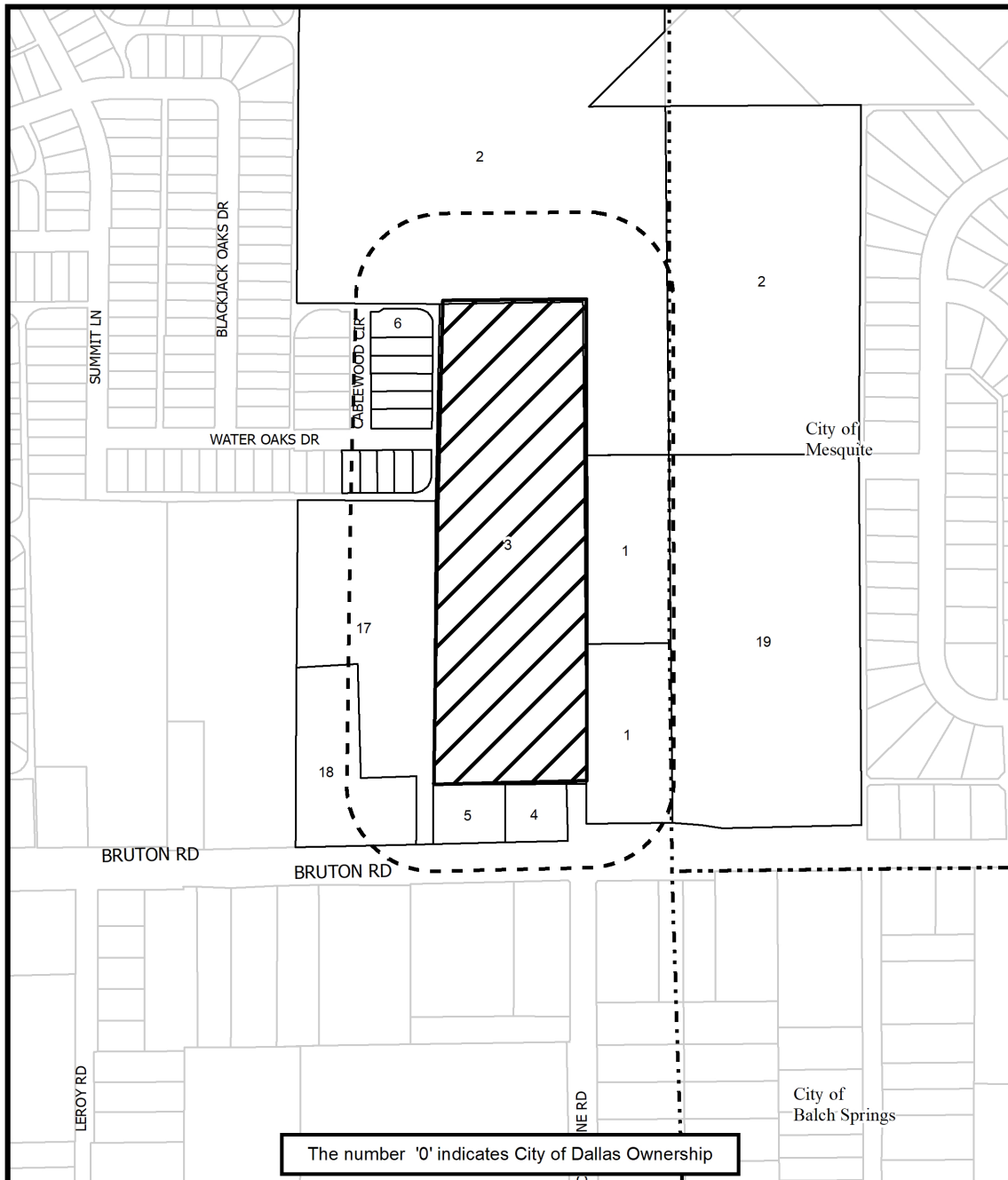








 1:3,600	<h3>AERIAL MAP</h3> <p><input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History</p>	Case no: <u>S234-206</u> Date: <u>10/8/2024</u>
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 1:3,600	<h2>NOTIFICATION</h2>	Case no: <b>S234-206</b>			
	<table border="1"> <tr> <td style="text-align: center;">200'</td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="text-align: center;">19</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	200'	AREA OF NOTIFICATION	19	NUMBER OF PROPERTY OWNERS NOTIFIED
200'	AREA OF NOTIFICATION				
19	NUMBER OF PROPERTY OWNERS NOTIFIED				



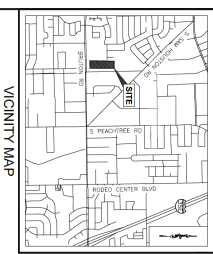
10/02/2024

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

***S234-206***

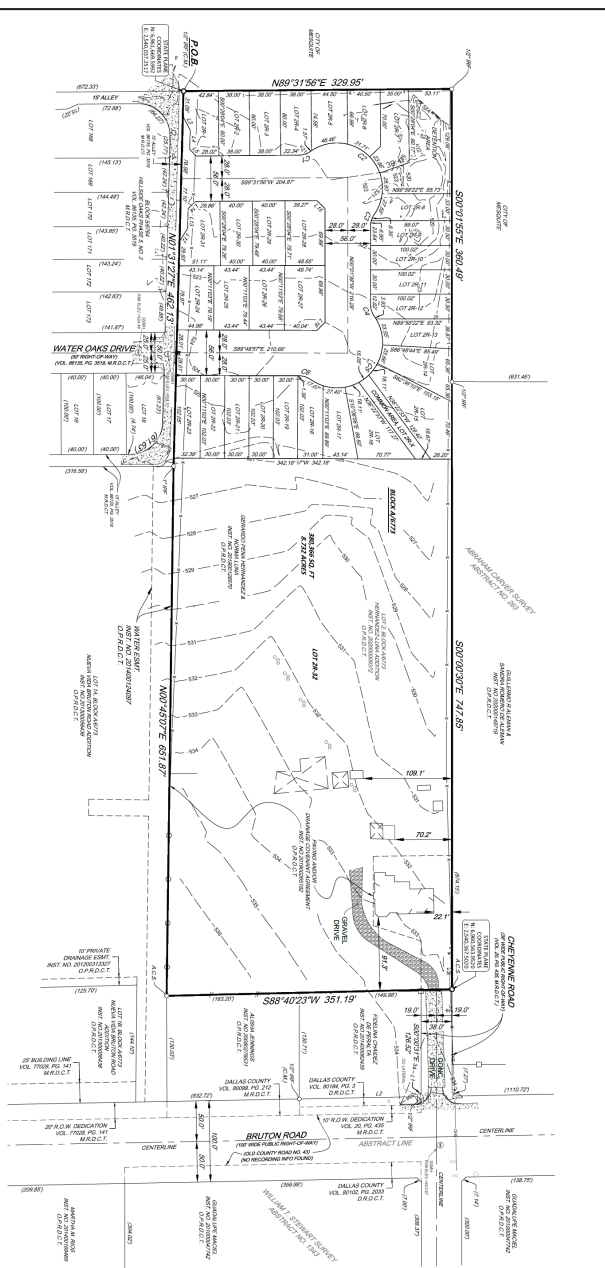
### ***19 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	10903 BRUTON RD	ALEMAN GUILLERMO R &
2	2501 SAM HOUSTON RD	MESQUITE CITY OF
3	2181 CHEYENNE RD	HERNANDEZ GERARDO P &
4	10825 BRUTON RD	PERALTA FIDELINA CHAIDEZ DE
5	10807 BRUTON RD	JENNINGS ALISHA
6	2324 CABLEWOOD CIR	WHITE ABIGALE CROSS
7	2320 CABLEWOOD CIR	MONCIBAIS MARTA
8	2316 CABLEWOOD CIR	DELAROSAMORALES PEDRO ANTONIO &
9	2312 CABLEWOOD CIR	RESICAP TEXAS OWNER LLC
10	2308 CABLEWOOD CIR	DE ENTERPRISES HOLDINGS LLC
11	2304 CABLEWOOD CIR	ALEGRIA MAX A & SANDRA E
12	10756 WATER OAKS DR	ESTRADA ANDRES LOPEZ &
13	10804 WATER OAKS DR	CORLEY ROBERT & PATRICIA ANN
14	10808 WATER OAKS DR	BATTLE TRAVIS J
15	10812 WATER OAKS DR	MOORE SARAH J
16	10816 WATER OAKS DR	REEVES MAE JEWELL
17	10747 BRUTON RD	GOLDEN RULE SCHOOLS INC
18	10747 BRUTON RD	NUEVA VIDA NEW LIFE ASSEMBLY INC
19	10903 BRUTON RD	Taxpayer at



**LEGEND**

- 1. Easement/Right of Way
- 2. Power Pole
- 3. Gas Valve
- 4. Water Valve
- 5. Water Meter
- 6. Sewer Manhole
- 7. Storm Manhole
- 8. Storm Inlet
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- GENERAL NOTES**
1. Basis of Design is State Plane Coordinate System, North Texas Central Zone 4202, North American Datum of 1983. All bearings and distances are based on the State Coordinate System.
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**AREA TABLE**

Lot No.	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)
101	50,777	50,777	4,638.89
102	50,777	50,777	4,638.89
103	50,777	50,777	4,638.89
104	50,777	50,777	4,638.89
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