

**CITY PLAN COMMISSION**

**THURSDAY, OCTOBER 24, 2024**

**FILE NUMBER:** S234-213

**SENIOR PLANNER:** Hema Sharma

**LOCATION:** Lost Mirage Drive at Kirnwood Drive, southwest corner

**DATE FILED:** September 26, 2024

**ZONING:** R-7.5(A)

**CITY COUNCIL DISTRICT:** 8

**SIZE OF REQUEST:** 2.842-acres

**APPLICANT/OWNER:** Antonio Everette, AE Equity Group, Vincent Walker

**REQUEST:** An application to create a 12-lot single family subdivision with lots ranging in size from 0.172-acre (7,501.55 square feet) to 0.276-acre (12,016.63 square feet) from a 2.842-acre tract of land on property located on Lost Mirage Drive at Kirnwood Drive, southwest corner.

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

**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 lots ranging in areas from 8,418 square feet to 354,969 square feet and widths are ranging from 44 feet to 459 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 12 lots ranging in size from 7,501.55 square feet to 12,016.63 square feet and lot widths are 50.27 feet and 71.95 feet and are zoned R-7.5(A) Single Family District.

The lot is being created from a tract of land; therefore, it does not qualify for a residential replat and can be approved on the consent agenda.

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 12.

**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. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Lost Mirage Drive. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*
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 Kirnwood Drive & Lost Mirage Drive. Section 51A 8.602(d)(1)
17. On the final plat, dedicate a 15-foot by 15-foot Alley Sight Easement at the intersection of Lost Mirage Drive & the alley. *Section 51A-8.602(e)*

**Flood Plain Conditions:**

18. On the final plat, determine the 100-year water surface elevation across this addition.
19. 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
20. 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
21. On the final plat, specify minimum fill and minimum finished floor elevations. *Section 51A-8.611(d), Trinity Watershed Management.*
22. 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.*
23. 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)*
24. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for.

**Survey (SPRG) Conditions:**

25. Prior to final plat, submit a completed final plat checklist and all supporting documents.
26. On the final plat, show recording information on all existing easements within 150 feet of the property.
27. On the final plat, clarify remainder tract.
28. On the final plat, show Volume 586, Page 2098, Deed Records, Dallas County, Texas.

**Dallas Water Utilities Conditions:**

29. 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.

30. 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.
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 Light/ GIS, Lot & Block Conditions:**

32. Prior to final plat, compliance with City's street lighting standards including illumination standards, material, installation, and activation per Street Design Manual.
33. On the final plat, identify the property as Lots 1 through 12 in City Block P/7567.













