#### CITY PLAN COMMISSION

THURSDAY, OCTOBER 24, 2024

S234-213

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:**

 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
- 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 <u>after</u> 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/marking/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. <u>51A 8.611(d); DWU Floodplain Management; Drainage Design Manual Addendum V</u>
- 20. On the final plat, include additional paragraph in Owner's Certificate (pertaining to the floodplain). <u>51A 8.611(d)</u>; <u>DWU Floodplain Management</u>; <u>Drainage Design Manual Addendum V</u>
- 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:**

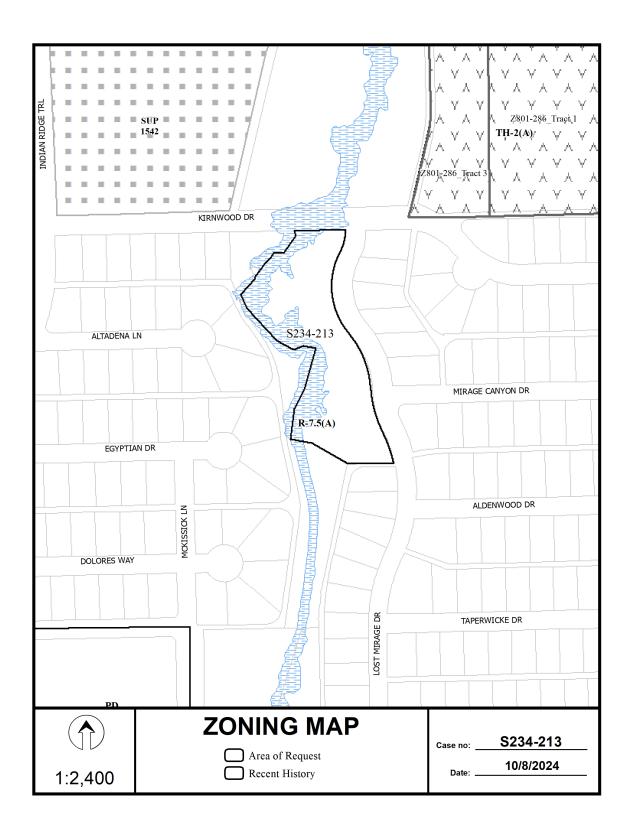
29. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation,

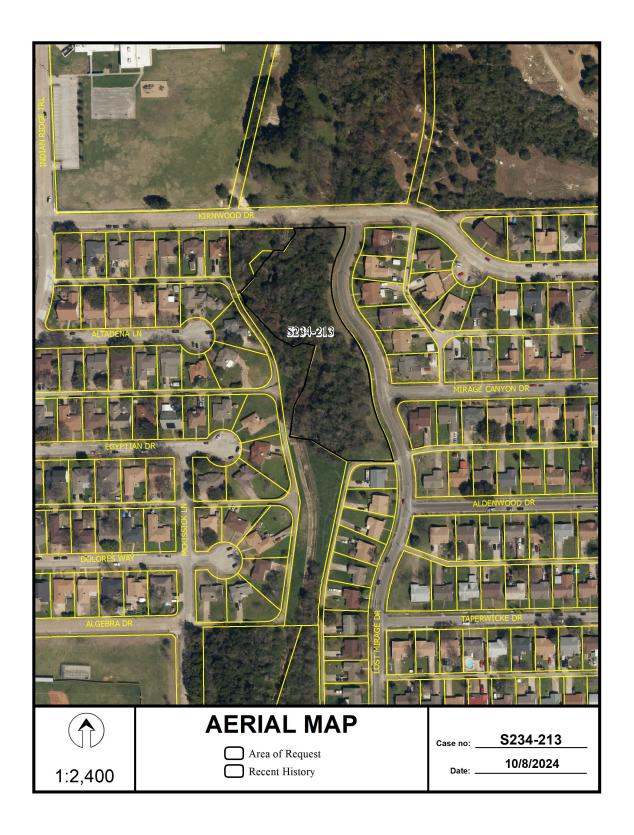
- development, existing mains including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
- 30. Water main improvements is required by Private Development 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.

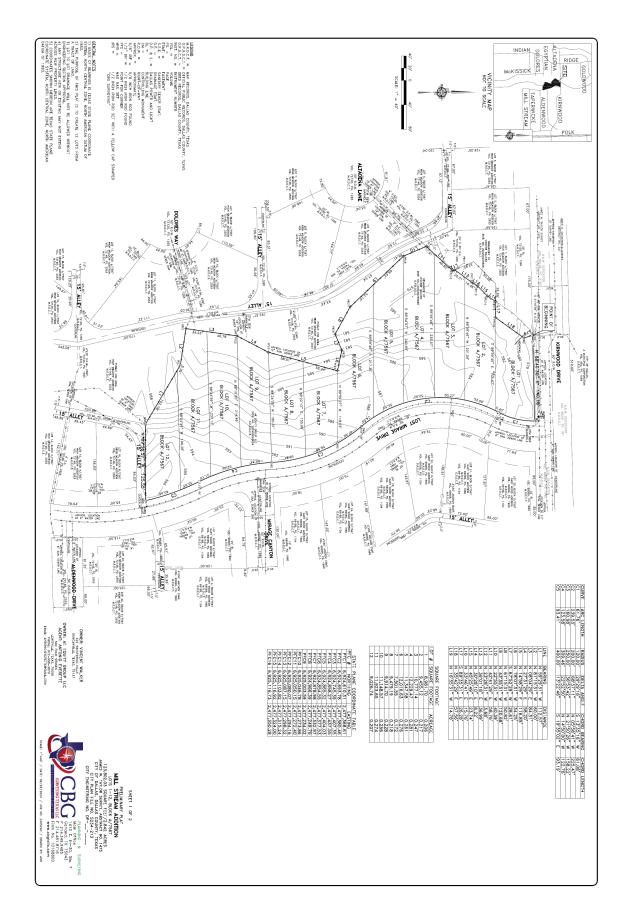
#### Street Light/ GIS, Lot & Block Conditions:

- 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.

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OWN T	and for the said County and State, on this day person ed to the foregoing instrument and acknowledged to m lated that the statements in the foregoing certificate or	THIRECT South 89 degrees 35 minutes 51 seconds East, olong the South fine of said Let 1, a distance of 28,28 feet to a point for corner, said corner being a Southeast corner of said Let 1; THIRECT North 15 degrees 42 minutes 29 seconds East, along a Southeast time of said Let 1, a distance of 58,56 feet to 1/2 monitor and set time a value on stimulate 30 seconds East, along a Southeast time of said Let 1, a distance of 58,56 feet to 1/2 monitor and set time a value on stimulate 30 seconds East, along a Southeast fine of said Let 1, a distance of 58,56 feet to 1/2 monitor and set time a value on stimulate 30 seconds East, along a Southeast fine of said Let 1, a distance of 58,56 feet to 1/2 monitor and set time a value of said Let 1;
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	ther mountendfold show hereon was either found or ploced in compliance with the City of blatch previousment Code, Sec. SIA-8.817 (a)(b)(c)(d) & (b) and that the digital drawing file accompanying this pile is a precise representation of this Signed Final Pild. David this this	These, team 4, degree 4, minutes 25 second such using the doublead line of social in 1, or absence in social term to a plan for domini, but comer social every a domining to make 3 second lined, along the Southeast line of social (a) 1, or distinct of 3.55 half to a point for corner, social corner (ying along a Northeast line of social (a) 1, or distinct of 3.55 half to a point for corner, social corner (ying along a Northeast line of social (a) 1.
y lon: 'Prm	1. Byon Connelly, a Registered Professional Land Surveyor, licensed by the State of Years, offerm that this plat was prepared under my direct supervision. From recorded commentation, evidence collected on the ground culturing field operations and other initiable advantantitions, and that this plat substantially complete with the Robes and Regulations of the Texas Board of Professional Engineers and Land Surveyors, and they first plate to predesporant Code (Opidinanes no. 1945S. sa commended), and Texas Local Government Codes, Cotyper 212. I whiter offlirm	THOSE North 22 degrees 25 Institute 31 seconds West, along a Northwest line of said public use crea, a distance of 40.39 seet to a point for corner, soid corner being a North corner of said Lot 1;  Tringer to the 12 degrees 25 Seeth corner of said Lot 1;  Tringer to the 12 degrees 25 Seeth corner of said Lot 1;
	SURVEYOR'S STATEMENT:	warm of degrees to minutes of seconds lives, a distance of 120.68 feet to a point for commit, North 43 degrees 35 minutes 31 seconds lives, a distance of 120.68 feet to a point for commit,
	Notary Public in and for Dollas County, Texas.	South 67 degrees 52 minutes 29 seconds West, a distance of 28.61 feet to a point for corner;
	GVEN UNDER MY HAND AND SEAL OF OFFICE, this the day of 2024.	North 18 degrees 07 minutes 21 seconds West, a distance of 34.25 feet to a point for corner; North 78 degrees 07 minutes 31 seconds West, a distance of 34.25 feet to a point for corner;
THE PRINCE PRINCE TO SERVICE TO THE PRINCE OF	uted the same for the purposes and co	North 27 degrees 31 minutes 29 seconds East, a distance of 58.20 feet to a point for corner;
the person where person is subposited to the terrority	STATE OF TEXAS COUNTY OF DALLAS ECTORY OF The Authoritation of Author Birblin in and the sold Founts and State on this day amounts Visional Wolfer forces to see the	North CB degrees 64 minutes 29 seconds East, a distance of 84.51 feet to a point for corner;
	BY: Vincent Walker (Owner)	North 59 degrees 29 minutes 31 seconds West, a distance of 112.57 feet to a 1/2 linch from red set with a yellow cop stamped "CBG Surveying" for corner;
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topt this plot, designating the herein described property as MILL in the plot, and floodway management areas shown	now interpret, now and act for inter-presents: WHEREAS, Wincom Welker, and AE Equity Group LLC, acting by and through their duly authorized agent Antonio Evereite, does hereby ad STRIAM ADDITION, an addition to the City of Dallan, ballet County, Texas, and do hereby dedicate, in the simple, to the public use for	SMT OF TEUS COUNTY OF DALLAS
	OWNER'S DEDICATION	ONNERS CERTIFICATE