

CITY PLAN COMMISSION

THURSDAY, DECEMBER 07, 2023

FILE NUMBER: S234-013

SENIOR PLANNER: Hema Sharma

LOCATION: Larue Street, west of Knoxville Street

DATE FILED: November 08, 2023

ZONING: R-7.5(A)

CITY COUNCIL DISTRICT: 3

SIZE OF REQUEST: 0.689-acres

APPLICANT/OWNER: Shawkat Albess

REQUEST: An application to replat a 0.689-acre (30,000-square foot) tract of land containing all of Lot 21 in City Block 2/8016 to create one 12,000-square foot lot and one 18,000-square foot lot on property located on Larue Street, west of Knoxville Street.

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

PROPERTY OWNER NOTIFICATION: On November 20, 2023, 20 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 to the west of the request have lot widths ranging in size from 50 feet to 171 feet and lot areas ranging in size from 15,000 square feet to 17,150 square feet and are zoned R-7.5(A) Single Family District. *(Please refer to the existing area analysis and aerial map)*
- The properties to the south of the request have lot areas ranging in size from 14,625 square feet to 29,999 square feet and are zoned R-7.5(A) Single Family District. *(Please refer to the existing area analysis map and aerial map)*
- The properties to the east of the request have lot widths ranging in size from 50 feet to 200 feet and lot areas ranging in size from 15,000 square feet to 60,000 square feet and are zoned R-7.5(A) Single Family District. *(Please refer to the existing area analysis and aerial map)*
- The properties to the north of the request have lot areas ranging in size from 11,200 square feet to 29,999 square feet and are zoned R-7.5(A) Single Family District. *(Please refer to the existing area analysis map and aerial map)*

The request lies in a R-7.5(A) Single Family District which has a minimum lot area requirement of 7,500 square feet. The request is to create one 12,000-square foot lot and one 18,000-square foot lot and the widths of the proposed lots are 40 feet and 60 feet, respectively.

Staff finds that there is a variation in lot pattern within the immediate vicinity of the request. The request complies with the zoning requirement of the R-7.5(A) Single Family District and is in compliance with Section 51A-8.503; 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 two.

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 Larue Street. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*

Flood Plain Conditions:

16. On the final plat, determine the 100-year water surface elevation across this addition.
17. 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
18. 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
19. On the final plat, specify minimum fill and minimum finished floor elevations. *Section 51A-8.611(d), Trinity Watershed Management.*
20. 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.*
21. 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)*
22. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for.

Survey (SPRG) Conditions:

23. Prior to final plat, submit a completed final plat checklist and all supporting documents.
24. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
25. On the final plat, show recording information on all existing easements within 150 feet of the property.
26. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information.

27. On the final plat, show or list the prior plat on the map, in the legal description, and/or title block.

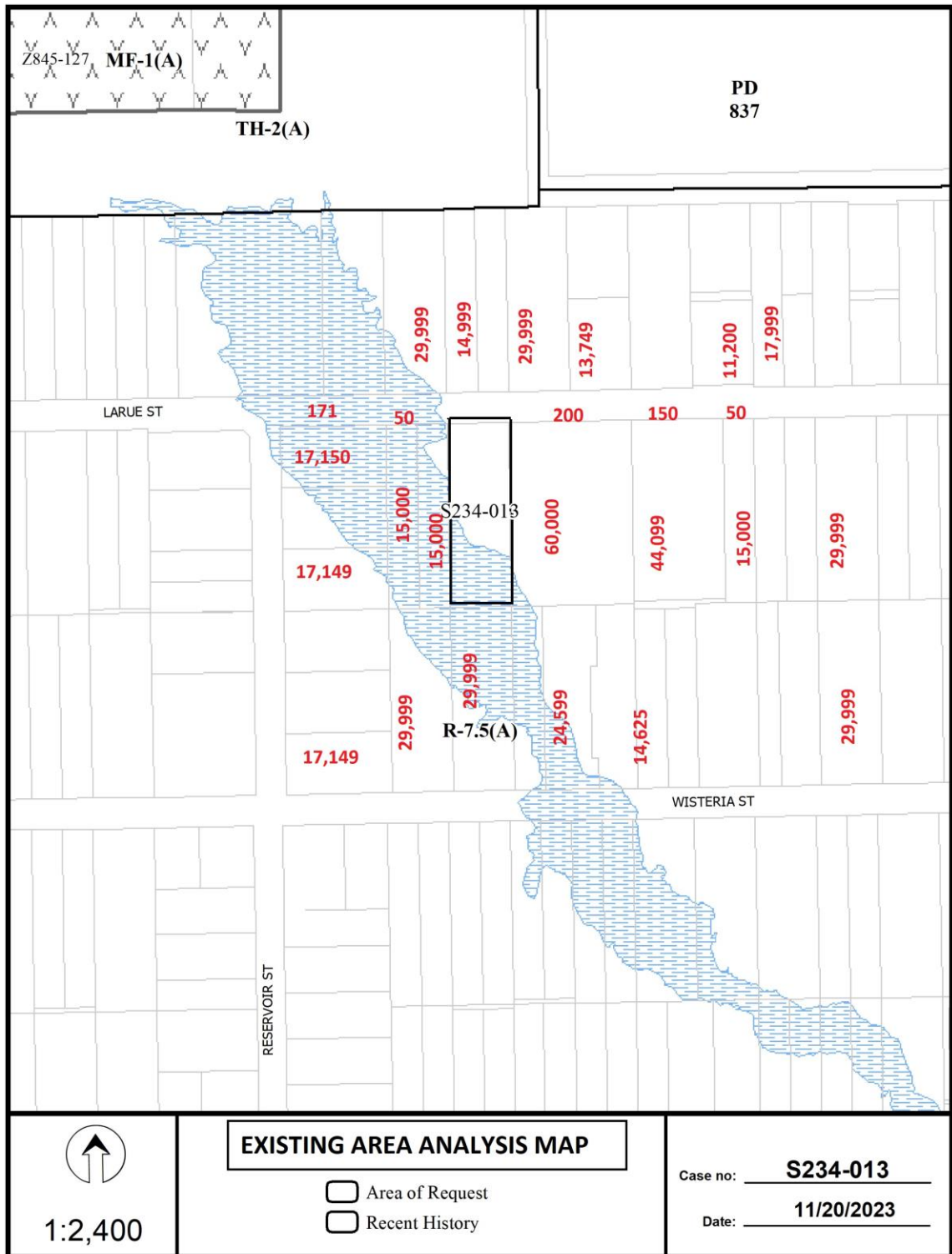
Dallas Water Utilities Conditions:

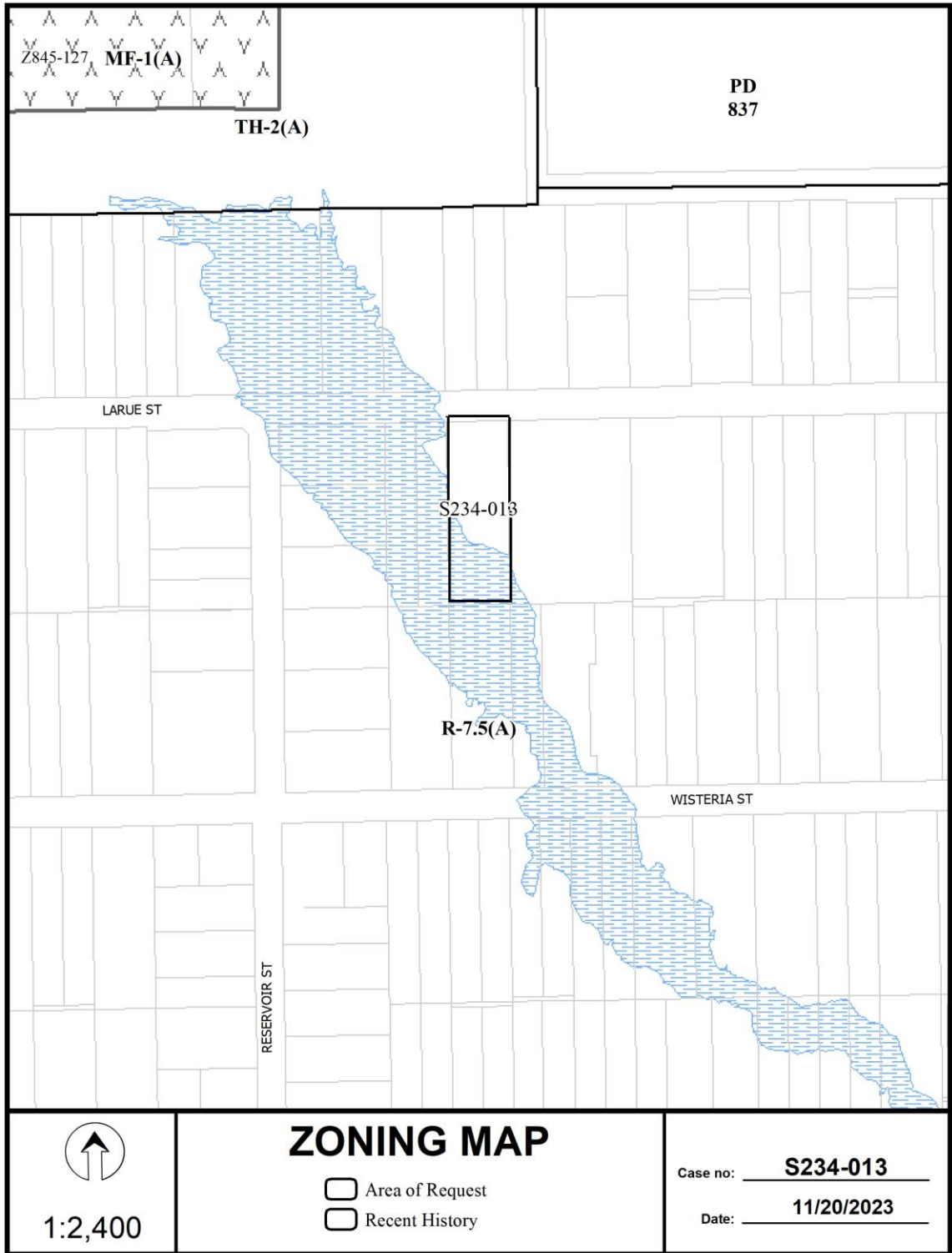
28. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

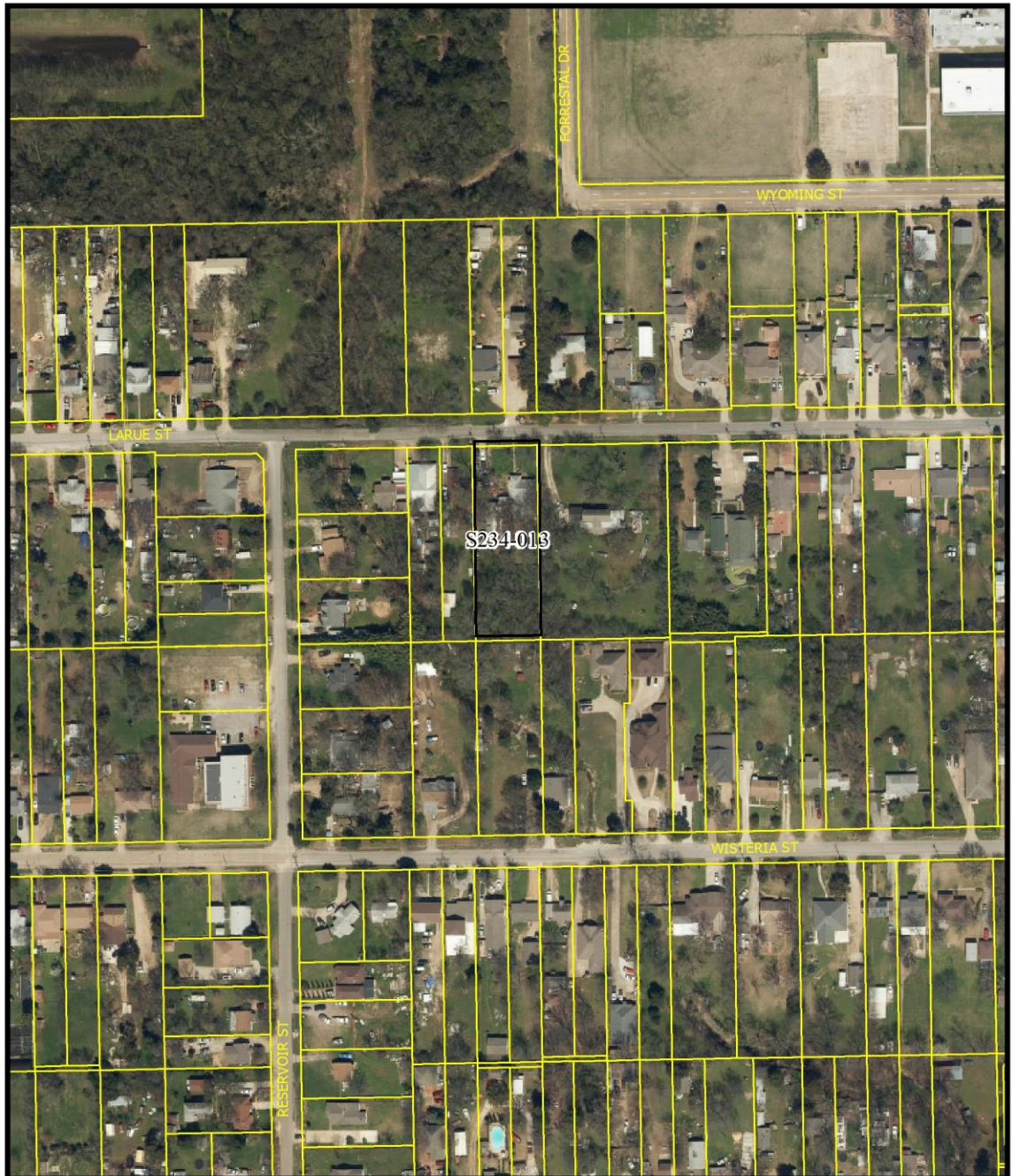
Real Estate/ GIS, Lot & Block Conditions:


29. Prior to the final plat, remove fence from public right-of-way on Laure Street.
30. On the final plat, identify the property as Lots 21A & 21B in City Block 2/8016. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).

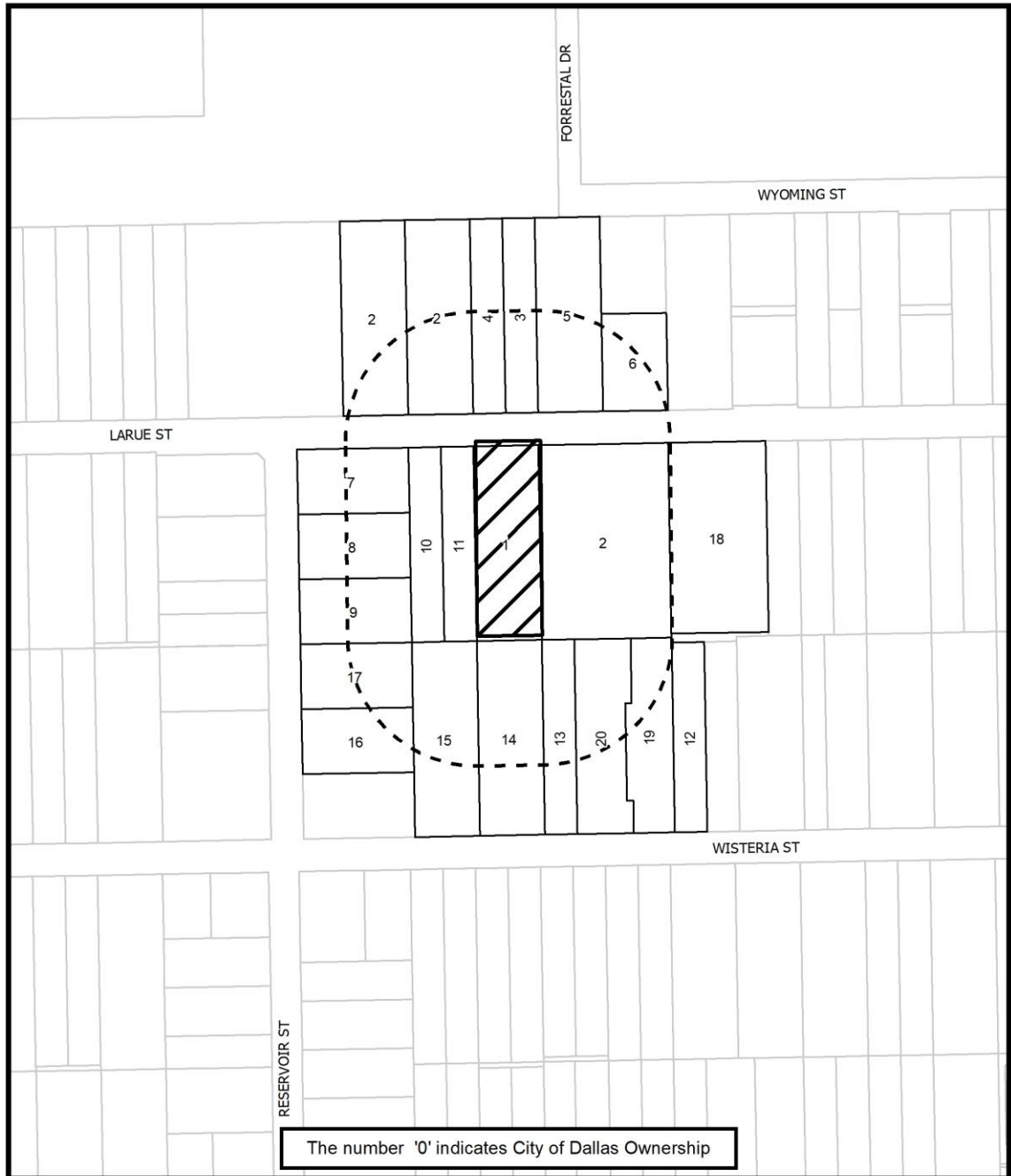
ALL AREAS ARE IN SQUARE FEET







 1:2,400	<h2 style="text-align: center;">AERIAL MAP</h2> <p> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p>	Case no: <u> S234-013 </u> Date: <u> 11/20/2023 </u>
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 1:2,400	NOTIFICATION		Case no: S234-013
	<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;">20</div> NUMBER OF PROPERTY OWNERS NOTIFIED		Date: 11/20/2023

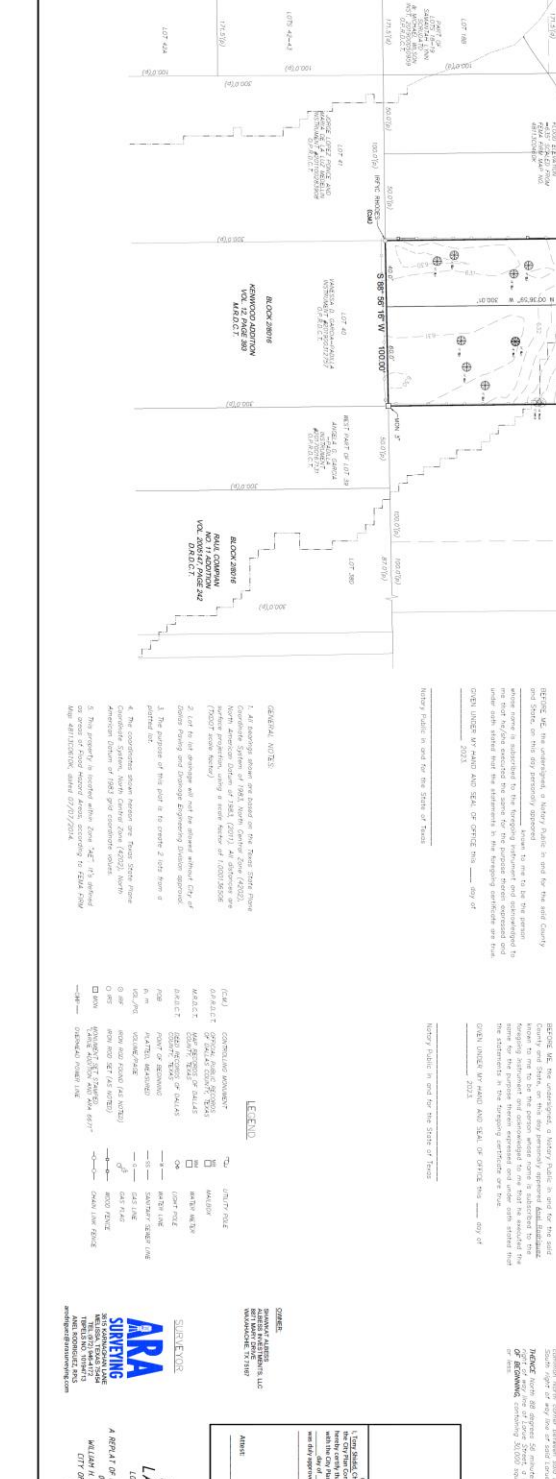
11/16/2023

Notification List of Property Owners

S234-013

20 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4840 LARUE ST	Taxpayer at
2	4841 LARUE ST	TEAMES JUDY KAY
3	4827 LARUE ST	HERRERA MATILDE
4	4829 LARUE ST	HERRERA MATILDE
5	4823 LARUE ST	CERVANTES VALENTIN & JOSE JAIME
6	4817 LARUE ST	ALSBROOK JOE & LINDA
7	4848 LARUE ST	GOMEZ ALICIA &
8	2914 RESERVOIR ST	GUTIERREZ FRANK JR &
9	2922 RESERVOIR ST	Taxpayer at
10	4844 LARUE ST	DUQUE MARIO
11	4846 LARUE ST	KATHERINE TEAMES
12	4811 WISTERIA DR	HERNANDEZ JOSE & SALUSTIA
13	4825 WISTERIA ST	PADILLA ANGELA G GARCIA
14	4835 WISTERIA DR	PADILLA VANESSA D GARCIA &
15	4841 WISTERIA ST	PONCE JORGE LOPEZ &
16	2938 RESERVOIR ST	ESTRADA ALEJANDRO &
17	2930 RESERVOIR ST	VALDIVIA MARIANO
18	4806 LARUE ST	VO VI DALLAS FT WORTH FRIENDSHIP ASSOC
19	4819 WISTERIA ST	ALEMAN ARNULFO & MONICA
20	4821 WISTERIA ST	ROJAS JORGE J



OWNERS EDUCATION:
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the owner of the above described property, do hereby certify that the above described property is located in the City of Dallas, Texas, in the County of Tarrant, and that the owner of the above described property is the undersigned, the owner of the above described property.

OWNER CERTIFICATE:
I, the undersigned, do hereby certify that the above described property is located in the City of Dallas, Texas, in the County of Tarrant, and that the owner of the above described property is the undersigned, the owner of the above described property.

GENERAL NOTES:
1. All lots shown on this plat are shown as being subject to the same zoning ordinance as the zoning ordinance for the lot shown on this plat.
2. All lots shown on this plat are shown as being subject to the same plat requirements as the plat requirements for the lot shown on this plat.
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STATE OF TEXAS
COUNTY OF DALLAS
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