

CITY PLAN COMMISSION**THURSDAY, MARCH 20, 2025****FILE NUMBER:** S245-107**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Johnson Lane, north of Persimmon Road**DATE FILED:** February 19, 2025**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 8**SIZE OF REQUEST:** 2.0-acres**APPLICANT/OWNER:** Manuel Aguilera

REQUEST: An application to create one 0.505-acre lot, one 0.575-acre lot, and one 0.920-acre lot from a 2.0-acre tract of land in City Block 6879 on property located on Johnson Lane, north of Persimmon Road.

SUBDIVISION HISTORY:

1. S245-009 was a request west of the present request to create one 0.758-acre lot from a tract of land in City Block 6880 on property located on Johnson Lane, north of Persimmon Road. The request was approved on November 7, 2024, but has not been recorded.
2. S212-276 was a request southeast of the present request to create one 22.877-acre lot from a tract of land in City Block 6871 on property located on Persimmon Road, south of Bonnie view Road. The request was approved on August 4, 2022, but has not been recorded.

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 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.

- The properties to the north, east, south, and west of the present request have areas ranging in size from 21,009 square feet to 283,225 square feet and are zoned R-7.5(A) Single Family District. *(Refer to the existing area analysis 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 request is to create one 0.505-acre lot, one 0.575-acre lot, and one 0.920-acre lot from a 2.0-acre tract of land.

Staff concludes that there is not an established lot pattern in the adjacent areas 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 3.

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 Johnson Lane. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*

Transportation Conditions:

16. Per Section 51A-8.604, follow the City of Dallas Street Design Manual for sidewalk design. Ann Arbor is a Residential Street as defined in the Dallas Complete Streets Design Manual (Resolution No. 16-0173). Per the Street Design Manual, this street typology requires the sidewalk to be buffered from travel lanes and to have a preferred minimum of 4 feet for the clear sidewalk zone and 5 feet for the landscaping zone, for a combined pedestrian zone width of 9 feet. If adequate width for the pedestrian zone is not provided in the right-of-way outside of the pavement width required for that thoroughfare, a pedestrian easement should be dedicated.

Survey (SPRG) Conditions:

17. Prior to final plat, submit a completed final plat checklist and all supporting documents.
18. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
19. On the final plat, show recording information on all existing easements within 150 feet of the property.

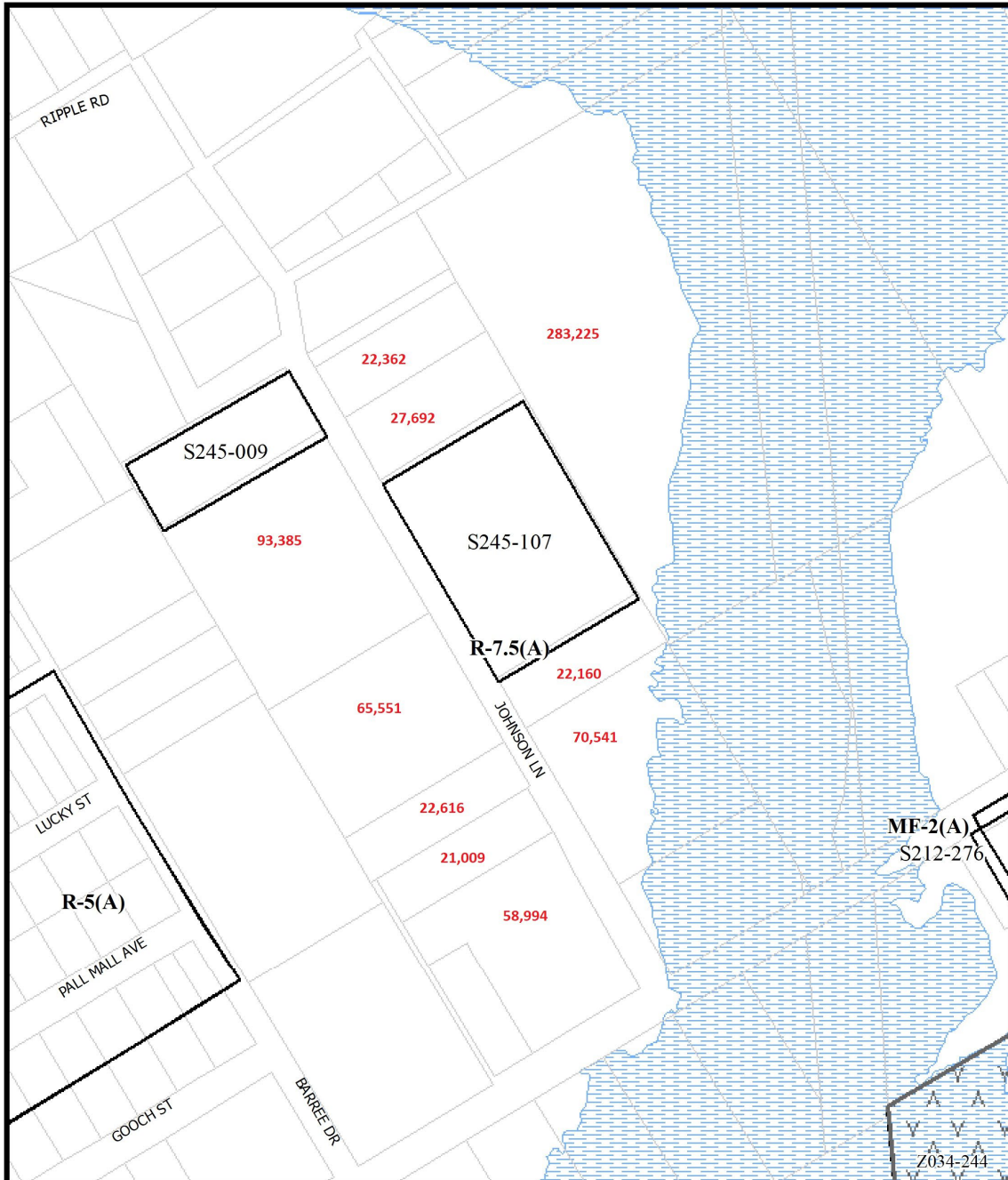
Dallas Water Utilities Conditions:

20. 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).
21. 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.
22. Wastewater main improvement is required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
23. 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.

Streetlight/ GIS, Lot & Block Conditions:

24. Prior to final plat, compliance with City's Street lighting standards including illumination standards, material, installation, and activation per Street Design Manual.
25. On the final plat, identify the property as Lots 1, 2, and 3 in City Block A/6879.

ALL AREAS ARE IN SQUARE FEET



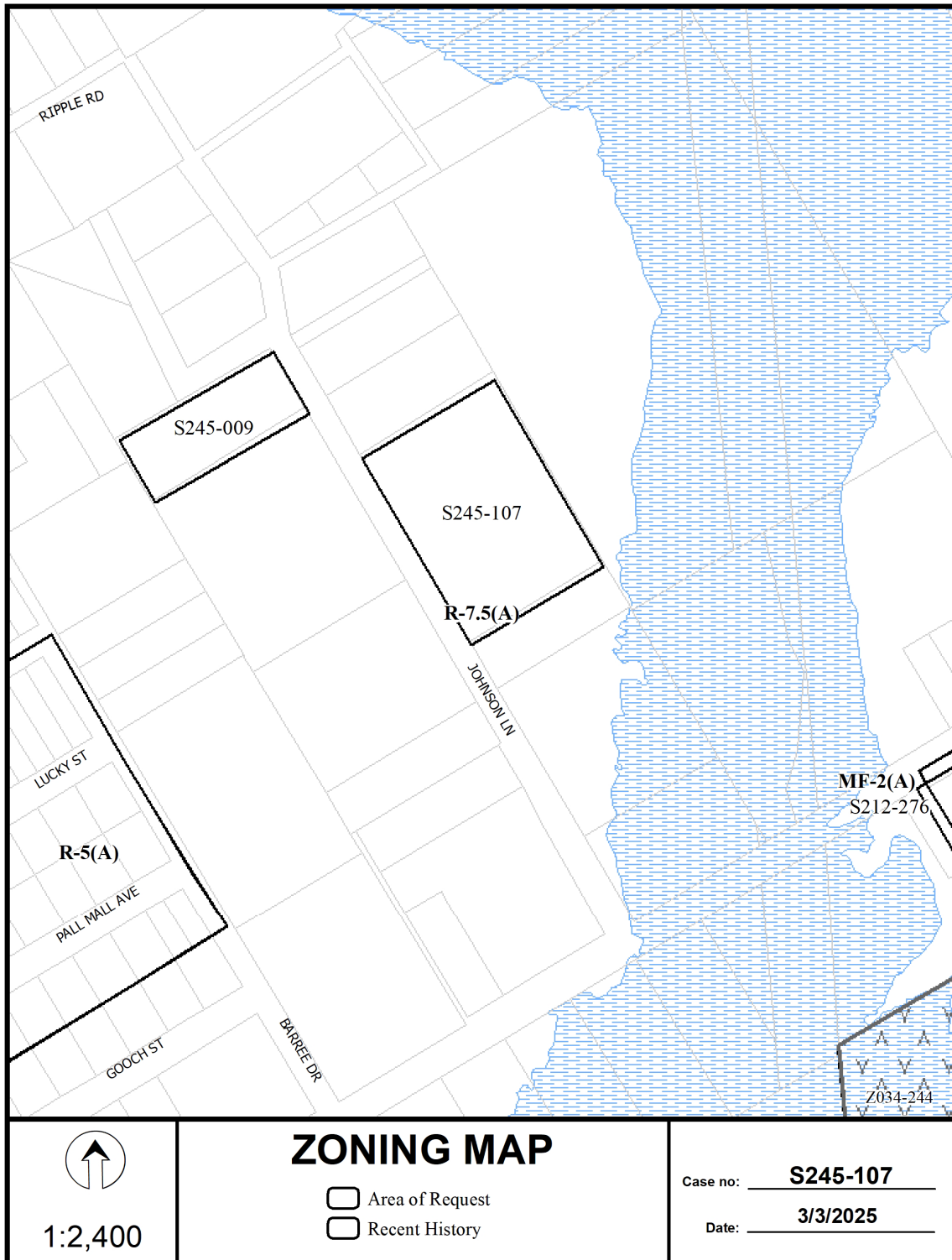
1:2,400

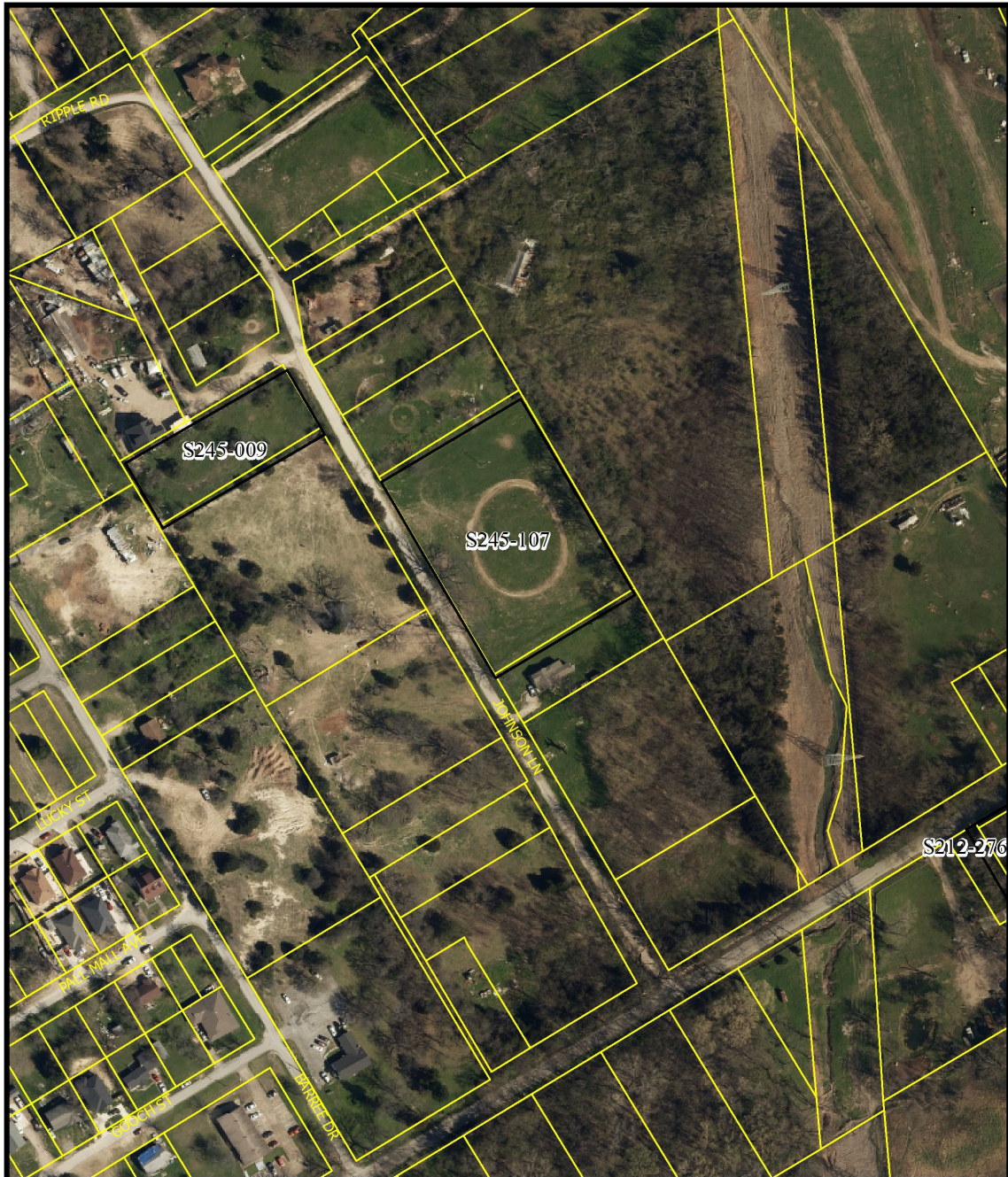
EXISTING AREA ANALYSIS MAP

- Area of Request
- Recent History

Case no: **S245-107**

Date: **3/3/2025**





1:2,400

AERIAL MAP

- Area of Request
- Recent History

Case no: S245-107

Date: 3/3/2025

