

**CITY PLAN COMMISSION****THURSDAY, AUGUST 8, 2024****FILE NUMBER:** S234-161**SENIOR PLANNER:** Hema Sharma**LOCATION:** Easter Avenue, south of Fordham Road**DATE FILED:** July 11, 2024**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 4**SIZE OF REQUEST:** 0.780-acres**APPLICANT/OWNER:** Eduardo Salinas Martinez

**REQUEST:** An application to replat a 0.780-acre tract of land containing all of Lot 2A in City Block 3/5018 to create a 3-lot shared access development with 7,500 square feet lot each and one Common Area on property located on Easter Avenue, south of Fordham Road.

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

**PROPERTY OWNER NOTIFICATION:** On August 22, 2024, 31 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 property to the north, east, south and west of the request have lot widths ranging in size from 50 feet to 154 feet and lot areas ranging in size from 6,707 square feet to 30,321 square feet and are zoned an R-7.5(A) Single Family District. (*Refer to the existing area analysis and aerial 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 a 3-lot shared access development with 7,500 square feet lot each and one Common Area.

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 three.

**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.

### **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, all access easement(s) must be recorded by separate instrument(s) and the recording information must be shown on the final plat. *Platting Guidelines.*
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. *Platting Guidelines.*
27. On the final plat, chose a new or different addition name. *Platting Guidelines.*
28. On the final plat, add 3-foot barrier easements @ alley dedication.
29. On the final plat, add new drainage easement for storm drain @ south end of property.

### **Shared Access Conditions:**

30. Provide additional shared access area easement, up to 26 feet, for compliance to Dallas Fire Code when building height is 30 feet or greater.
31. A water and wastewater easement at least 12 feet wide to be used exclusively for public water and wastewater below grade must be provided within the Shared Access Area Easement & labeled on the plat. *Section 51A-4.411(d)(2) and*

Sections 49-60(d), 49-61(c)(5)(B), and Development Design Procedure and Policy Manual Section 6.2

32. No building permit may be issued to authorize work in the Shared Access Area Development until the final plat and the Shared Access Area Agreement have been recorded in the real property records of Dallas County, and the recording information has been placed on the face of the plat, and all other requirements of the Shared Access Area development have been met. Section 51A-4.411(c)(3)
33. Prior to submittal of the final plat the Shared Access Area Development must meet all of the requirements of Section 51A-4.411. Section 51A-4.411(c)
34. The recording information of the "Shared Access Area Agreement" must be placed on the final plat prior to being submitted to the City Plan Commission Chairman for signature. The Shared Access Area Agreement shall include a metes and bounds description of the shared access area as part of an attachment to the document. Section 51A-4.411(e)
35. A shared access development is treated as one lot for the purpose of setbacks and lot coverage.
36. Regardless of the minimum front yard setback of the applicable zoning district, the minimum front yard setback must be at least 20 feet from the right-of-way line of a street or alley if the parking space for the lot(s) is located in an enclosed structure and if the space faces upon or can be entered directly from the street or alley. Section 51A-4.411(f)(2)
37. Include the words "Shared Access Development" in the title block of the final plat. Platting Guidelines
38. Place a note on the final plat stating: "No vehicular access is permitted to adjacent property outside the platted property from the shared access area except to a public or City Council approved Private Street." Section 51A-4.411(d)(3), and 51A-4.411(d)(10)
39. If a guard house is provided, it must be at least 30 feet from the shared access point. Section 51A-4.411(d)(8)
40. The Shared Access Area Easement must be terminated a minimum of 3 feet from the adjacent property or right-of-way. Section 51A-8.618(b)
41. Provide guest parking at a rate of 0.25 spaces per dwelling unit and with adequate maneuverability per the Shared Access Development requirements.

**Dallas Water Utilities Conditions:**

42. 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).
43. 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

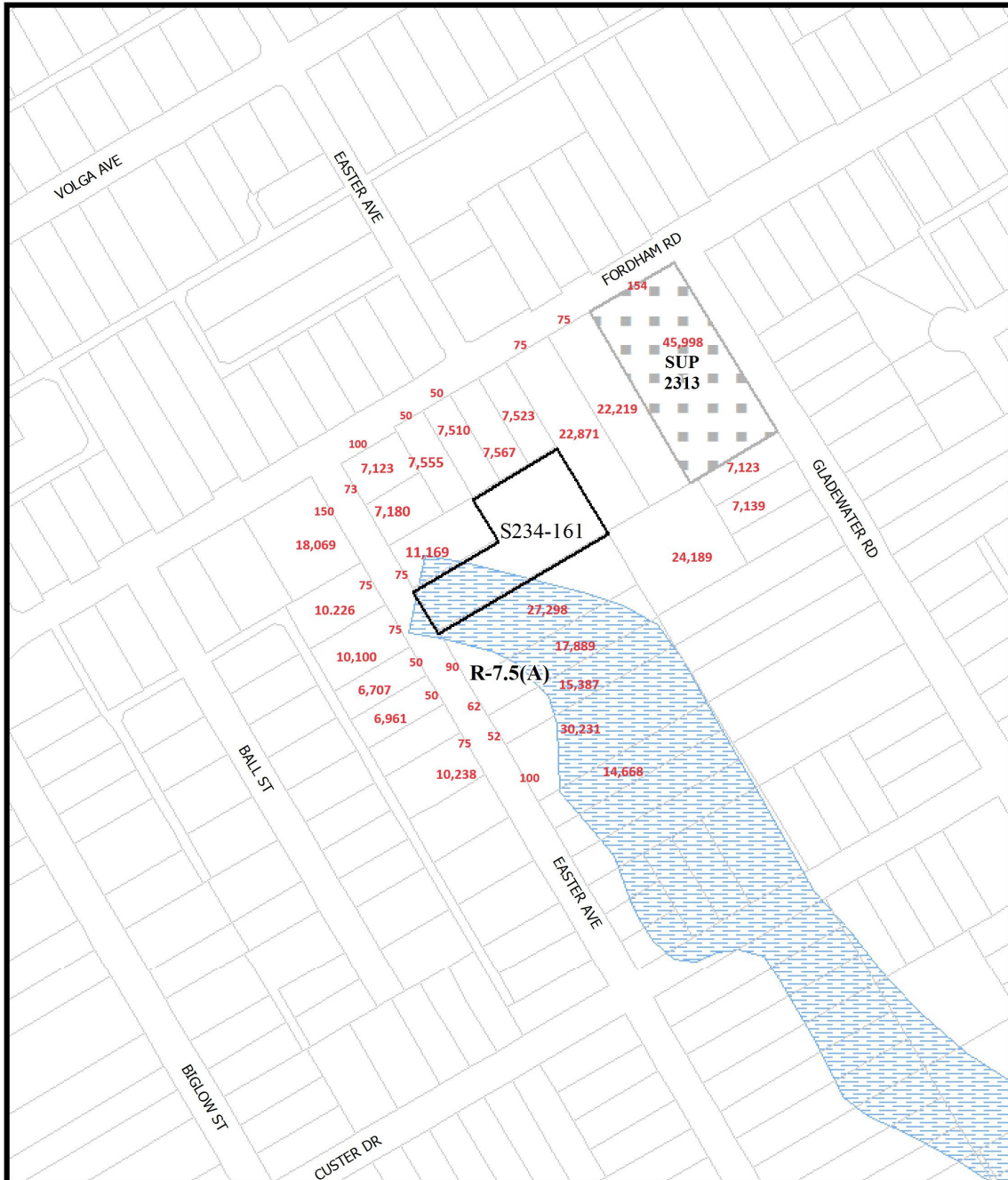
plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

44. 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.
45. Must comply with DWU design standard for all Water Wastewater construction in Shared Access Development.

**Street Name; GIS, Lot & Block Conditions:**

46. Prior to final plat, Contact the Addressing for help determining an acceptable name for the new shared access drive/easement. Section. 51A-8.403. (a) (1) (A) (xiv)". and 51A-8.506. (e)".
47. On the final plat, identify the property as Lots 2B-2D, CA "A" in City Block 3/5018.

ALL AREAS ARE IN SQUARE FEET



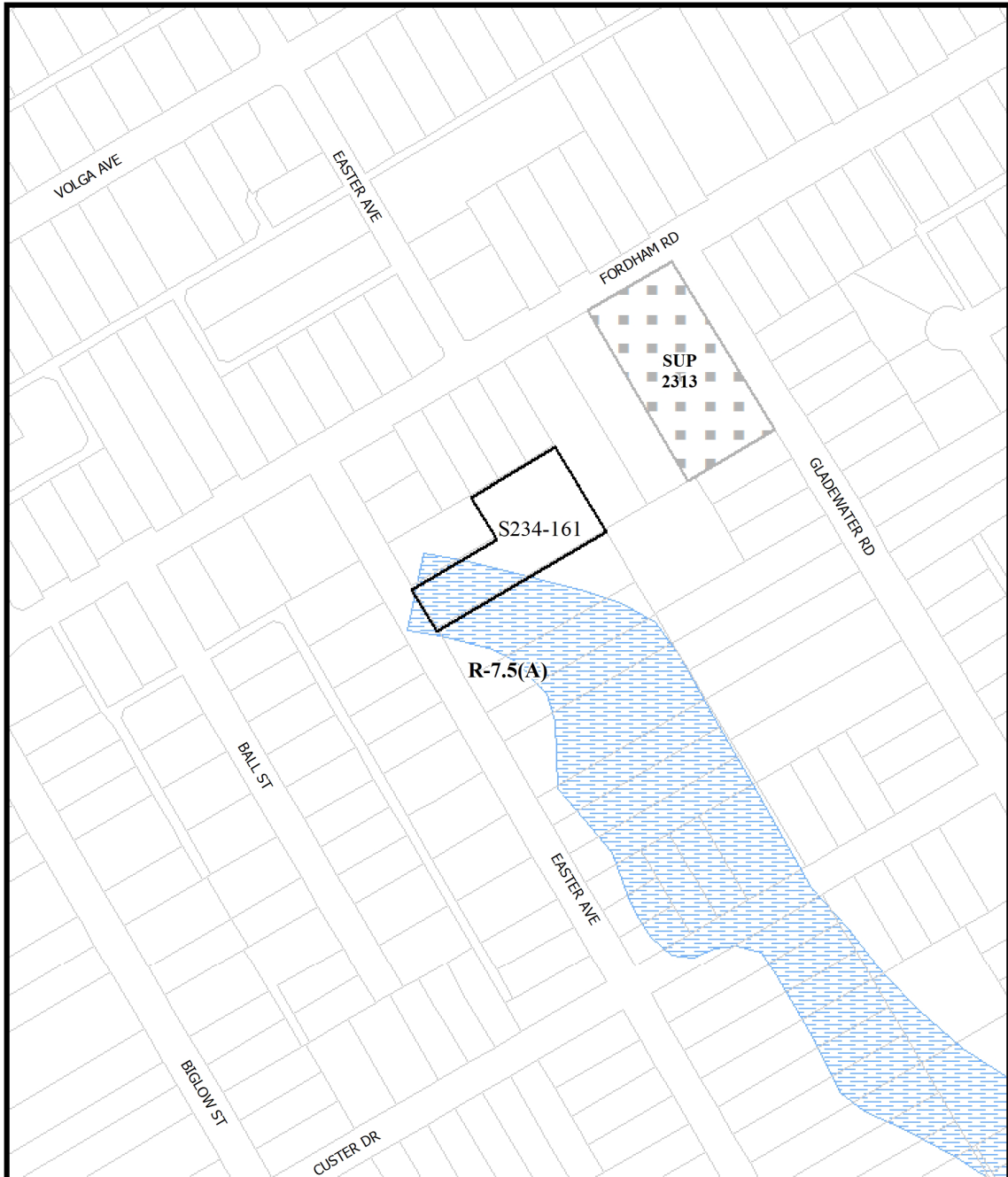
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**EXISTING AREA ANALYSIS MAP**

- Area of Request
- Recent History

Case no: **S234-161**

Date: **7/18/2024**



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# ZONING MAP

- Area of Request
- Recent History

Case no: S234-161

Date: 7/18/2024





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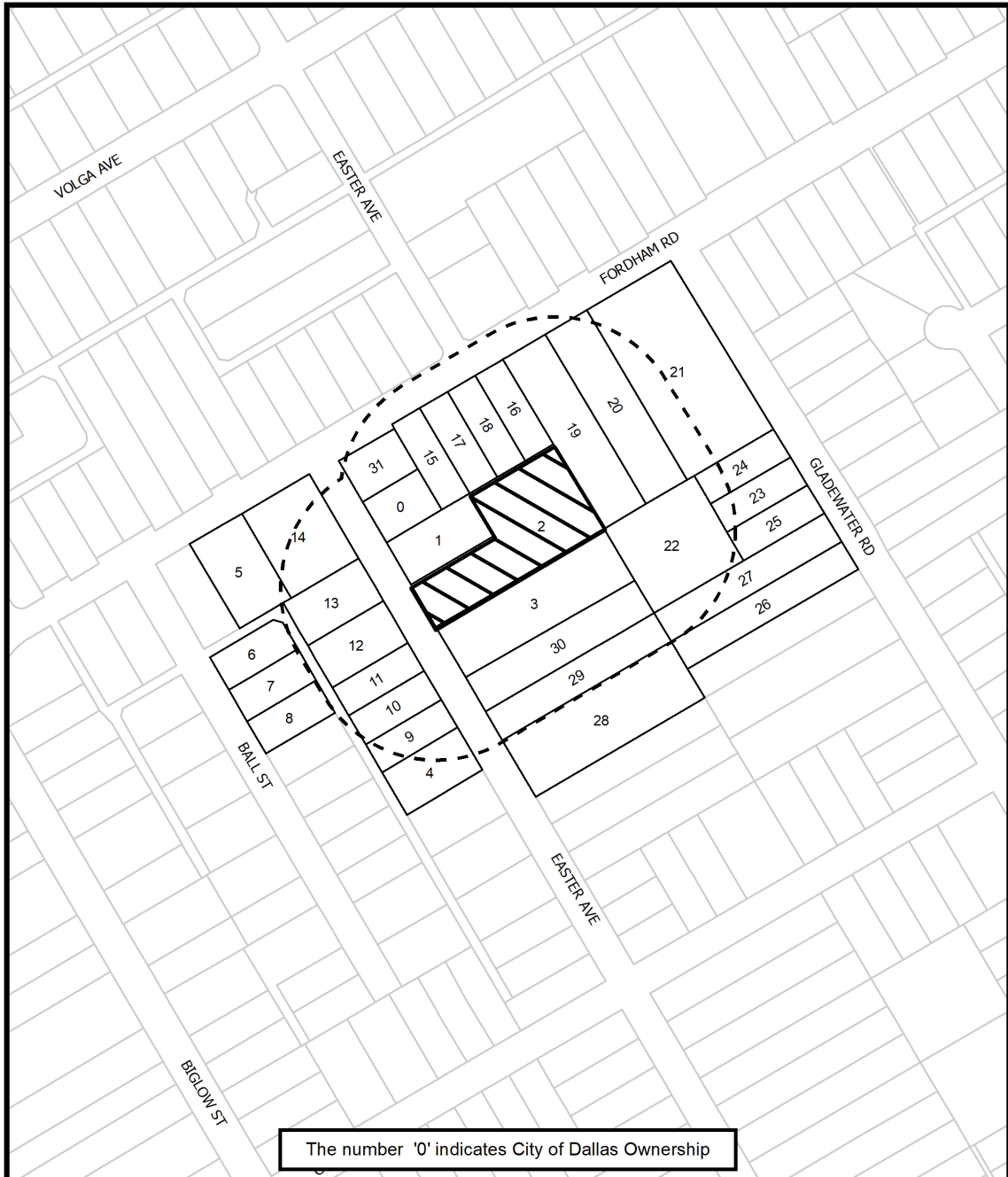
## AERIAL MAP

- Area of Request
- Recent History

Case no: S234-161

Date: 7/18/2024





 1:2,400	<b>NOTIFICATION</b>		Case no: <b>S234-161</b>
	<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;">31</div> NUMBER OF PROPERTY OWNERS NOTIFIED		Date: <b>7/18/2024</b>

07/15/2024

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

### ***S234-161***

#### ***31 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	4114 EASTER AVE	BENITEZ FRANCISCO &
2	4118 EASTER AVE	LIFE CHANGING MINISTRIES OF DELIVERANCE
3	4130 EASTER AVE	CLAYTON LAKISHA
4	4139 EASTER AVE	VILLATORO SANTOS E
5	2034 FORDHAM RD	DELEON CRISTOBAL
6	4114 BALL ST	GONZALEZ GUADALUPE P
7	4116 BALL ST	MARTINEZ FELIPE O
8	4124 BALL ST	PHINISEE WARD A
9	4133 EASTER AVE	RIVERAMARTINEZ LUIS &
10	4129 EASTER AVE	TRICON SFR 2020 2
11	4125 EASTER AVE	LOPEZ JONATAN
12	4121 EASTER AVE	MR WEST PPTIES LLC
13	4117 EASTER AVE	WALKER MARY J
14	2042 FORDHAM RD	NICHOLS MARIE SLAUGHTER
15	2110 FORDHAM RD	MARTINEZ BANESA
16	2122 FORDHAM RD	DAVIS BETTY J EST OF
17	2114 FORDHAM RD	DIGGS EVELYN L
18	2118 FORDHAM RD	TAKADA INC LP
19	2128 FORDHAM RD	DELEON CRISTOBAL B &
20	2134 FORDHAM RD	LIFE CHANGING MINISTRIES OF
21	2152 FORDHAM RD	LIFE CHANGING MINISTRIES OF
22	6 GLADEWATER RD	LIFE CHANGING MINISTRIES
23	4131 GLADEWATER RD	ESPINOZA SILVESTRE &
24	4127 GLADEWATER RD	LIRA MERCED A &
25	4135 GLADEWATER RD	MENDOZA LORENZO &
26	4143 GLADEWATER RD	Taxpayer at

07/15/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	4139 GLADEWATER RD	TORRES MARCOS DAMIAN
28	4146 EASTER AVE	RUBIO JOSE
29	4138 EASTER AVE	RUBIO JOSE
30	4134 EASTER AVE	IPINA JOSE LUIS RIVERA &
31	2108 FORDHAM RD	BLANTON TOMIKA D

OWNER'S DECLARATION

I, the undersigned, hereby certify that the information contained herein is true and correct to the best of my knowledge and belief. I understand that any false information furnished to the City of Dallas is a violation of the law. I am aware that the City of Dallas is a public body and that any information furnished to it is subject to public disclosure. I understand that the City of Dallas is not responsible for the accuracy or completeness of the information furnished to it. I understand that the City of Dallas is not responsible for the consequences of any action taken on the basis of the information furnished to it. I understand that the City of Dallas is not responsible for the consequences of any action taken on the basis of the information furnished to it.

OWNER'S CERTIFICATE

STATE OF TEXAS COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Edarita Solis...

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Notary Public in and for the State of Texas

SURVYOR'S STATEMENT

I, Aari Rodriguez, Registered Professional Land Surveyor, licensed for the State of Texas, affirm that this plan was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other reliable information.

PRELIMINARY. THIS DRAWING SHALL NOT BE RECORDED FOR ANY PURPOSE.

Surveyor's Name: Aari Rodriguez, State Registered Professional Land Surveyor No. 6671

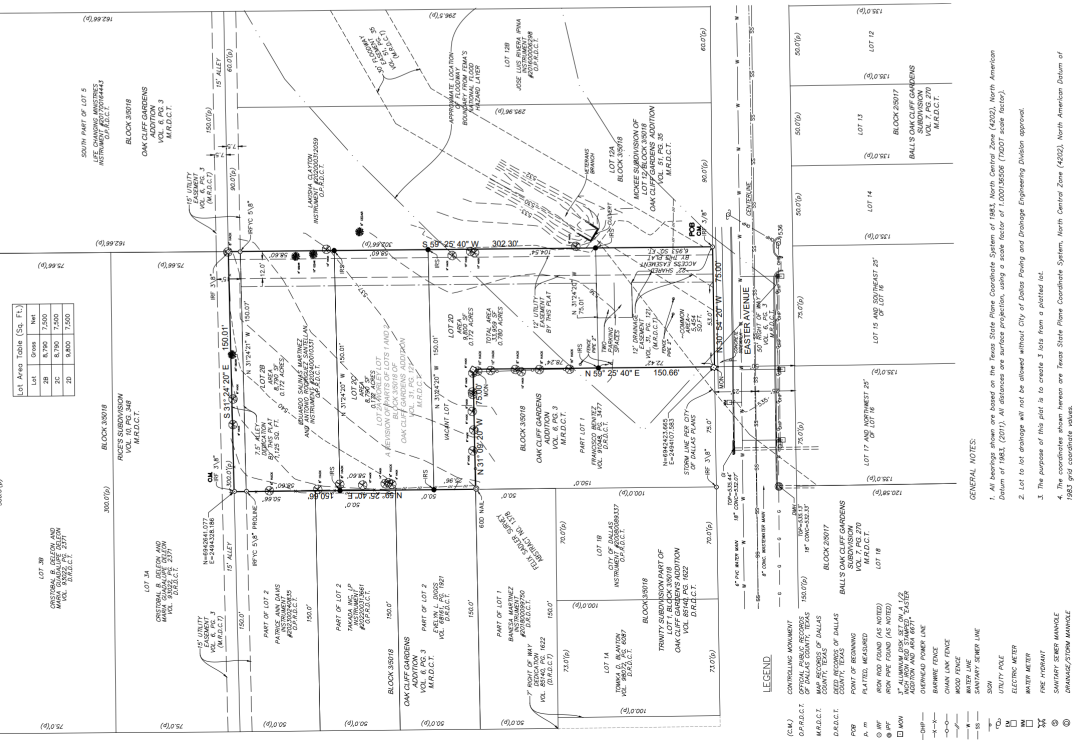
COUNTY OF COLLIN

NOTARY PUBLIC

STATE OF TEXAS

GIVEN UNDER MY HAND AND SEAL, OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Notary Public in and for the State of Texas



- GENERAL NOTES: 1. All bearings shown are based on the Texas State Plane Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983 (NAD 83), (2011). All distances are surface projections using a scale factor of 1.000186066 (73007 scale factor). 2. Lot to lot drainage will not be shown without City of Dallas Paving and Drainage Engineering Division approval. 3. The purpose of this plat is to create a lot from a platted lot. 4. The surrounding adjacent tracts are Travis State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 (NAD 83) coordinate values.



VICINITY MAP (NOT TO SCALE)

CERTIFICATE OF APPROVAL

City of Dallas, Planning and Development Department, City Engineer's Office, 2001 Ross Avenue, Dallas, Texas 75201

APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_

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