#### CITY PLAN COMMISSION

THURSDAY, AUGUST 22, 2024

FILE NUMBER: S234-168 SENIOR PLANNER: Hema Sharma

**LOCATION:** Shoreview Road, east of Audelia Road

**DATE FILED:** July 26, 2024 **ZONING:** R-7.5(A)

CITY COUNCIL DISTRICT: 10 SIZE OF REQUEST: 0.433-acres

APPLICANT/OWNER: Patrik K & Rachel S Slaughter, Baldwin Associates

**REQUEST:** An application to replat a 0.433-acre (18,850 square foot) tract of land containing all of Lots 22 and 23 in City Block F/7478 to create one lot on property located on Shoreview Road, east of Audelia Road.

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

**PROPERTY OWNER NOTIFICATION:** On August 5, 2024, 30 notices were sent to property owners within 200 feet of the proposed plat boundary.

**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 north, east south and west of the request has lot widths ranging in size from 65 feet to 72 feet and lot areas ranging in size from 8,215 square feet to 9,100 square feet; and are zoned R-7.5(A) Single Family District (refer to the existing area analysis map).

The request lies within R-7.5(A) which has a minimum lot area requirement of 7,500 square feet. The request is to create one 18,850 square foot lot and lot width is 145 feet.

Staff finds that there is an established lot pattern on north, east, west and south of the present request. The proposed lots will vary in lot pattern compared to already established lot pattern in the immediate vicinity of the request. The request complies with the zoning requirement of R-7.5(A) Single Family District but is not in compliance with Section 51A-8.503; therefore, staff recommends denial of the request. However, should the request be approved, we recommend the approval be 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 <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 one.

## Paving & Drainage Conditions:

- 12. 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)
- 13. Submit drainage, paving, etc. plans prepared by a licensed (TX) Professional Engineer to Permit Center, Oak Cliff Municipal Center (i.e. non-311T/DP). Section 51A- 8.102 (c); 8.601(b)(4),(5),(6),(7),(8),(9)

#### **Survey (SPRG) Conditions:**

- 14. Prior to final plat, submit a completed final plat checklist and all supporting documents.
- 15. On the final plat, show recording information on all existing easements within 150 feet of the property.
- 16. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information.

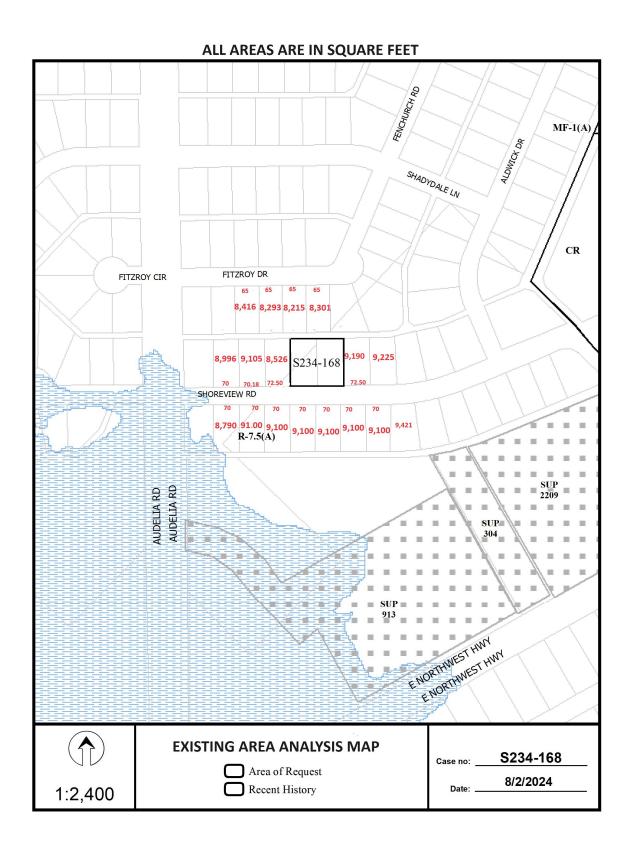
17. Prior to final plat, verify if City of Dallas record show existing storm line crossing proposed plat boundary,

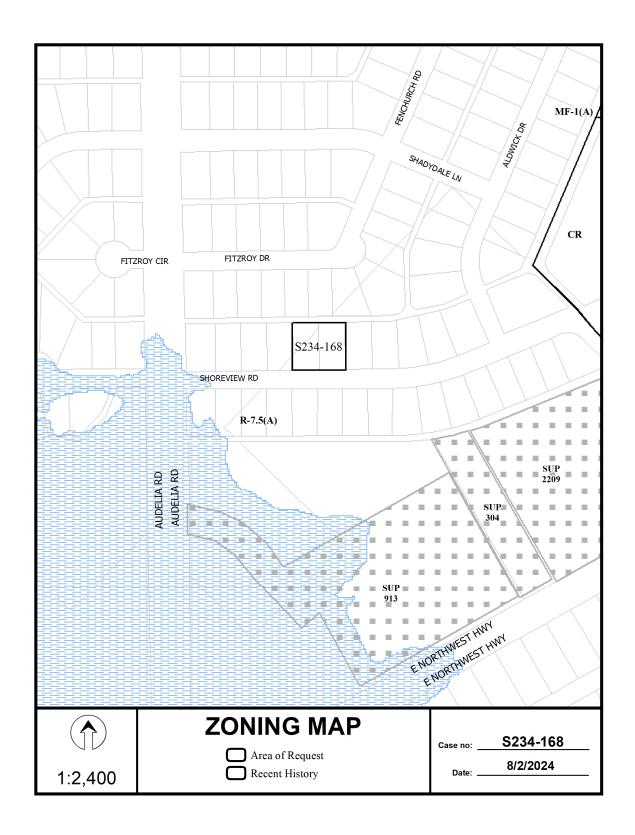
## **Dallas Water Utilities Conditions:**

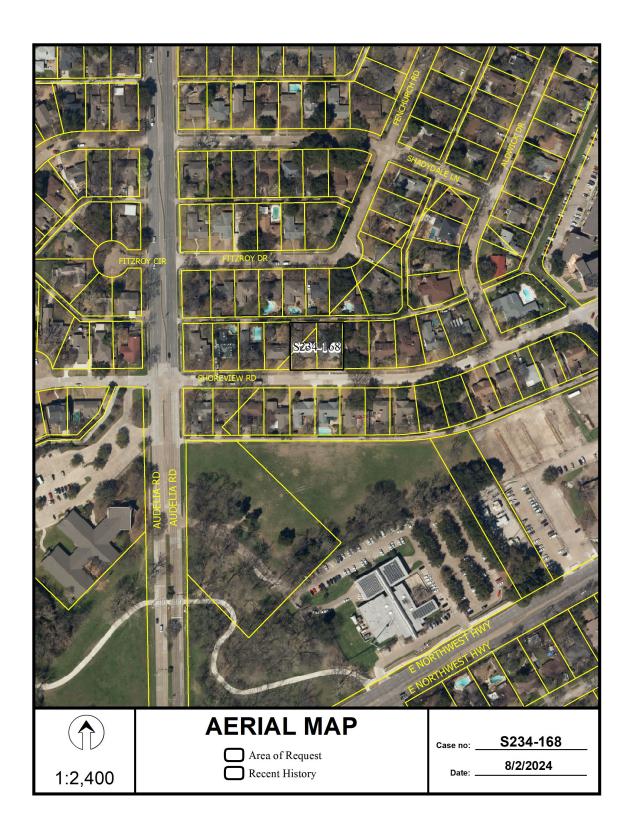
- 18. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
- 19. Water main improvements may be required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

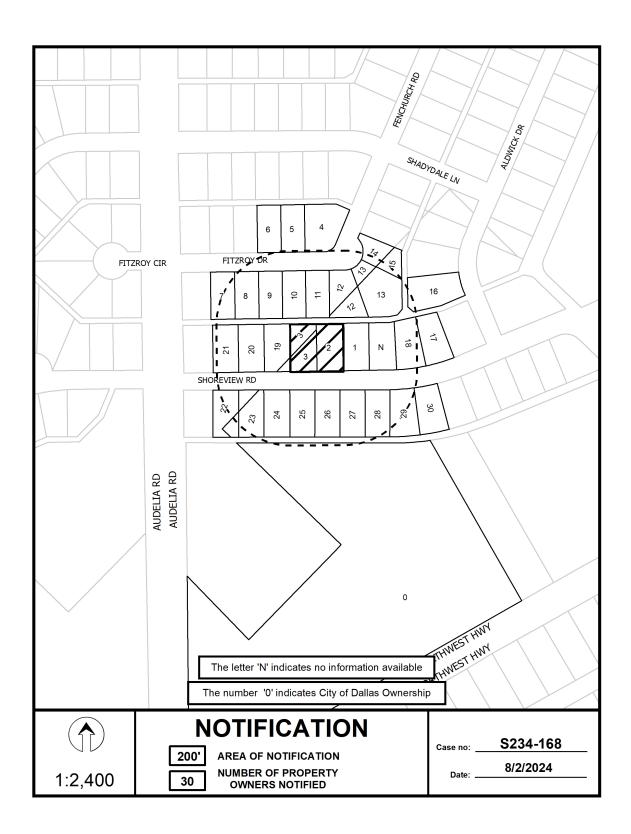
#### **GIS, Lot & Block Conditions:**

20. On the final plat, identify the property as Lot 22A in City Block F/7478.









# Notification List of Property Owners

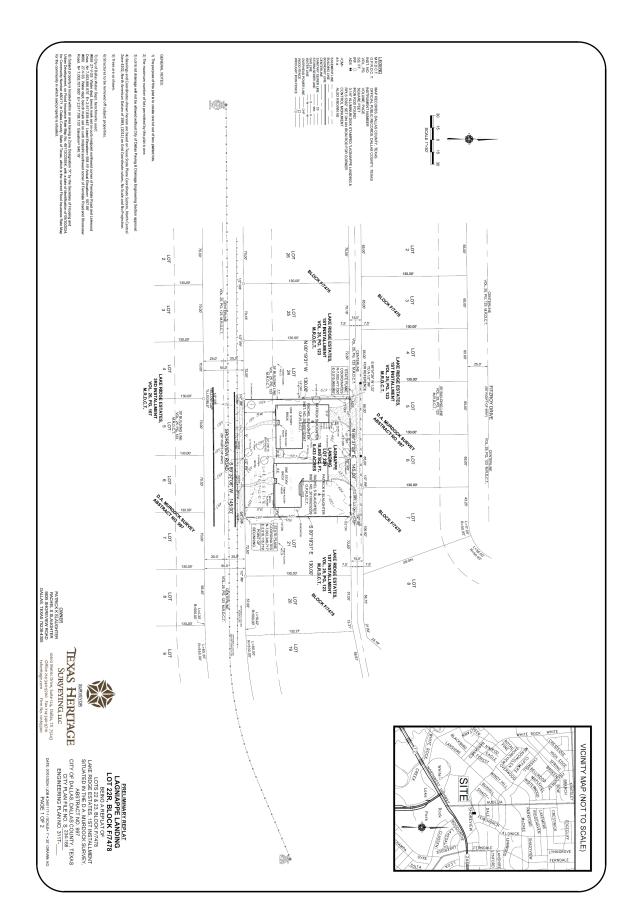
# S234-168

# 30 Property Owners Notified

Label #	Address		Owner								
1	9841	SHOREVIEW RD	SCHULTE LAURA								
2	9835	SHOREVIEW RD	SLAUGHTER PATRICK K & RACHEL S								
3	9829	SHOREVIEW RD	MALONEY JAROD & TAYLOR								
4	9831	FITZROY DR	Taxpayer at								
5	9825	FITZROY DR	MCGEHEE CATHERINE STOCKS								
6	9819	FITZROY DR	LAMPL HARBER BRADLEY								
7	9808	FITZROY DR	BARTHOLOMEW CINDY & KEVIN								
8	9814	FITZROY DR	COSTELLO JANE E								
9	9818	FITZROY DR	WHITEHEAD ELIZABETH								
10	9824	FITZROY DR	CHAMBERLIN CHRISTOPHER S TR								
11	9830	FITZROY DR	ADAMS MICHELLE S								
12	9834	FITZROY DR	EMMERICH DONALD ALAN								
13	8602	FENCHURCH RD	TODD ASHLEY D								
14	8606	FENCHURCH RD	HIBBS BARBARA C								
15	8606	FENCHURCH RD	HIBBS BARBARA C								
16	8615	ALDWICK DR	MIRANDA BARBARA								
17	9859	SHOREVIEW RD	ALI AZIZ & SANELA BREKALO								
18	9853	SHOREVIEW RD	GORDON HENRY ROBERT &								
19	9823	SHOREVIEW RD	HARRIS PATRICIA H								
20	9817	SHOREVIEW RD	RICH DANIEL B & LAUREN L								
21	9811	SHOREVIEW RD	HIGBEE RONALD S & DEBRA L								
22	9810	SHOREVIEW RD	HERZER FREDERICK S &								
23	9816	SHOREVIEW RD	MCNALLY BRIAN FRANCIS &								
24	9822	SHOREVIEW RD	DAVIS STANLEY &								
25	9828	SHOREVIEW RD	FLORES JAIME & KIMBERLY								
26	9834	SHOREVIEW RD	BRATTON ERIC &								

#### 08/01/2024

Label #	Address		Owner
27	9840	SHOREVIEW RD	HOPPER JAMES F JR
28	9846	SHOREVIEW RD	MARTIN KENNETH ALLEN
29	9850	SHOREVIEW RD	PARKINSON THERESA B
30	9856	SHOREVIEW RD	ROBBEN STACY & DENIS E



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SURVICES  SURVIC											Notery Public in and for the State of Texas	GVEN UNDER MY HAND AND SEAL OF OFFICE this day of	pose i	STATE OF TEXAS COUNTY OF DULAS  COUNTY OF DULAS  BEFORE WE the undersigned authority, a Netary Public in and for the said County and State, on this day personally appeared J.R. January, known to me to be the person	JR. January Tenus Replated Professional Land Surveyor No. 5582	Preliminary, this document shall not be recorded for any purposes and shall not be used or viewed or relied upon se a final sureay document (07/17/20/4)	precise representation of this Signed Final Plat.  Dated this the	Regulations of the Teast Board of Professional Epigeness and Land Striveyon; the City of Delate Of Charles and Clark (Striveyon; the City of Delate Of Delate Of Charles on Profession and Clark (Striveyon; Charles on Profession and Charles Of Charles on Profession and Professi	1. J.R. Jakrusay, S Regulatered Professional Land Surveyor, Iconaed by the Salte of Texas, and the last the last laws prepared under my direct supervision, from recorded documentation, evidence collected on the ground during field operations and other relabel occurrentation, evidence collected on the ground during field operations and other relabels occurrentations, ordering collected on the ground during field operations and other relabels occurrentations and other relabels occurrentations.	STATE OF TEXAS	SIDVENOS STATEMENT
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