

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 **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 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,

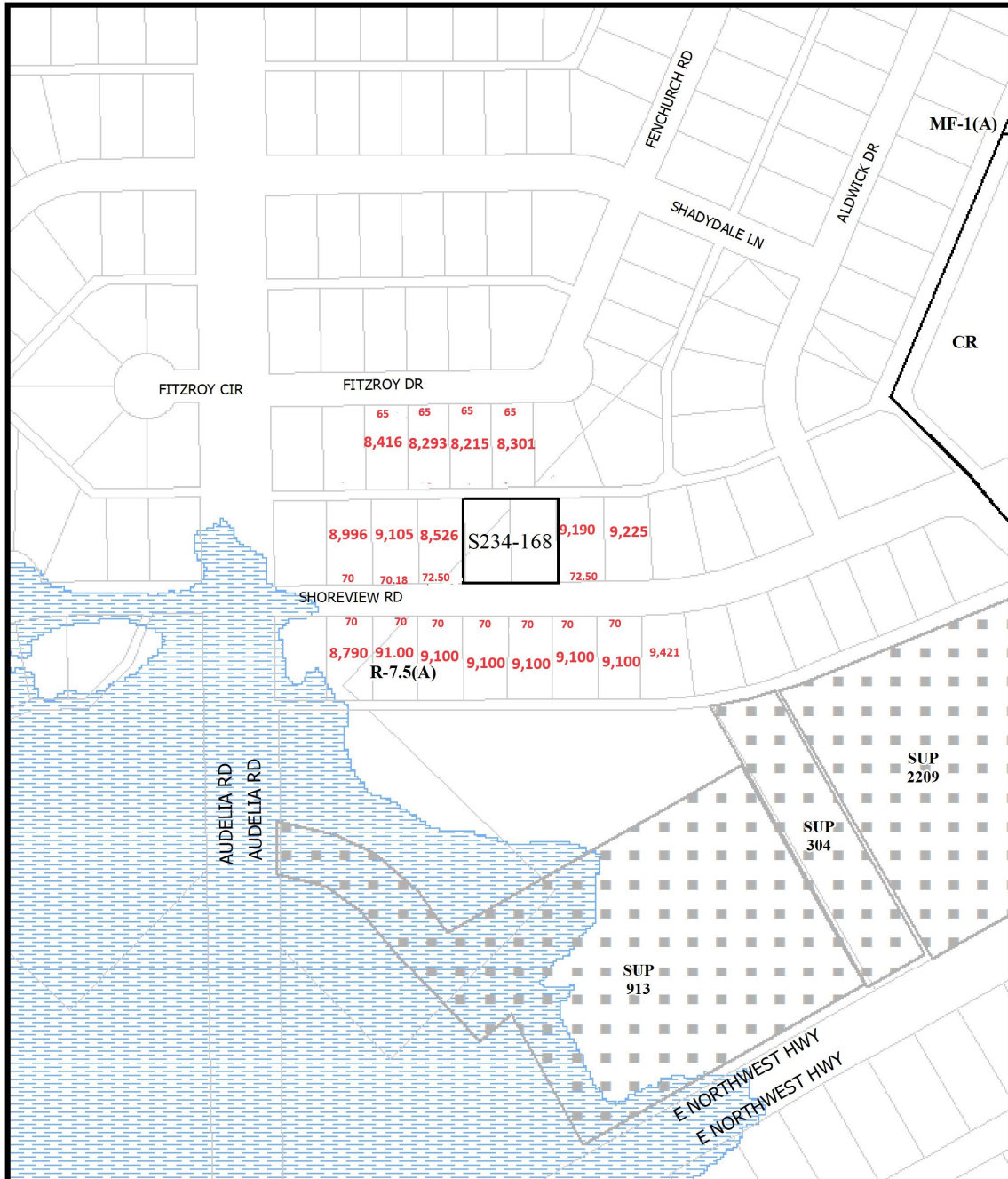
Dallas Water Utilities Conditions:




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.

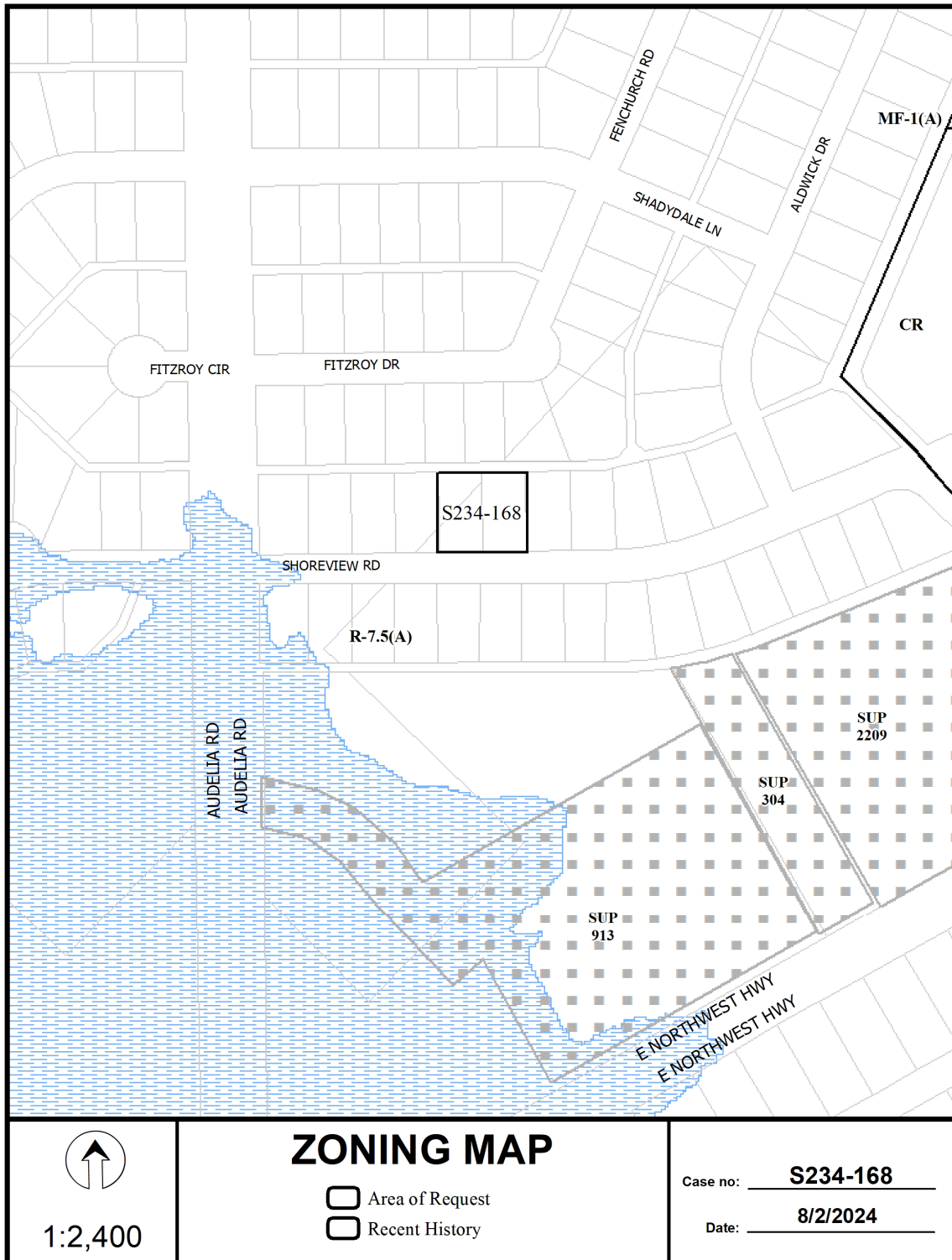
GIS, Lot & Block Conditions:

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

ALL AREAS ARE IN SQUARE FEET



 1:2,400	<p>EXISTING AREA ANALYSIS MAP</p> <p> Area of Request</p> <p> Recent History</p>	Case no: S234-168 Date: 8/2/2024
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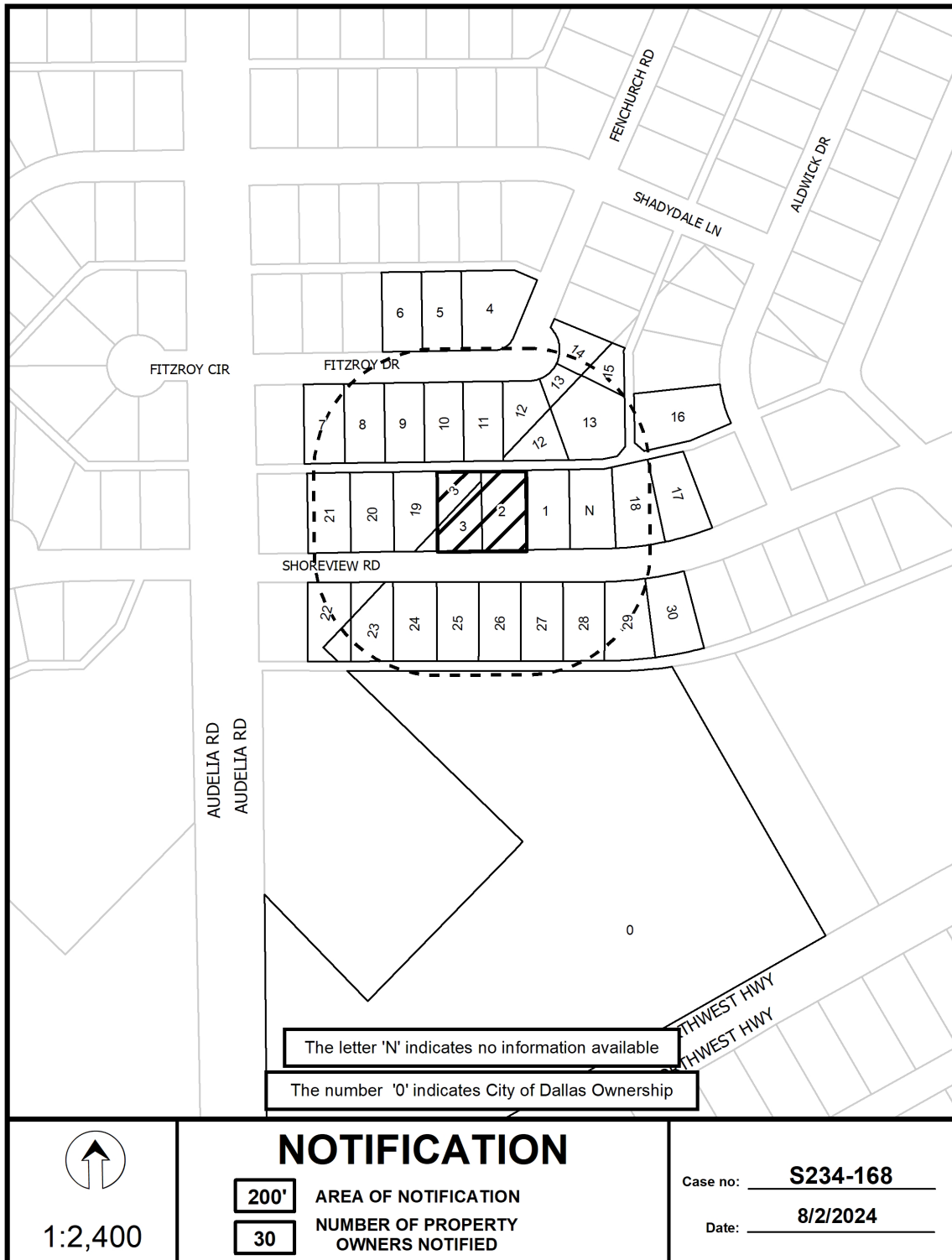
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AERIAL MAP

- Area of Request
- Recent History

Case no: S234-168

Date: 8/2/2024



08/01/2024

Notification List of Property Owners

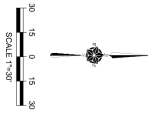
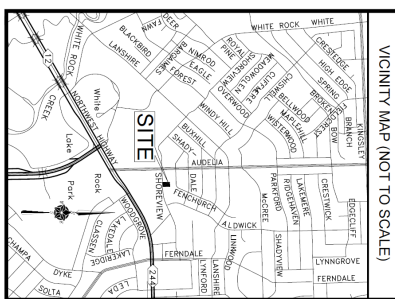
S234-168

30 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
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

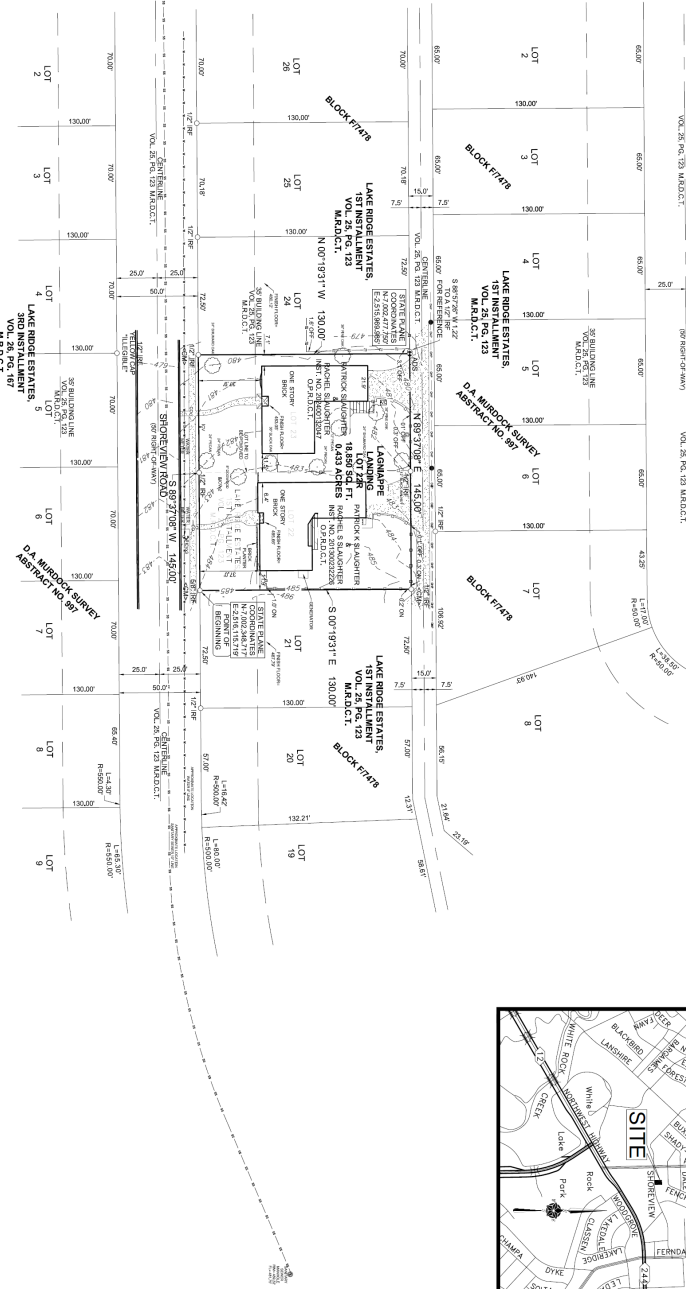
<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	9840 SHOREVIEW RD	HOPPER JAMES F JR
28	9846 SHOREVIEW RD	MARTIN KENNETH ALLEN
29	9850 SHOREVIEW RD	PARKINSON THERESA B
30	9856 SHOREVIEW RD	ROBBEN STACY & DENIS E



LEGEND

MAP RECORD: DALLAS COUNTY, TEXAS
 SUBJECT: PRELIMINARY SUBDIVISION RECORDS, DALLAS COUNTY, TEXAS
 PROJECT NUMBER: 181111-1-01

LOT: LOT
 BLOCK: BLOCK
 SUBDIVISION: SUBDIVISION
 SURVEY: SURVEY
 M.D.C.T.: M.D.C.T.
 S.W. 1/4: S.W. 1/4
 N.W. 1/4: N.W. 1/4
 E.W. 1/4: E.W. 1/4
 S.E. 1/4: S.E. 1/4
 SECTION: SECTION
 TOWNSHIP: TOWNSHIP
 RANGE: RANGE
 COUNTY: COUNTY
 STATE: STATE
 DATE: DATE
 DRAWN BY: DRAWN BY
 CHECKED BY: CHECKED BY
 APPROVED BY: APPROVED BY
 DATE: DATE
 SCALE: SCALE
 SHEET: SHEET
 TOTAL SHEETS: TOTAL SHEETS



GENERAL NOTES:

- 1) The purpose of this plan is to create one lot out of two adjacent lots.
- 2) The maximum number of lots permitted by this plan is one.
- 3) All lots to be dedicated will not be dedicated without City of Dallas Planning & Zoning Engineering Section approval.
- 4) Bearings and Coordinates shown hereon are based on Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, (NAD83) on Grid Coordinate values. No Scale and No Projection.
- 5) There are as shown.
- 6) Structures to be removed of subject properties.
- 7) City of Dallas Water Dept. Benchmarks used:
- 8) Survey is based on the following information:
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- 100) Survey is based on the following information:

OWNER:
 PATRICK S. SAULGHTER
 DALLAS, TEXAS 75238-1305

PRELIMINARY REPORT
 LAKE RIDGE ESTATES, 1ST INSTALLMENT
 LOT 22 & 23, BLOCK #1778
 BEING A REBID OF
 LAKE RIDGE ESTATES, 1ST INSTALLMENT
 SITUATED IN THE D.A. WINDOCK SURVEY,
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S 24-188
 ENGINEERING PLAN NO. 1111-
 DATE: 03/02/2024, JOB # 240111, SCALE: 1"=30' (DRAWN: K9)
 PAGE: 1 OF 2

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 sonyeving.com
 Firm No. 0185300

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 Firm No. 0185300

