

CITY PLAN COMMISSION**THURSDAY, MARCH 23, 2023****FILE NUMBER:** S223-095**CHIEF PLANNER:** Mohammad H. Bordbar**LOCATION:** Montclair Avenue and Neal Street, north of Bradley Street**DATE FILED:** February 24, 2023**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 6 **SIZE OF REQUEST:** 2.059-acres**MAPSCO:** 44S**APPLICANT/OWNER:** Sage Louetta, LTD

REQUEST: An application to replat a 2.059-acre tract of land containing all of Lot 1 in City Block A/3958 and a tract of land in City Block A/3958 to create 9 lots ranging in size from 8,339 square feet to 12,276 square feet on property located between Montclair Avenue and Neal Street, north of Bradley Street.

SUBDIVISION HISTORY:

1. S212-053 was a request on the same property as the present request to replat a 2.059-acre tract of land containing all of Lot 1 in City Block A/3958 and a tract of land in City Block A/3958 to create 10 lots ranging in size from 8,067 square feet to 11,679 square feet on property located between Montclair Avenue and Neal Street, north of Bradley Street. The request was denied by the Commission on January 19, 2023
2. S212-054 was a request east of the present request to replat a 5.253-acre tract of land containing part of Lots 1 and 2 in City Block 7/3968; part of Lots 1 and 2 in City Block 8/3969; part of Lots 1 and 2 in City Block 11/3972; and an abandoned portion of Flanders Street and Windomere Avenue to create one lot on property located between Castle Street and Walmsley Avenue, east of Montclair Avenue. The request was approved on January 6, 2022 but has not been recorded.
3. S201-511 was a request southeast of the present request to replat a 3.865-acre tract of land containing part of Lots 1 and 2 in City Block 15/3976 to create one lot on property located on Fort Worth Avenue, east of Montclair Avenue. The request was approved on November 5, 2020 but has not been recorded.
4. S178-327 was a request northeast of the present request to replat a tract of land containing all of Lot 1 in City Block 5/3966 to create four lots ranging in size from 7,500-square feet to 11,477.3-square feet in size on property located on Edgefield Avenue at Stafford Avenue, southeast corner. The request was approved on October 18, 2018 and was recorded on August 2, 2021.
5. S178-135 was a request northeast of the present request to replat a 0.818-acre tract of land containing all of Lot 3 in City Block 3/3964 to create one 7,799 square foot lot, one 8,058 square foot lot, and one 19,765 square foot lot on property located on Stafford Avenue at Edgefield Avenue, southwest corner. The request was approved on March 22, 2018 and recorded on May 13, 2019.

6. S178-110 was a request northeast of the present request to create one 2.203-acre lot from a 2.393-acre tract of land located in City Block 3960 on property located on Vilbig Road at Seale Street, southeast corner. The request was approved on March 1, 2018 but has not been recorded.

PROPERTY OWNER NOTIFICATION: On March 3, 2023, 35 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 and south of the request have lot widths ranging in size from 48 feet to 90 feet and lot areas ranging in size from 5,687 square feet to 17,742 square feet and are zoned the R-7.5(A) Single Family District. *(Please refer to the existing area analysis)*

The request is to create nine lots with lot widths ranging in size from 40 feet to 65 feet and lot areas ranging in size from 8,339 square feet to 12,276 square feet and are zoned the R-7.5(A) Single Family District.

Staff concludes that there is not an established lot pattern in the immediate area of the request 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 nine.

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) from the established center line of Montclair Avenue. *Section 51A 8.602(c)*
16. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Neal Street. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).

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.

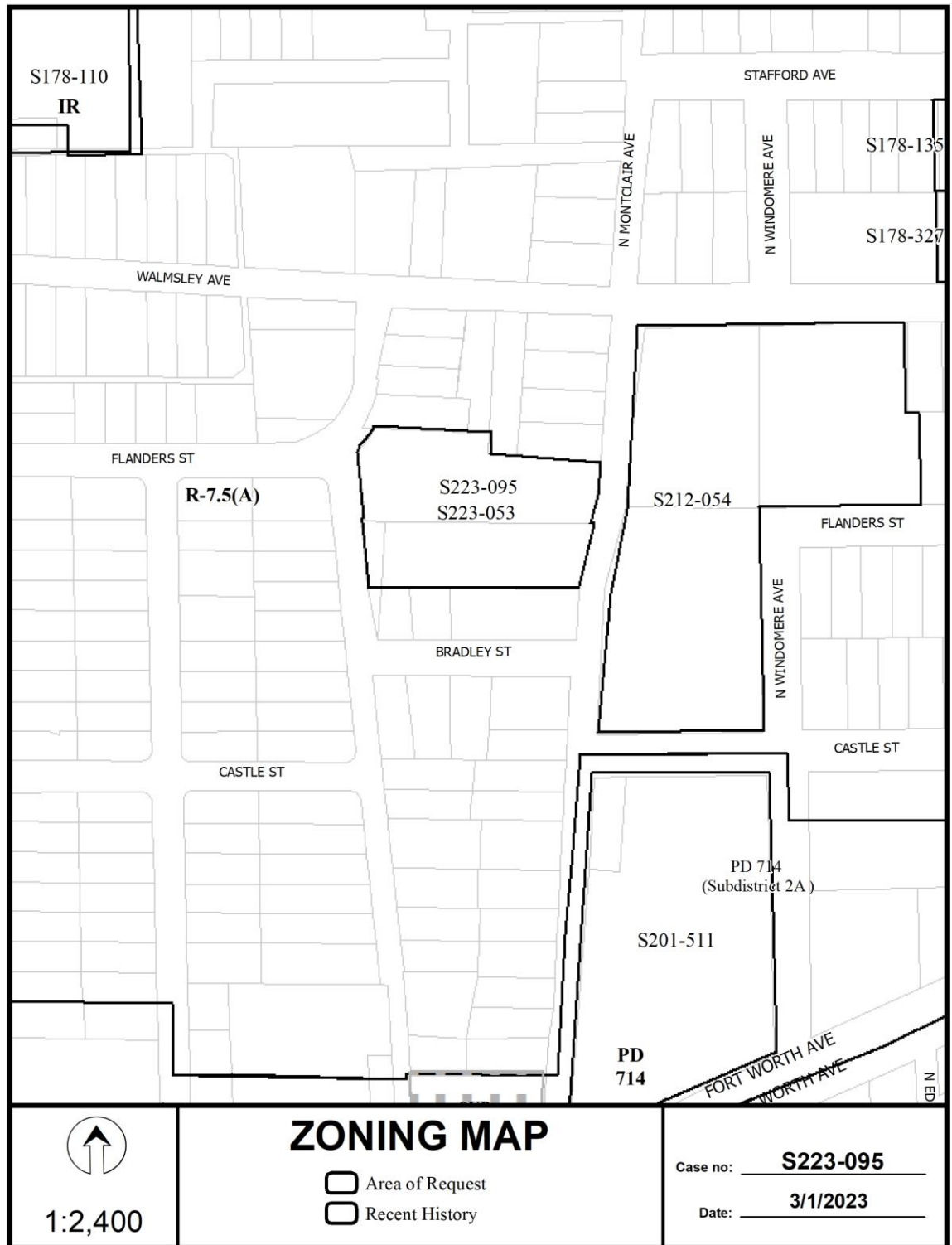
20. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
21. On the final plat, choose a new or different addition name. Platting Guidelines.

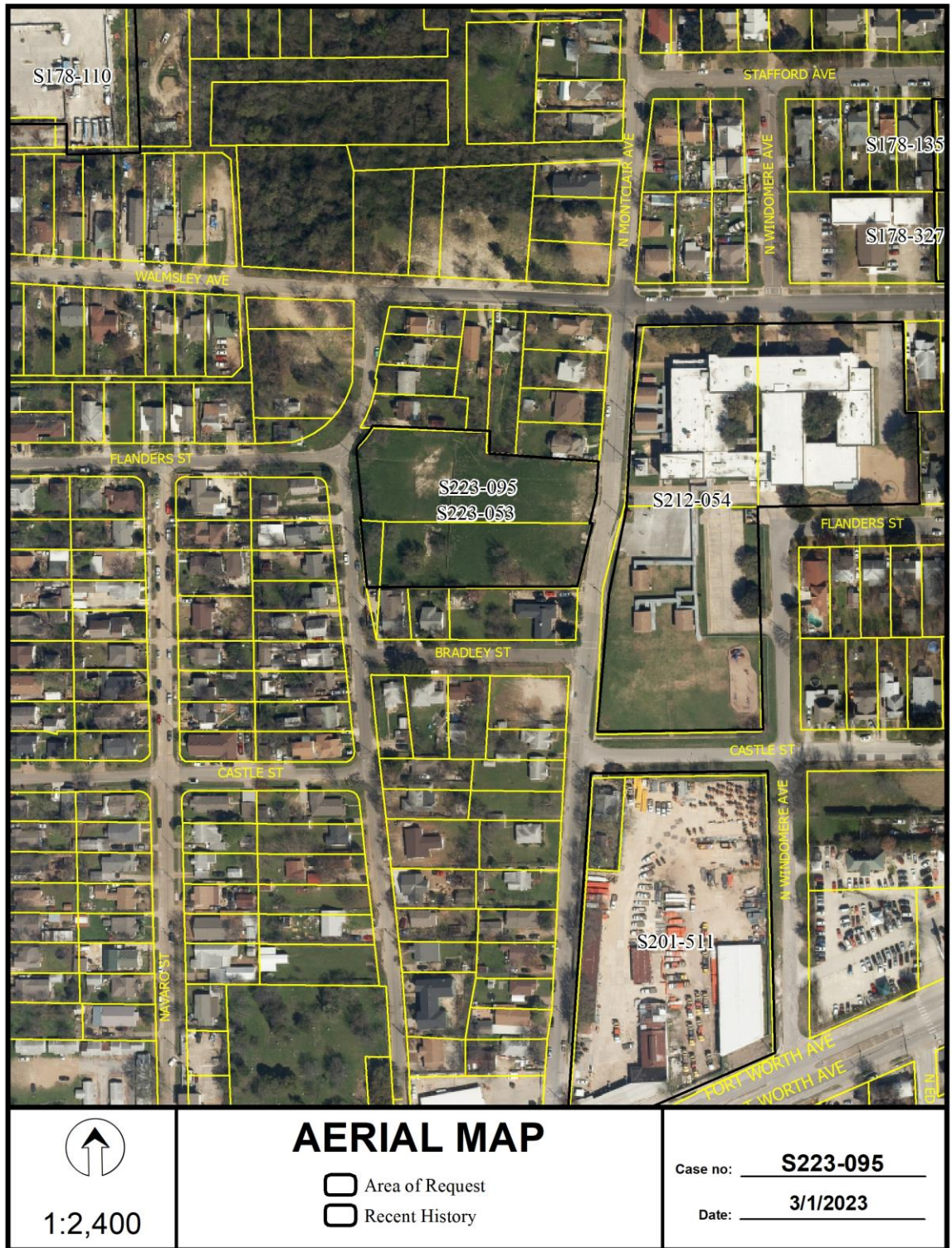
Dallas Water Utilities Conditions:

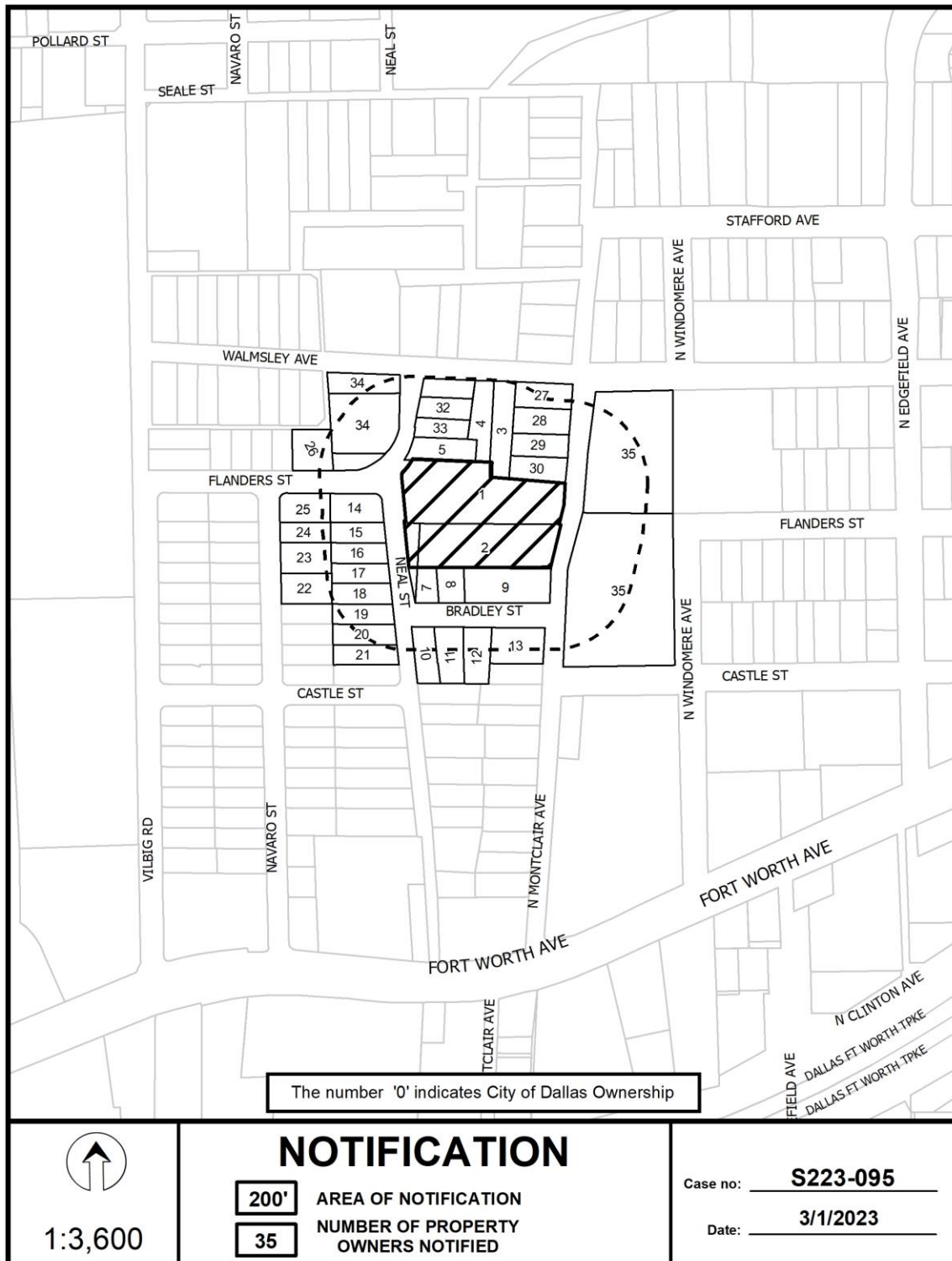
22. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f).
23. Additional design information is required for assessment. Site plan must be submitted showing proposed development, 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.
24. Water and wastewater main improvements are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

Real Estate / Arborist / Street Name / GIS, Lot & Block Conditions:

25. On the final plat, identify the property as Lots 1A-1J in City Block A/3958. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).







Notification List of Property Owners

S223-095

35 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1737 N MONTCLAIR AVE	SAGE LOUETTA LTD
2	1731 N MONTCLAIR AVE	SAGE LOUETTA LTD
3	1514 WALMSLEY AVE	Taxpayer at
4	1518 WALMSLEY AVE	LUNA DANIEL
5	1814 NEAL ST	Taxpayer at
6	1720 NEAL ST	CALVARY LATIN AMERICAN
7	1625 BRADLEY ST	PINA LUIS A & ROSA
8	1621 BRADLEY ST	MARTINEZ JUAN A
9	1717 N MONTCLAIR AVE	LEON JOSE &
10	1626 BRADLEY ST	GARZA VALENTINE & SARRA
11	1620 BRADLEY ST	BARAJAS NECTALI &
12	1618 BRADLEY ST	BARAJAS NECTALI &
13	1707 N MONTCLAIR AVE	ROJAS JOSE ARMANDO &
14	1735 NEAL ST	FOSTER JEANETTE
15	1731 NEAL ST	MORENO JOSE ALBERTO
16	1727 NEAL ST	LEON JOSE LUIS & SARA
17	1723 NEAL ST	YBARRA ARTURO
18	1719 NEAL ST	LEON LUIS & SARA
19	1715 NEAL ST	Taxpayer at
20	1711 NEAL ST	MOJICA BERNARDO &
21	1707 NEAL ST	BOTELLO JUAN &
22	1718 NAVARO ST	MARQUEZ ANTONIO & YOLANDA
23	1726 NAVARO ST	RENTERIA ROMUALDO & OLIVIA
24	1730 NAVARO ST	RIVERA GENARO &
25	1734 NAVARO ST	PADILLA JUAN A MARQUEZ
26	1617 FLANDERS ST	OSORIO DEMETRIO

02/27/2023

Label #	Address	Owner
27	1827 N MONTCLAIR AVE	DEL TORO LUIS E &
28	1823 N MONTCLAIR AVE	Taxpayer at
29	1819 N MONTCLAIR AVE	GONZALEZ FEDERICO
30	1811 N MONTCLAIR AVE	PINON AGUSTIN FLORES & NINFA SAUCEDO
ORTIZ FLORES		
31	1826 NEAL ST	MASON ALAN S
32	1822 NEAL ST	GARCIA FRANCISCO &
33	1818 NEAL ST	Taxpayer at
34	1825 NEAL ST	WILLIEJAXON V LLC
35	1400 WALMSLEY AVE	Dallas ISD

