

**CITY PLAN COMMISSION****THURSDAY, NOVEMBER 16, 2023****FILE NUMBER:** S234-011**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Fernwood Avenue at Exeter Avenue, west corner**DATE FILED:** October 20, 2023**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 4**SIZE OF REQUEST:** 0.44-acre**APPLICANT/OWNER:** Cazares Casas, LLC

**REQUEST:** An application to replat a 0.44-acre tract of land containing all of Lot 8A in City Block 23/4319 to create two 0.22-acre lots on property located on Fernwood Avenue at Exeter Avenue, west corner.

**SUBDIVISION HISTORY:**

1. S201-507 was a request northeast of the present request to replat a 1.018-acre tract of land containing all of Lot 12 in City Block 28/4323 to create two 22,198 square foot lots on property located at 4119 Denley Drive, south of Fordham Road. The request was approved on November 5, 2020, but has not been recorded.

**PROPERTY OWNER NOTIFICATION:** On October 26, 2023, 22 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 properties to the north line of Exeter Avenue have an average lot width of 50 feet and an average lot area of 7,250 square feet and are zoned an R-7.5(A) Single Family District. *(Refer to the existing area analysis and aerial map)*
- The properties to the south line of Exeter Avenue have lot widths ranging in size from 50 feet to 100 feet and lot areas ranging in size from 7,500 square feet to 19,730 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 two 0.22-acre (9,708-square foot) lots from one platted lot. The width of each proposed lot is 50 feet.

Staff finds that the request is similar to the development pattern established within the immediate vicinity. 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 two.

### **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)*

**Right-of way Requirements Conditions:**

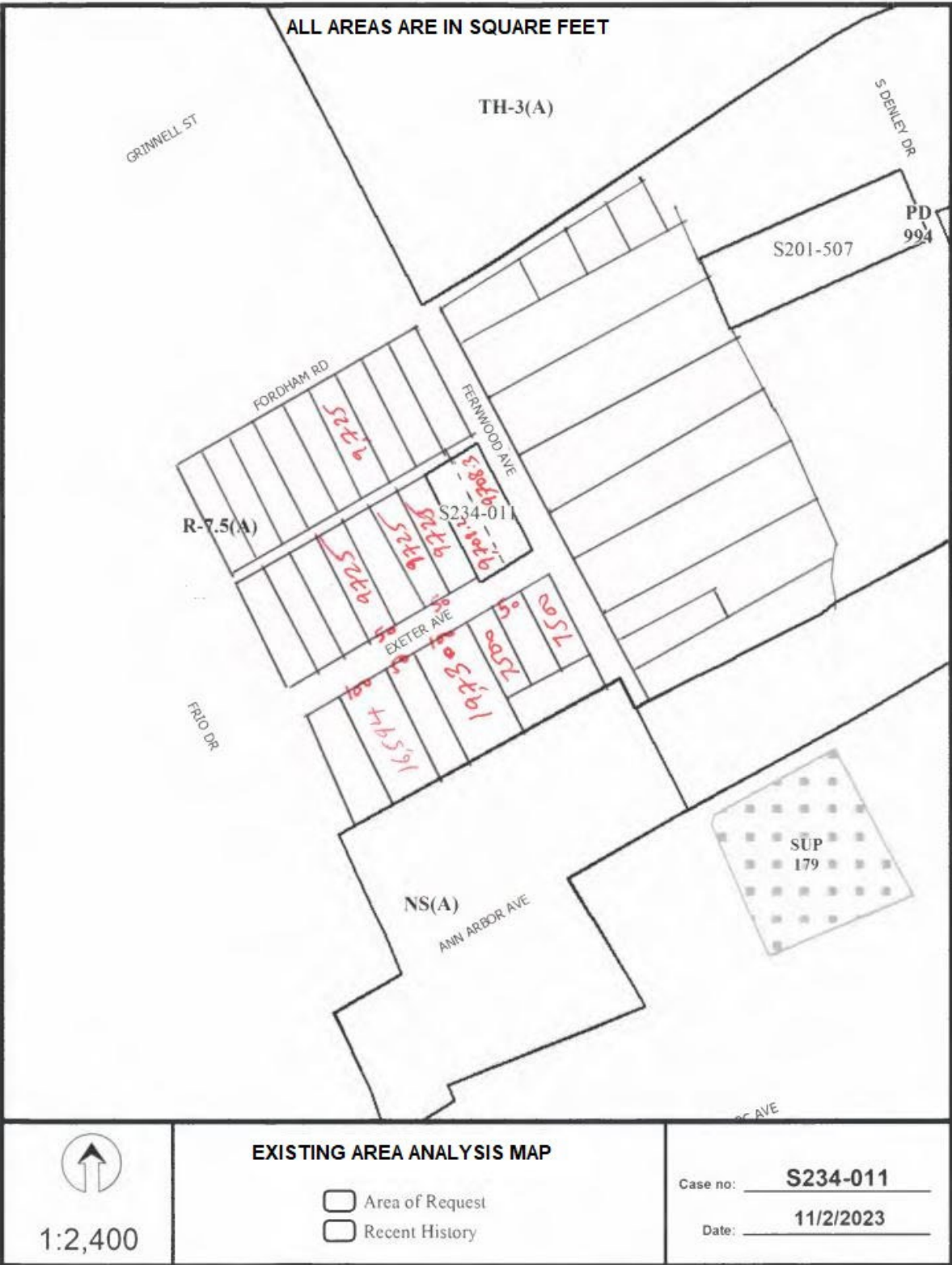
14. On the final plat, dedicate 7.5 feet of right-of-way (via fee simple) from the established center line of Alley. Section 51A-8.602(c)
15. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Fernwood Avenue. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*
16. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at Fernwood Avenue & Exeter Avenue.

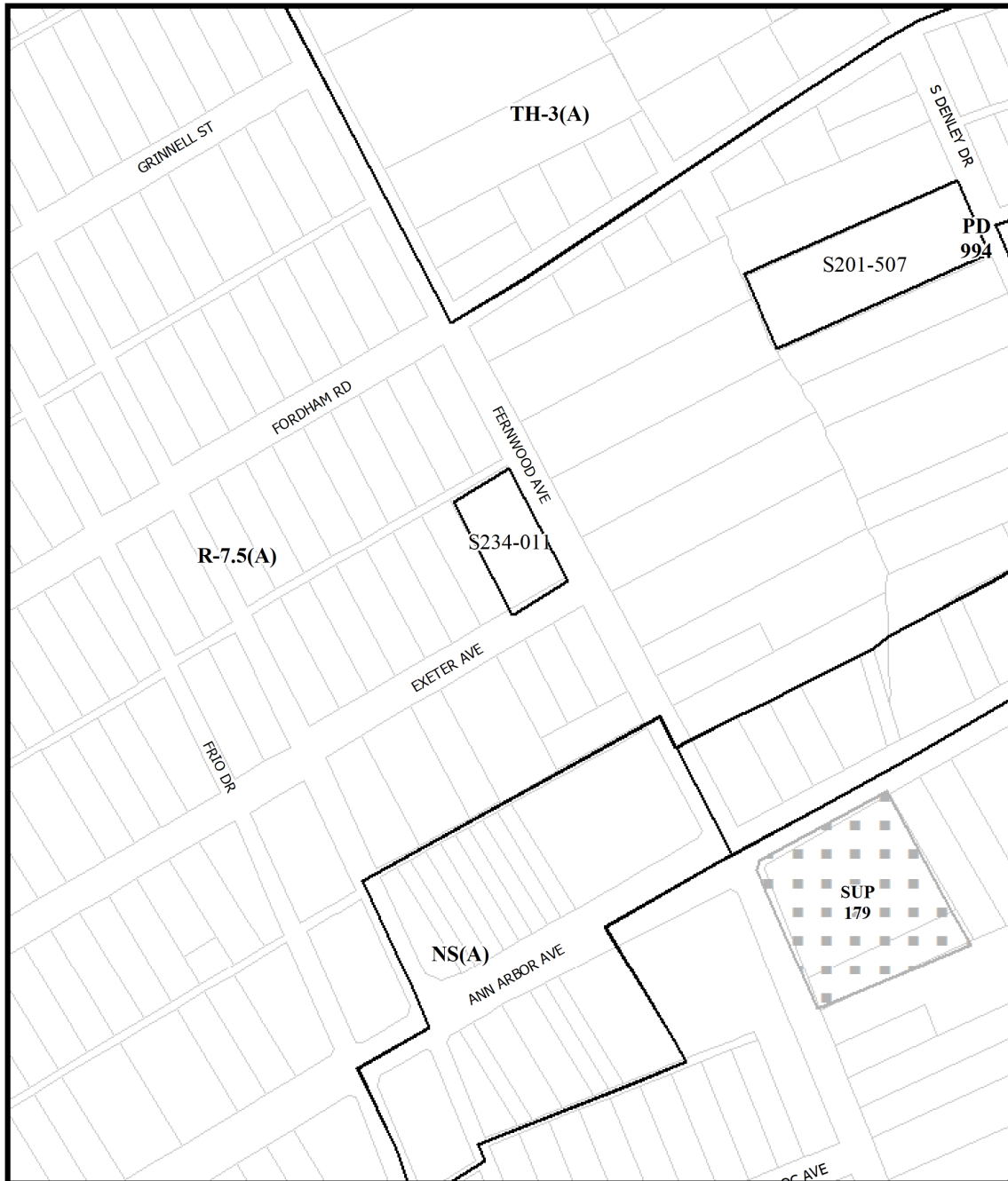
**Survey (SPRG) Conditions:**

17. Prior to the final plat, submit a completed final plat checklist and all supporting documents.
18. On the final plat, show recording information on all existing easements within 150 feet of the property.
19. On the final plat, show or list the prior plat on the map, in the legal description, and/or title block.
20. On the final plat, chose a new or different plat name.
21. Plat name in Owners Dedication Statement (Ramos Addition) does not match plat name on the Title Block (Exeter Addition).

**GIS, Lot & Block Conditions:**

22. On the final plat, identify the property as Lots 8b and 8C in City Block 23/4319. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





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## ZONING MAP

- Area of Request
- Recent History

Case no: **S234-011**

Date: **11/2/2023**





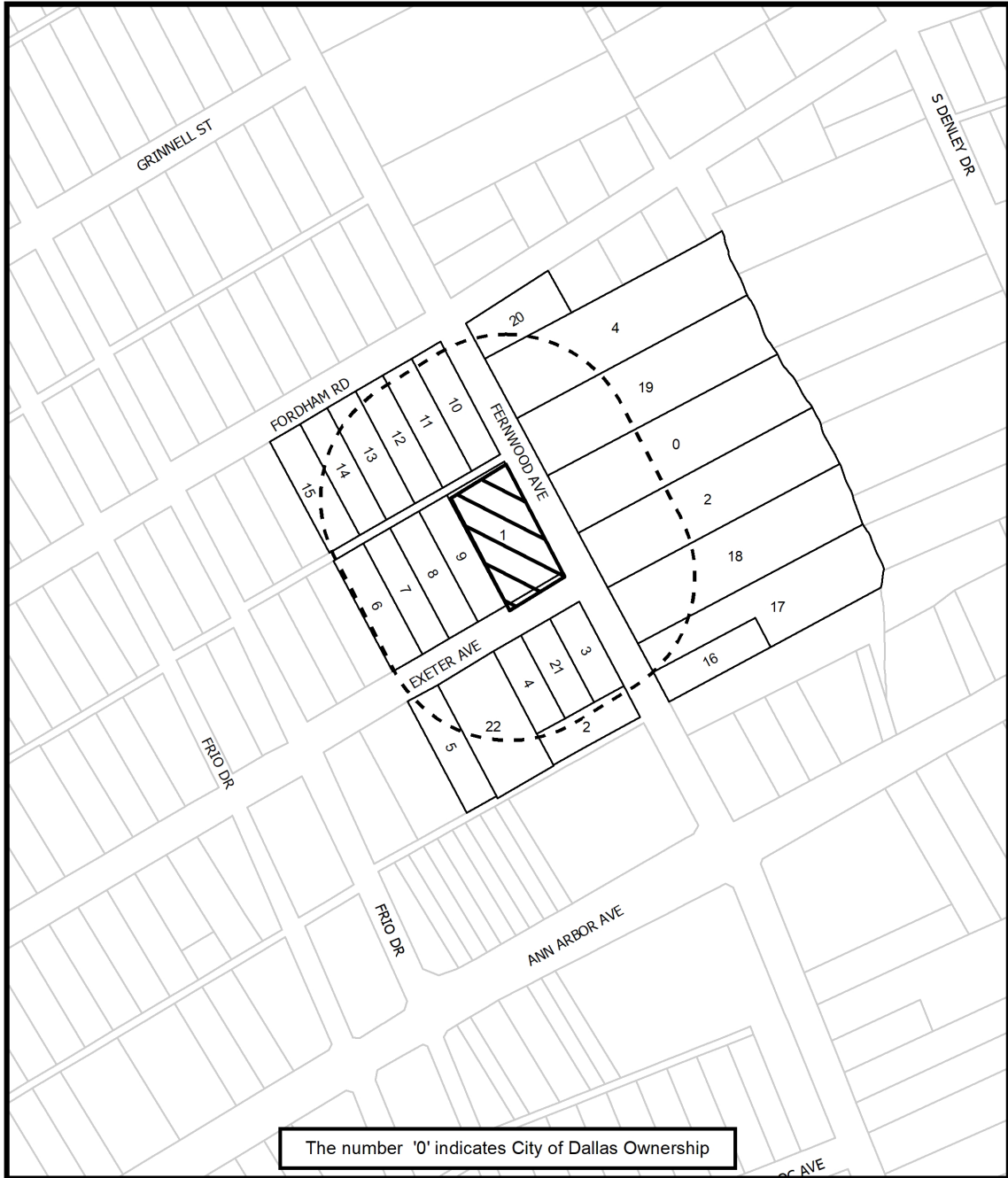
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## AERIAL MAP

- Area of Request
- Recent History

Case no: S234-011

Date: 11/2/2023



The number '0' indicates City of Dallas Ownership



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# NOTIFICATION

**200'** AREA OF NOTIFICATION  
**22** NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **S234-011**

Date: **11/2/2023**

10/23/2023

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

***S234-011***

### ***22 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	1633 EXETER DR	CHAPA CYNTHIA DBA REMODELING BY JC
2	4215 FERNWOOD AVE	REMODELING BY JC
3	1634 EXETER DR	BOTELLO NORA
4	1626 EXETER DR	OAXACA PROPERTIES LLC
5	1614 EXETER DR	FULL GOSPEL NEW LIFE
6	1615 EXETER DR	MARSH ELAR LOUISE
7	1619 EXETER DR	DALLAS CITY OF COUNTY OF
8	1623 EXETER DR	Taxpayer at
9	1627 EXETER DR	JOHNSON SHIRLEY
10	1634 FORDHAM RD	LOPEZ JOSE C
11	1630 FORDHAM RD	MIAN RAZA
12	1626 FORDHAM RD	JACKSON LULA MAE EST OF
13	1622 FORDHAM RD	GOMEZ JESUS LEDEZMA
14	1618 FORDHAM RD	SANDOVAL CONSTRUCTION LLC
15	1614 FORDHAM RD	LANDA LEONCIO MANUEL VIDAL &
16	4212 FERNWOOD AVE	TISDALE CLIFTON E
17	4210 FERNWOOD AVE	POWELL CHRISTINE
18	4202 FERNWOOD AVE	Taxpayer at
19	4114 FERNWOOD AVE	SERRANO FAMILY INVESTMENTS LLC
20	4102 FERNWOOD AVE	SANTANA GREGORIO &
21	1630 EXETER DR	ORTIZ VERONICA TOMASA H
22	1618 EXETER DR	SAVING PLACE HOLINESS CHURCH THE



