

CITY PLAN COMMISSION**THURSDAY, AUGUST 8, 2024****FILE NUMBER:** S234-154**SENIOR PLANNER:** Hema Sharma**LOCATION:** between San Saba Drive and Old Gate Lane, east of Diceman Drive**DATE FILED:** July 10, 2024**ZONING:** R-10(A)**CITY COUNCIL DISTRICT:** 9**SIZE OF REQUEST:** 0.675-acres**APPLICANT/OWNER:** Raul Garcia, Robert L Swayze and Mary Lynn Swazye

REQUEST: An application to replat a 0.675-acre tract of land containing all Lot 27 in City Block D/5312 to create two 0.338-acre (14,719.5-square foot) lot each on property located between San Saba Drive and Old Gate Lane, east of Diceman Drive.

SUBDIVISION HISTORY:

1. S212-171 was a request northwest of the present request to replat a 1.791-acre tract of land containing part of Lots 22 through 25 in City Block D/5312 to create 7 residential lots ranging in size from 0.231 acre (10,063 square feet) to 0.329 acre (14,318 square feet) on property located on Diceman Drive at Old Gate Lane, at the terminus of Datonia Drive. The request was approved on May 19, 2022 and was recorded on October 30, 2023.

PROPERTY OWNER NOTIFICATION: On August 22, 2024, 19 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 eastline of the Old Gate Lane have lot widths ranging in size from 100 feet to 158 feet and lot areas ranging in size from 22,829 square feet to 33,681 square feet; and are zone R-10(A) Single Family District. The minimum lot area requirement in R-10(A) Single Family District is 10,000 square feet. (*refer to the existing area analysis map*)
- The properties to southeast corner of Diceman Drive and Old Gate Lane is a 7-lot residential development with lot widths ranging in size from 58 feet to 80.05 feet and areas range from 10,063 square feet to 14,318 square feet. The request lies in PD 1077 which refers to R-10(A) Single Family District regarding zoning requirements. (*refer to the existing area analysis map and plat map*)
- The remainder part of Lots 22 through 25 along west line of San Saba Drive has lot widths of 101 feet each and areas ranging in size from 16,536 square feet to 23,905 square feet and are recognized as four legal built sites. (*refer to the existing area analysis map*)

The request lies within R-10(A) which has a minimum lot area requirement of 10,000 square feet. The request is to create two 0.338-acre (14,719.5-square foot) lot each and

lot widths are 100 feet and 101 feet. (refer to the existing area analysis map and plat map)

Staff finds that there is not an established lot pattern within the immediate vicinity of the request and therefore the request complies with Section 51A-8.503 and it complies with the requirements of R-10(A); 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. 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.

Right-of way Requirements Conditions:

16. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Old Gate Lane. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).
17. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of San Saba Drive. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).

Survey (SPRG) Conditions:

18. Prior to final plat, submit a completed final plat checklist and all supporting documents.
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.

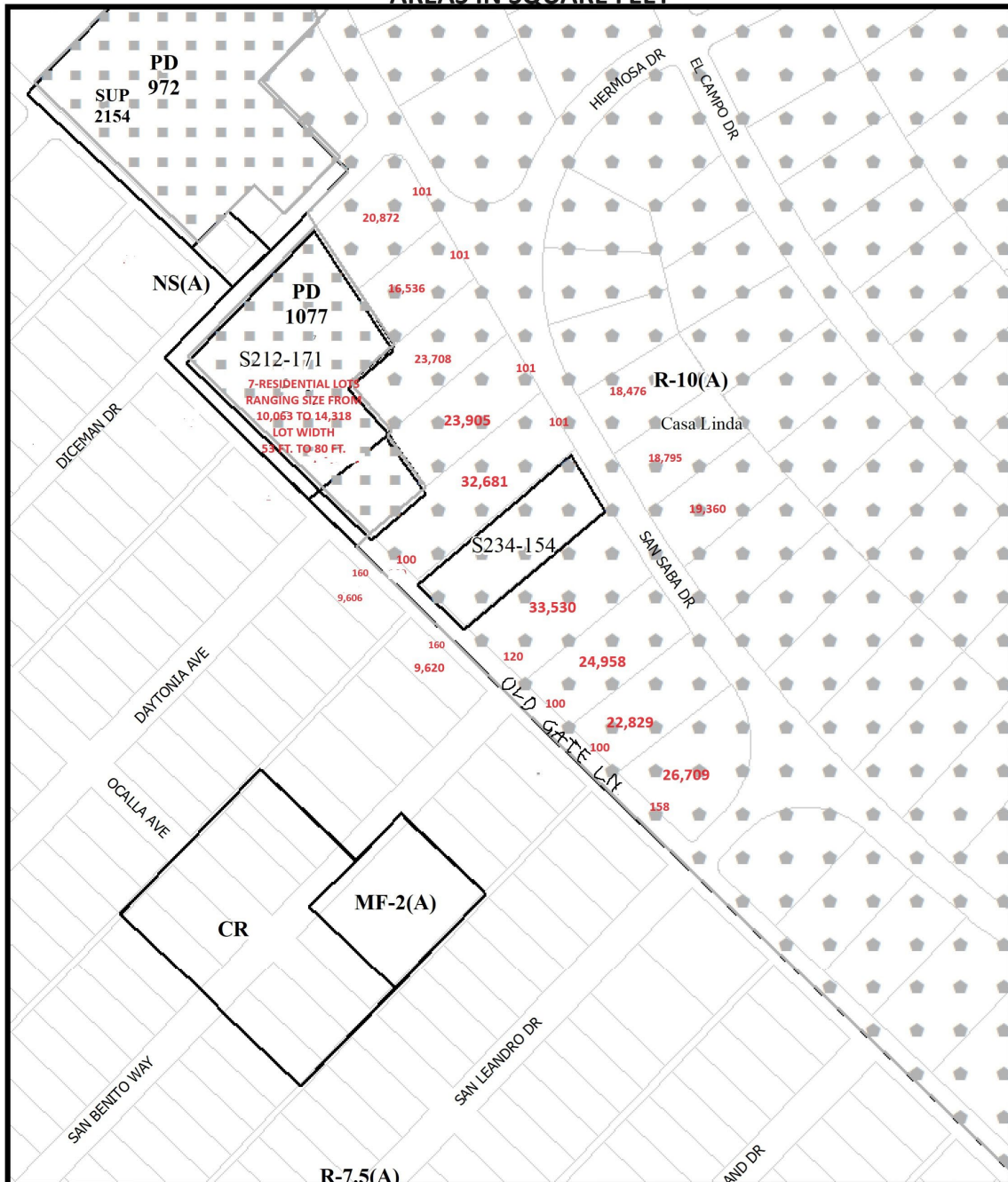
Dallas Water Utilities Conditions:


21. 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.

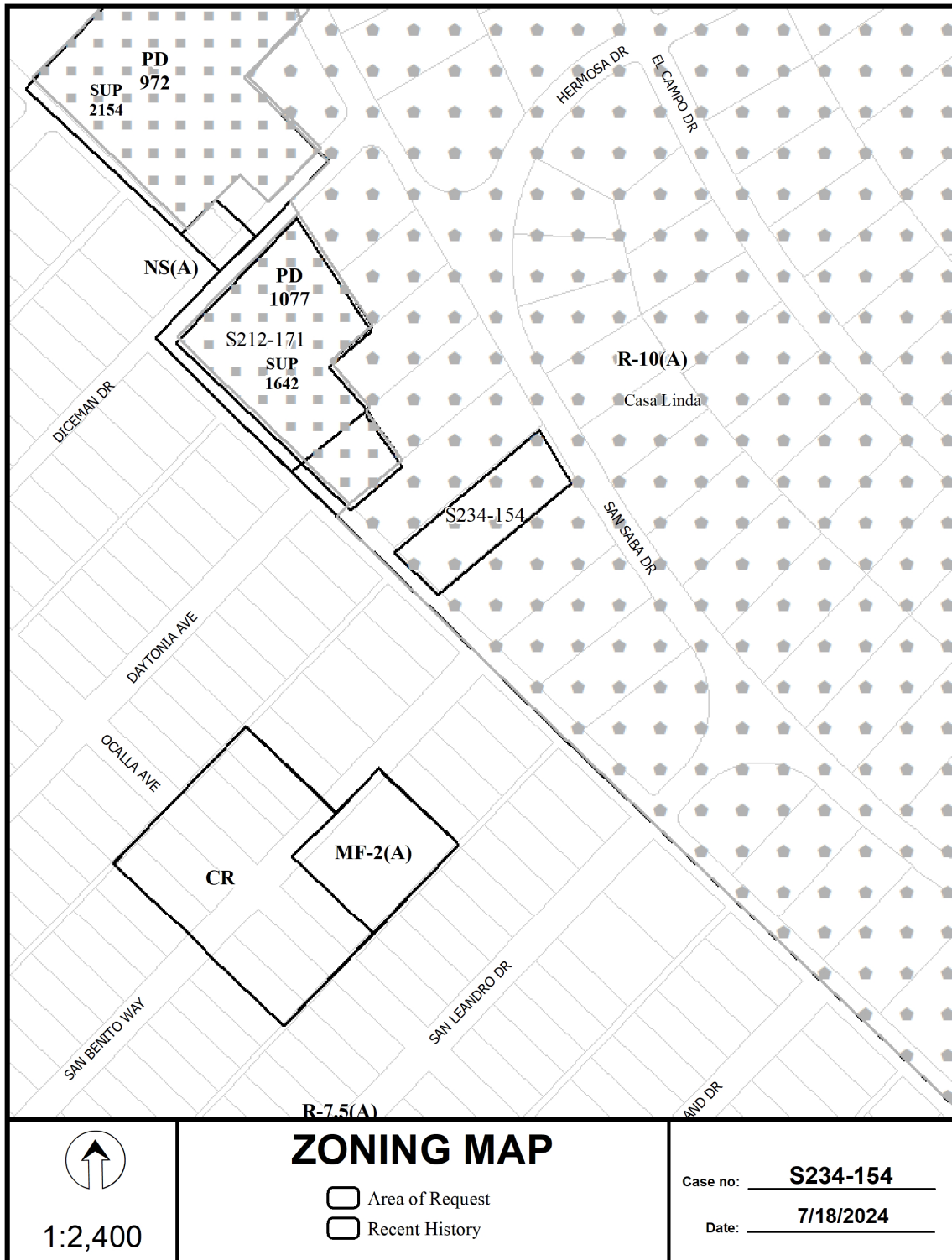
Street Name/ GIS, Lot & Block Conditions:

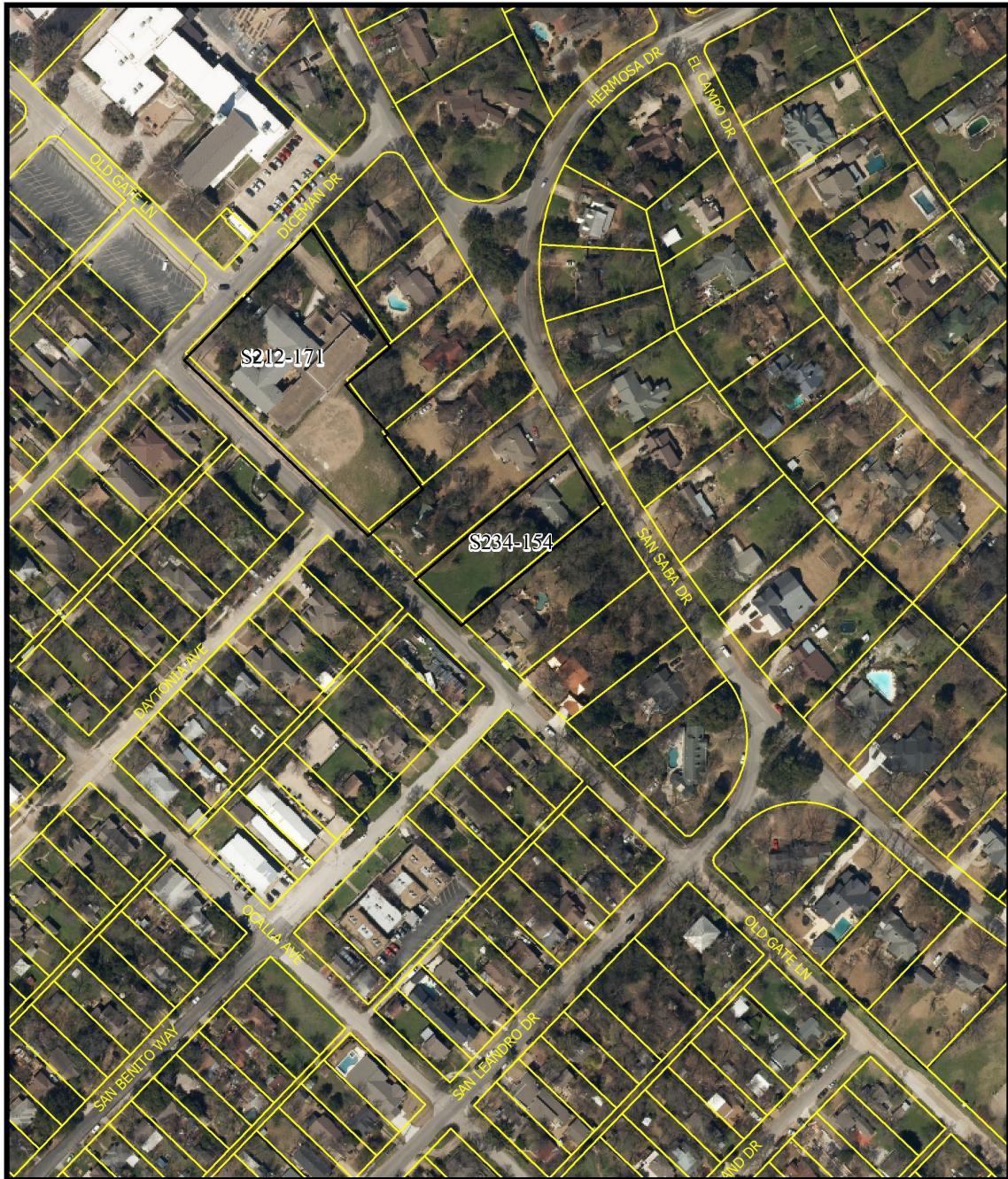
22. On the final plat, change “Daytona Ave” to “Daytona Avenue”. Section 51A-8.403(a)(1)(A)(xii).
23. On the final plat, change “San Benito Way” to “San Benito Way (FKA Ormond Way)”. Section 51A-8.403(a)(1)(A)(xii).
24. On the final plat, identify the property as Lots 27A 7 27B in City Block D/5312.

AREAS IN SQUARE FEET



 1:2,400	<input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History	Case no: <u>S234-154</u> Date: <u>7/18/2024</u>
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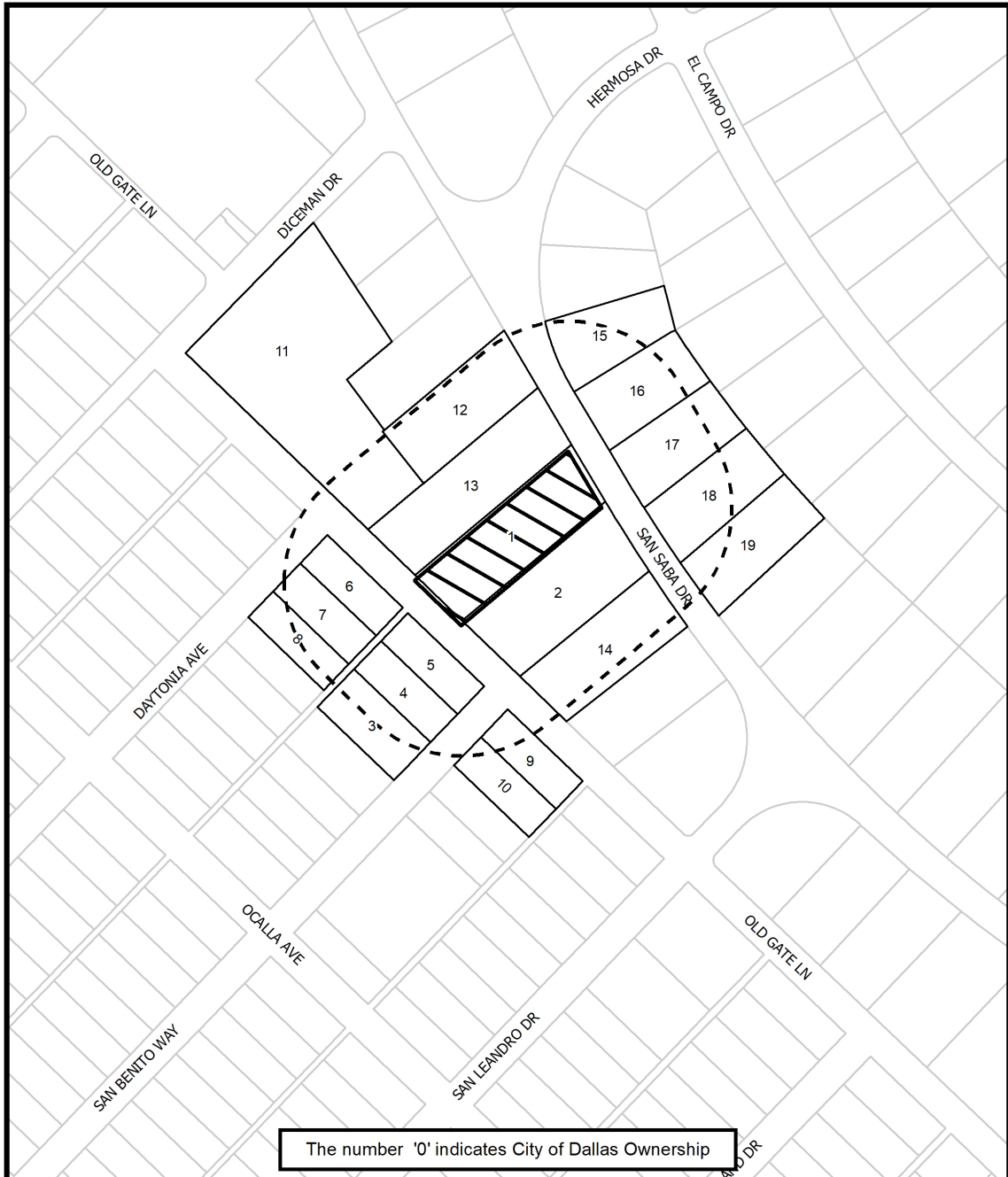
1:2,400

AERIAL MAP

- Area of Request
- Recent History

Case no: S234-154

Date: 7/18/2024



 1:2,400	NOTIFICATION	Case no: S234-154			
	<table border="1"> <tr> <td style="text-align: center;">200'</td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="text-align: center;">19</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	200'	AREA OF NOTIFICATION	19	NUMBER OF PROPERTY OWNERS NOTIFIED
200'	AREA OF NOTIFICATION				
19	NUMBER OF PROPERTY OWNERS NOTIFIED				

07/17/2024

Notification List of Property Owners

S234-154

19 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1523 SAN SABA DR	SWAYZE ROBERT L & MARY LYNN
2	1527 SAN SABA DR	DAVIS LESLIE GAY &
3	9027 SAN BENITO WAY	GANTER KEVIN &
4	9031 SAN BENITO WAY	NOVAK HOWARD JAY & REGINA
5	9035 SAN BENITO WAY	MITCHELL BEAU L
6	9034 DAYTONIA AVE	JAROSZ CHRISTINE M
7	9030 DAYTONIA AVE	GOOD MATTHEW &
8	9026 DAYTONIA AVE	SIMMONS PAUL LUTHER III
9	9034 SAN BENITO WAY	GANTER KEVIN &
10	9030 SAN BENITO WAY	TOLER DARRELL
11	1600 OLDGATE LN	GATEWAY TO FOREST HILLS LLC
12	1515 SAN SABA DR	SANDERS ROBERT & DONNA
13	1519 SAN SABA DR	HOOKER LIVING TRUST THE
14	1531 SAN SABA DR	PETERSON RANDOLPH M
15	1508 SAN SABA DR	SVOBODA TOMMY J
16	1512 SAN SABA DR	ZITMORE MILES & ESTHER
17	1516 SAN SABA DR	BLALOCK E JEAN
18	1520 SAN SABA DR	RINGWALD JEFFREY
19	1524 SAN SABA DR	GUESS EVERETT & TWYNNE

