

CITY PLAN COMMISSION**THURSDAY, NOVEMBER 21, 2024****FILE NUMBER:** S245-025**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Garden Grove Drive, north of Ravenview Road**DATE FILED:** October 24, 2024**ZONING:** R-10(A)**CITY COUNCIL DISTRICT:** 8**SIZE OF REQUEST:** 2.0-acres**APPLICANT/OWNER:** Ronica Babers

REQUEST: An application to create one 2.0-acre (87,185.31-square foot) lot from a tract of land in City Block 8830 on property located on Garden Grove Drive, north of Ravenview Road.

SUBDIVISION HISTORY:

1. S245-008 was a request west of the present request to create one 3.632-acre lot from a tract of land in City Block 8828 on property located on Garden Grove Drive, north of Ravenview Road. The request was approved on November 7, 2024, but has not been recorded.
2. S234-166 was a request south of the present request to create two 1.045-acre lot from 2.090-acre tract of land in City Block 8830 on property located on Garden Grove Drive, north of Ravenview Road. The request was approved on August 22, 2024, but has not been recorded.
3. S234-057 was a request south of the present request to create one 2.003-acre (87,263 square foot) lot from a tract of land in City Block 8830 on property located on Garden Grove Drive, northwest of Ravenview Road. The request was approved on March 7, 2024, but has not been recorded.
4. S223-187 was a request south of the present request to create one 2.00-acre lot from a tract of land in City Block 8830 on property located on Garden Grove Drive, northwest of Ravenview Road. The request was approved on July 6, 2023, and was recorded on March 8, 2024.
5. S223-089 was a request south of the present request to create one 2.000-acre lot from a tract of land in City Block 9/8830 on property located on Garden Grove Drive, north of Ravenview Road. The request was approved on March 23, 2023, but has not been recorded.
6. S212-266 was a request south of the present request to create one 87,122-square foot lot from a tract of land in City Block A/7187 on property located on Garden Grove Drive, south of Rylie Crest Drive. The request was approved on August 4, 2022, but has not been recorded.
7. S212-028 was a request west of the present request to create one 1.0-acre lot from a tract of land in City Block 8828 on property located on Garden Grove Drive, north of Ravenview Road. The request was approved on December 2, 2021, but has not been recorded.

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 lot is being created from a tract of land; therefore, it does not qualify for a residential replat and can be approved on the consent agenda.

The request is to create one 2.0-acre (87,185.31-square foot) lot and is zoned R-10(A) Single Family District which has a minimum lot area requirement of 10,000 square feet.

Staff concludes that there is not an established lot pattern in the immediate area of the request (*Refer to the existing area analysis*), and the request complies with the requirements of Section 51A-8.503 and R-10(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 one.

Paving & Drainage Conditions:

12. Submit a full set of Civil Engineering Plans (drainage, paving, street signage/marketing/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 30 feet of right-of-way (via fee simple) from the established center line of Garden Grove Drive. *Section 51A 8.602(c)*

Survey (SPRG) Conditions:

16. Prior to final plat, submit a completed final plat checklist and all supporting documents.
17. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
18. On the final plat, show recording information on all existing easements within 150 feet of the property.
19. 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:

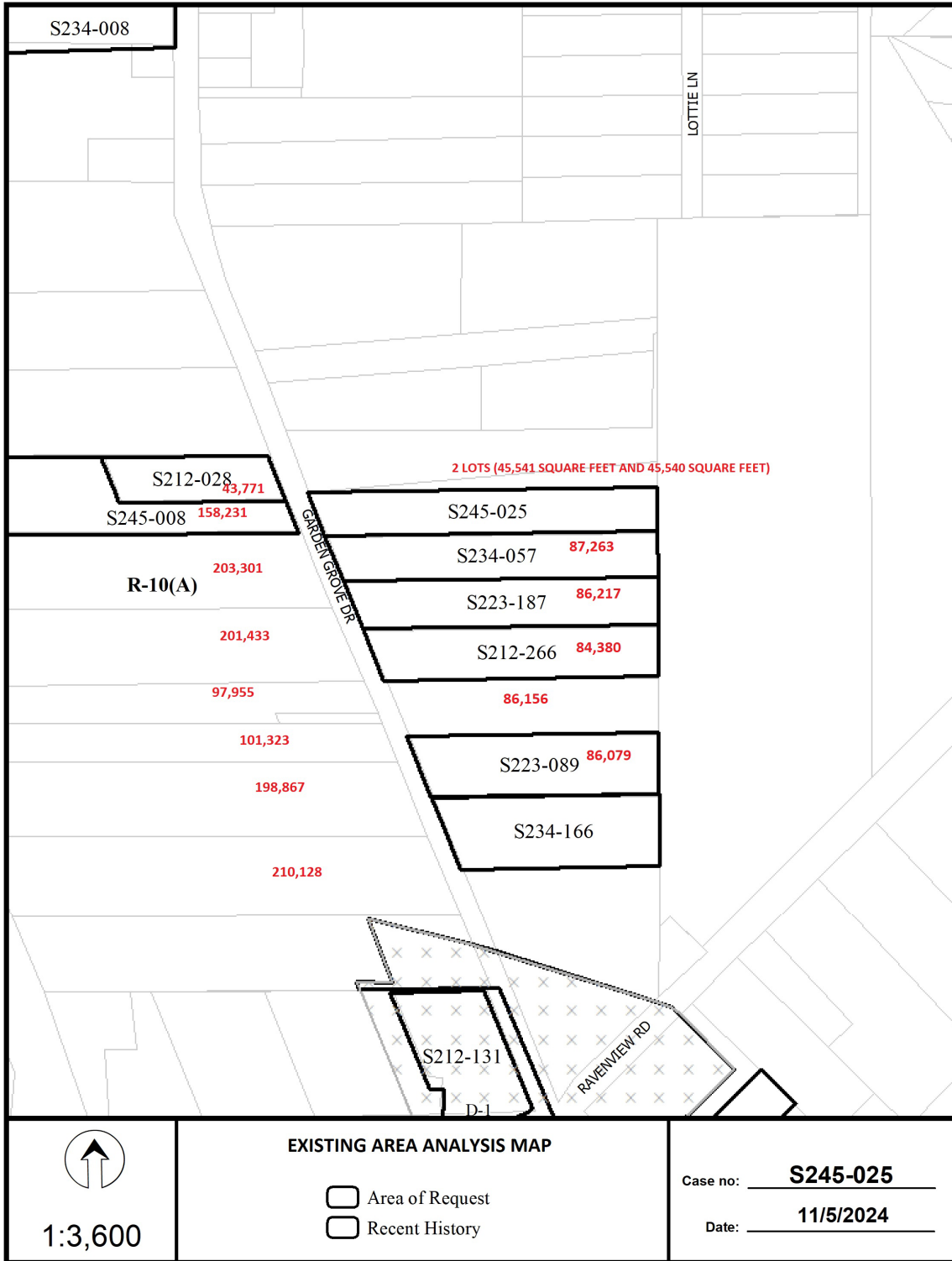
20. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
21. 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.

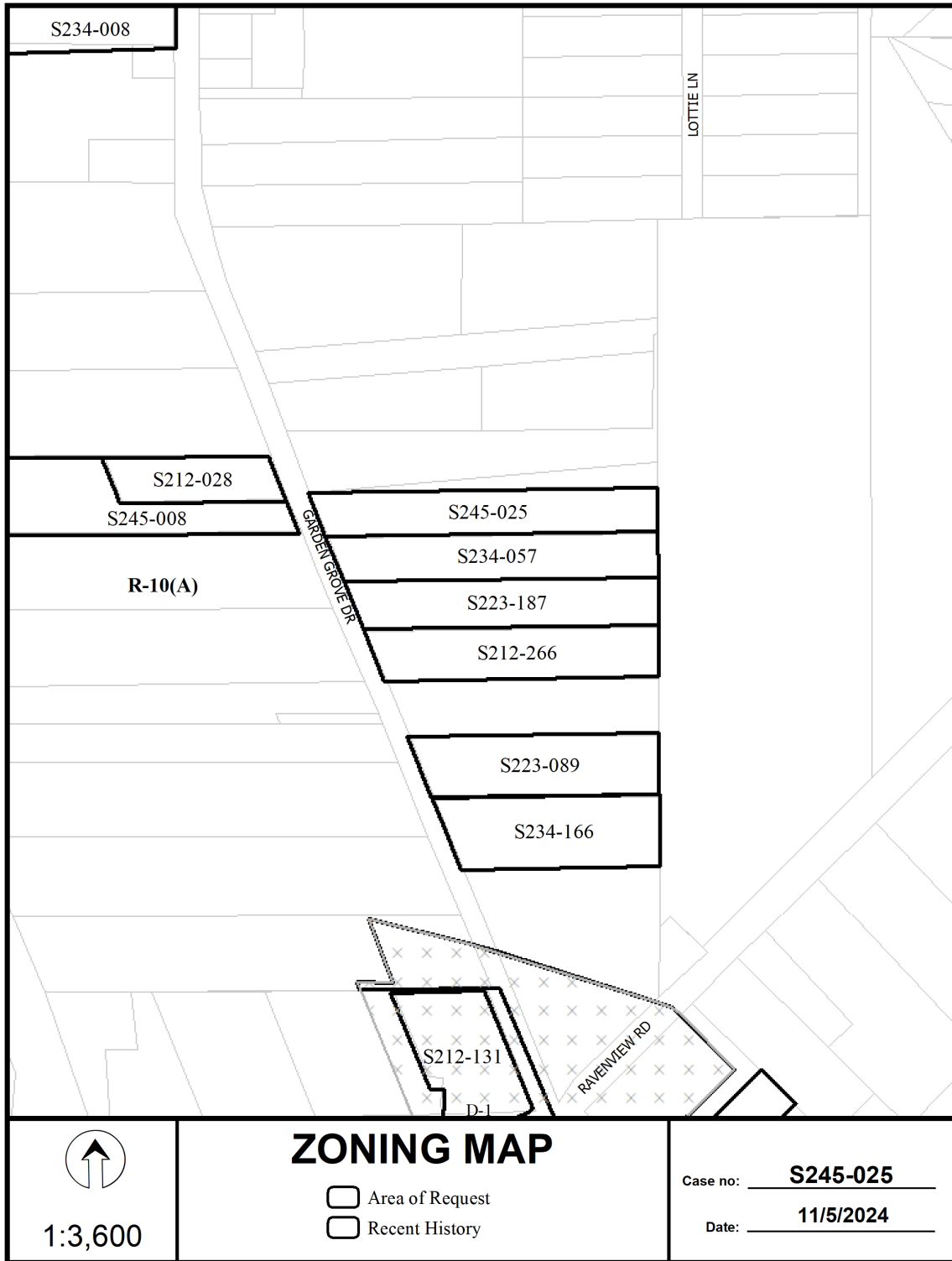
22. Existing and any proposed Water and Wastewater Easements must be shown and/or increased to conform to current design standards. **Notice:** Minimum DWU easement size 20' for one utility and 25' for both water and sewer. Larger diameter or deeper mains may require additional width.

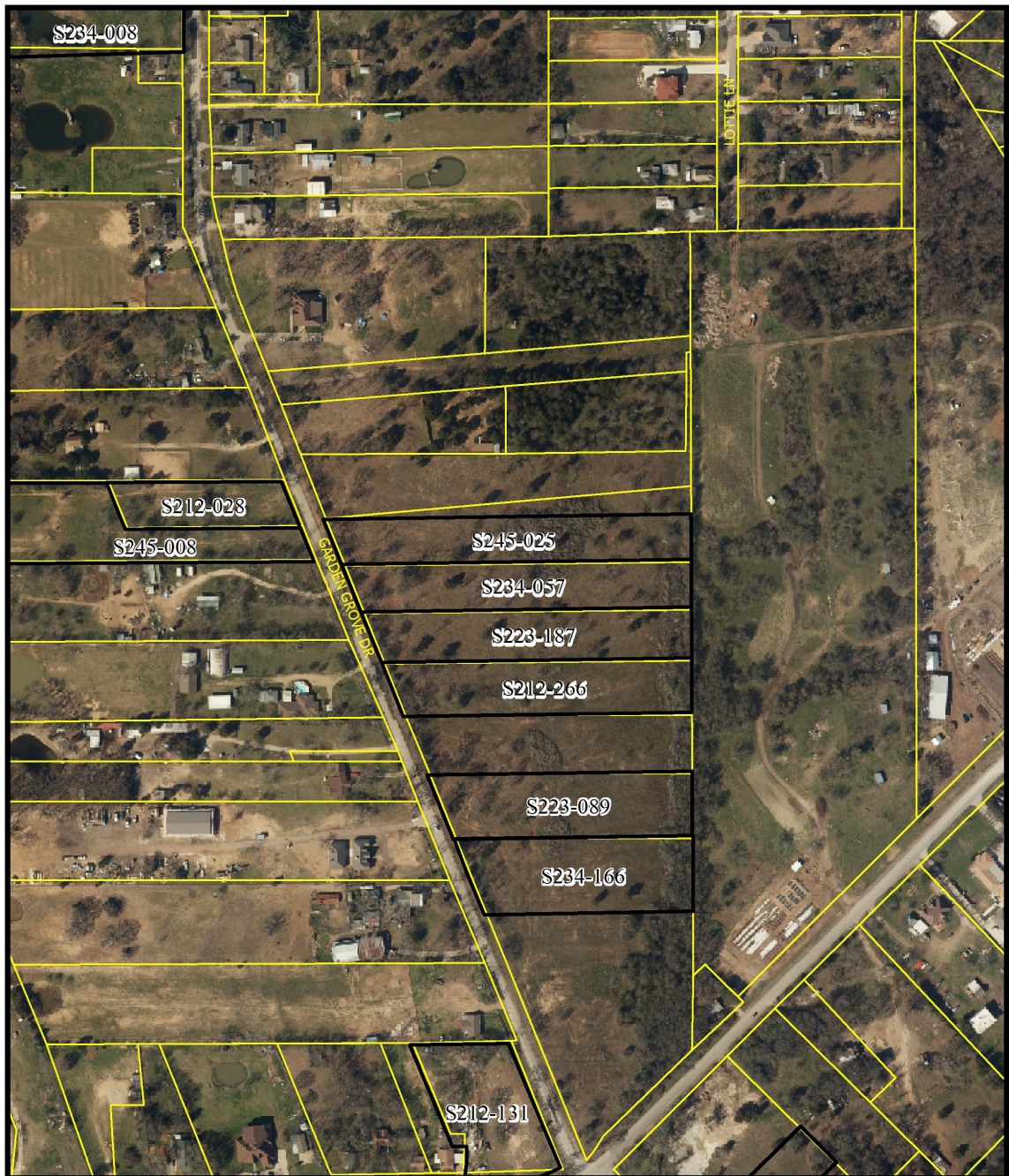
Street Light/ Street Name/ GIS, Lot & Block Conditions:


23. Prior to final plat, compliance with City's Street lighting standards including illumination standards, material, installation, and activation per Street Design Manual.
24. On the final plat, change "Garden Grove (FKA Crawford Road)" to "Garden Grove Drive (AKA Garden Grove Road FKA Crawford Road)".
25. On the final plat, identify the property as Lot 4 in City Block 9/8830.

ALL AREAS ARE IN SQUARE FEET







 1:3,600	<h2>AERIAL MAP</h2> <ul style="list-style-type: none"> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History 	Case no: <u> S245-025 </u> Date: <u> 11/5/2024 </u>
--	---	--

