

**CITY PLAN COMMISSION****THURSDAY, NOVEMBER 7, 2024****FILE NUMBER:** S245-010**SENIOR PLANNER:** Hema Sharma**LOCATION:** Park Lane at Boedeker Street, northeast corner**DATE FILED:** October 10, 2024**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 13**SIZE OF REQUEST:** 9.9075-acres**APPLICANT/OWNER:** Our Redeemer Evangelical Lutheran Church

**REQUEST:** An application to replat a 9.9075-acre tract of land containing all of Lots 2 and 3 in City Block 5453 to create one lot on property located on Park Lane at Boedeker Street, northeast corner.

**SUBDIVISION HISTORY:**

1. S212-333 was a request north of the present request to replat a 0.270-acre tract of land containing all of Lot 9 in City Block 13/5454 to reduce the existing 10-foot platted building line to 3.47-feet for a distance of 57-feet and to create one lot on property located on Glenshannon Circle at Crownwood Court, northwest corner. The request was approved on October 6, 2022 and recorded on February 16, 2023.

**PROPERTY OWNER NOTIFICATION:** On October 21, 2024, 53 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 request is to plat a property that has been utilized as an Institutional use. It is a policy of the city that institutional use generally requires greater land area than residential or non-residential lots and generally serve, and are compatible with the neighborhood; therefore, staff concludes that the request is in compliance with Section 51A-8.503 and with requirements the 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 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 50 feet of right-of-way (via fee simple) from the established center line of Park Lane. *Section 51A 8.602(c)*

16. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of Park Lane & Boedeker Street. Section 51A 8.602(d)(1)

**Survey (SPRG) Conditions:**

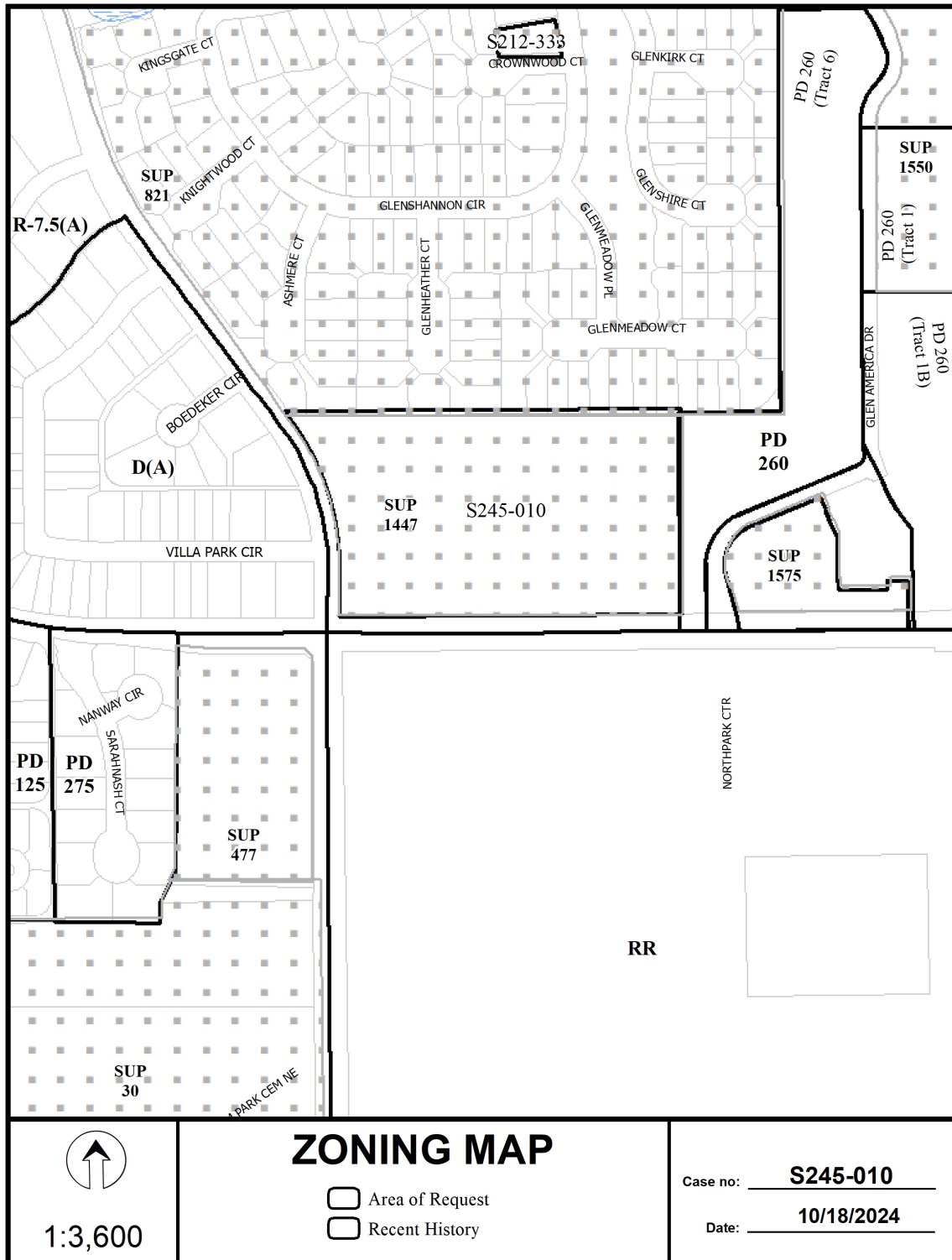
17. Prior to final plat, submit a completed final plat checklist and all supporting documents.
18. On the final plat, show recording information on all existing easements within 150 feet of the property.
19. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.

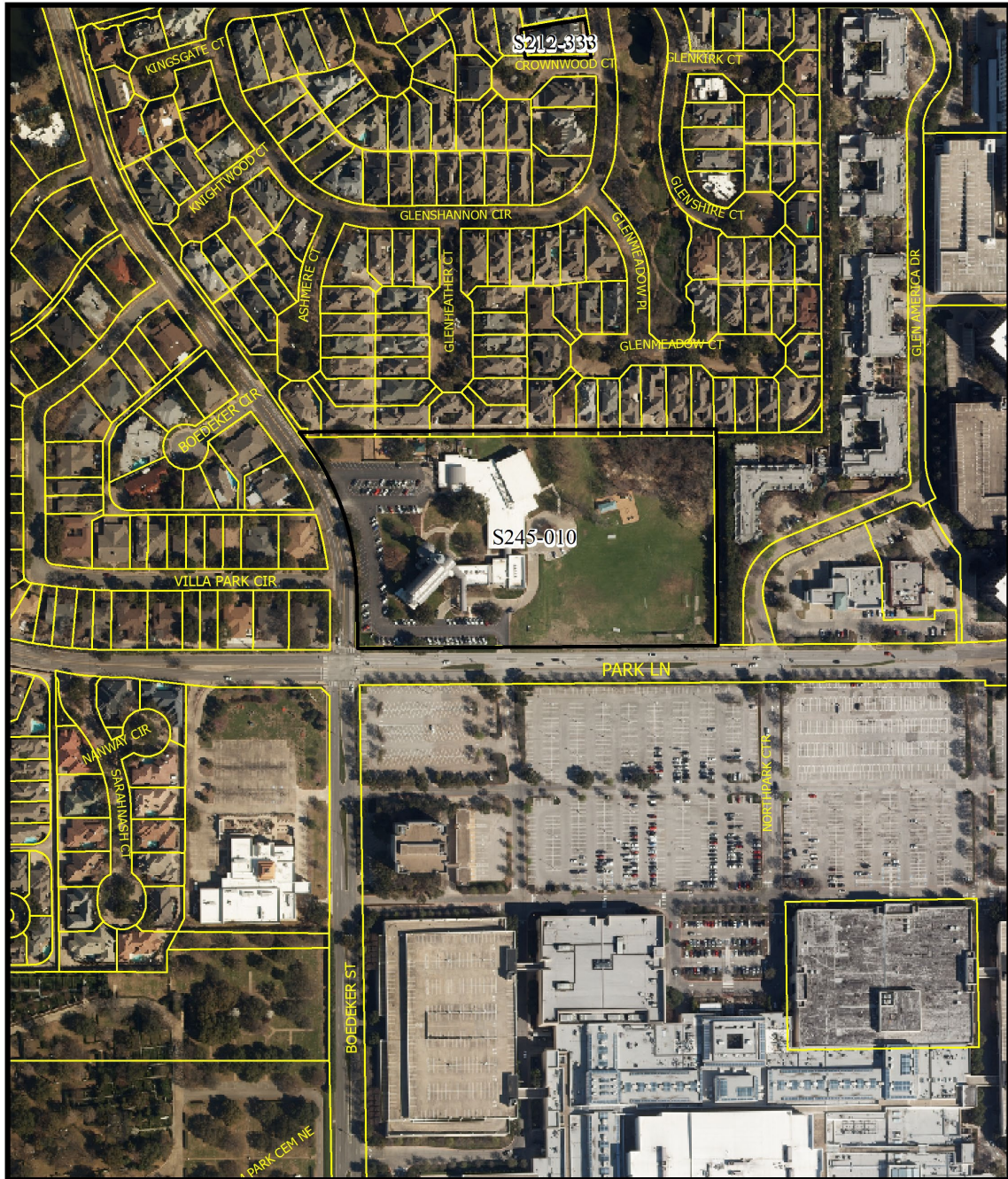
**Dallas Water Utilities Conditions:**


20. 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).
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.
22. Water and Wastewater main improvements is required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

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

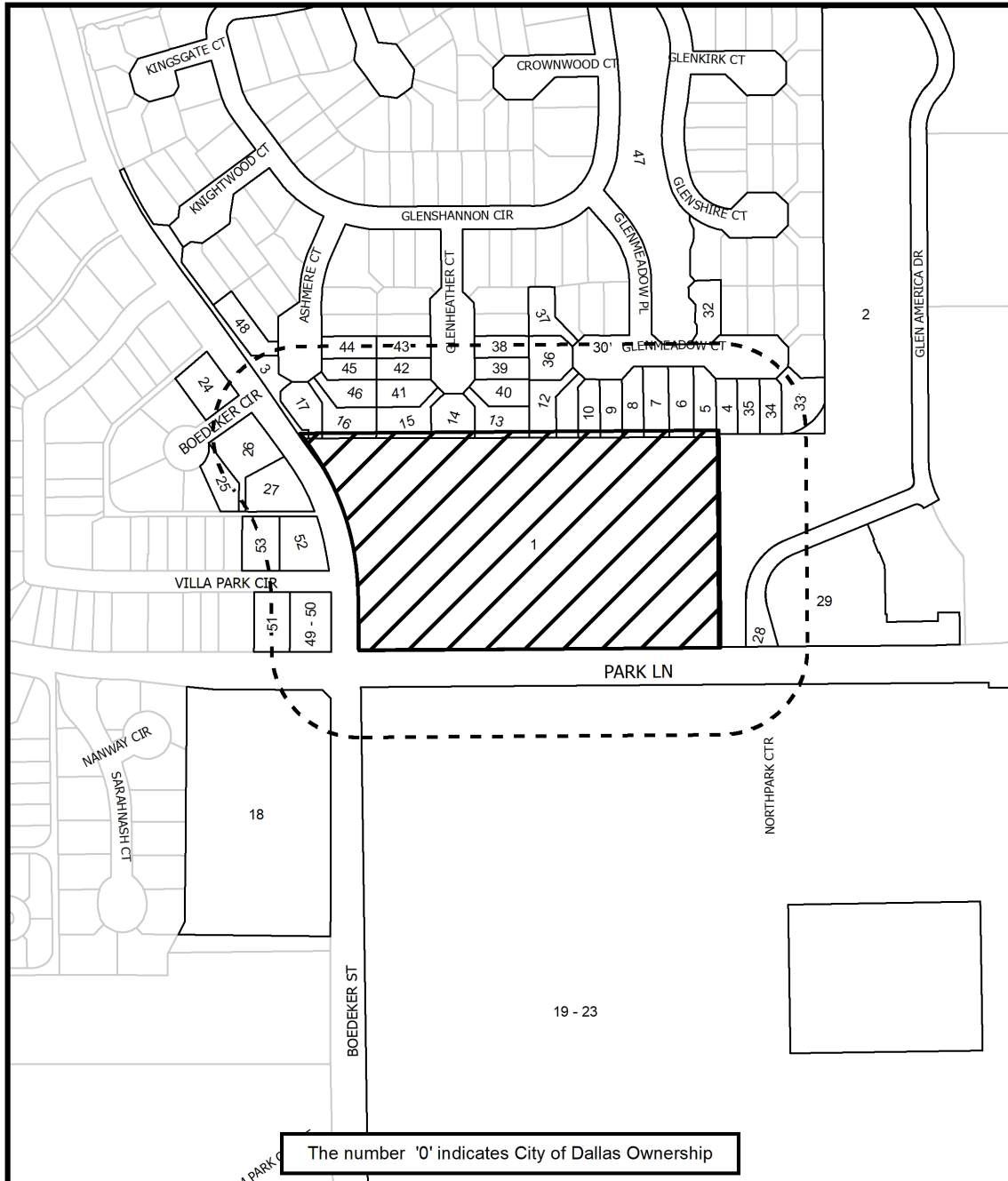
23. Prior to final plat, compliance with City's street lighting standards including illumination standards, material, installation, and activation per Street Design Manual.
24. On the final plat, change "Boedeker Drive" to "Boedeker Street". Section 51A-8.403(a)(1)(A)(xii).
25. On the final plat, identify the property as Lot 2A in City Block 5453.





 1:3,600	<h2 style="text-align: center;">AERIAL MAP</h2> <p> <input type="checkbox"/> Area of Request  <input type="checkbox"/> Recent History         </p>	Case no: <u>          <b>S245-010</b>          </u> Date: <u>          <b>10/18/2024</b>          </u>
--	--	---





 1:3,600	<b>NOTIFICATION</b>		Case no: <b>S245-010</b>
	<div style="border: 1px solid black; padding: 2px; display: inline-block;">200'</div> AREA OF NOTIFICATION <div style="border: 1px solid black; padding: 2px; display: inline-block;">53</div> NUMBER OF PROPERTY OWNERS NOTIFIED	Date: <b>10/18/2024</b>	

10/16/2024

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

***S245-010***

### ***53 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	7611 PARK LN	OUR REDEEMER EVANG
2	7831 PARK LN	FGI FINANCING INC
3	9300 BOEDEKER DR	GLEN LAKES HOMEOWNERS
4	10 GLENMEADOW CT	CLYMER CHARLES C
5	11 GLENMEADOW CT	THE DOKE REVOCABLE TRUST
6	12 GLENMEADOW CT	SARGENT J SCOTT & CHERYL H
7	14 GLENMEADOW CT	SLOAN MARK M & BETTY K
8	15 GLENMEADOW CT	GREENBACH NANCY J TRUST THE
9	16 GLENMEADOW CT	KELLEY WILLIAM G ETAL
10	17 GLENMEADOW CT	WEINBERG ROBERT S & ALISON D
11	18 GLENMEADOW CT	HAYSE ROGER L & BARBARA J
12	19 GLENMEADOW CT	TURNER PATRICIA J & JOHN W
13	7 GLENHEATHER CT	JERID HOLDINGS CORP
14	8 GLENHEATHER CT	EIMER JOHN J & KIMBRA
15	9 GLENHEATHER CT	NEUSTADT DOLORES K TR
16	7 ASHMERE CT	WHARTON GEORGE & JEANETTE
17	8 ASHMERE CT	SHAW JEFF & HOLLY
18	7500 PARK LN	MIRACLE AT PENTECOST
19	8850 BOEDEKER ST	NORTHPARK NATIONAL BANK
20	0 NORTHPARK	NEIMAN MARCUS CO LESSEE
21	8687 N CENTRAL EXPY	NORTHPARK LAND PARTNERS
22	8687 N CENTRAL EXPY	NORTHPARK NE PARKING DECK LLC
23	7901 W NORTHWEST HWY	NORDSTROM
24	9133 BOEDEKER CIR	LANE ALVIN H JR
25	9109 BOEDEKER CIR	PELKER TAMARRA
26	9103 BOEDEKER CIR	MATISE DAN V

10/16/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	9027 BOEDEKER DR	Taxpayer at
28	7901 PARK LN	GLEN AMERICA CORPORATION
29	7835 PARK LN	NORTH PARK LANE LLC
30	7200 GLENSHANNON CIR	GLEN LAKES HOMEOWNERS
31	5000007 GLENMEADOW CT	GLEN LAKES HOMEOWNERS
32	1 GLENMEADOW CT	BLANSHARD MARY COOK NABORS
33	7 GLENMEADOW CT	CHANCELLOR ERIC W & MARY PATRICIA
34	8 GLENMEADOW CT	BANGS NELSON A & VERA R
35	9 GLENMEADOW CT	GALANTE EDWARD G & CATHERINE M
36	20 GLENMEADOW CT	ERWIN FAMILY TRUST
37	21 GLENMEADOW CT	LEBOVITZ ROBERT &
38	4 GLENHEATHER CT	MCGILL MICHAEL E &
39	5 GLENHEATHER CT	COATS LOY GENE &
40	6 GLENHEATHER CT	FREEMAN DONALD S JR &
41	10 GLENHEATHER CT	DEWOLF TAMMIELYN NORRIS
42	11 GLENHEATHER CT	FRANCKHAUSER BEVERLY D
43	12 GLENHEATHER CT	VAUGHAN MARY LYNN
44	4 ASHMERE CT	DAVIS DONALD R & JOYE M
45	5 ASHMERE CT	GILBERT REVOCABLE TRUST
46	6 ASHMERE CT	BUSBY KAREN S
47	9011 GLENSHIRE CT	GLEN LAKES HOMEONRS ASSOC
48	10 ASHMERE CT	OCONNOR SHELLEY D SURVIVORS
49	9003 VILLA PARK CIR	BINDRA AMARINDER
50	9005 VILLA PARK CIR	VASQUEZ SALVADOR JR
51	9009 VILLA PARK CIR	COLOMBE WAKU LLC
52	9004 VILLA PARK CIR	GANDY ELIZABETH A IRA SERV TR CO &
53	9012 VILLA PARK CIR	CAUTHEN KIMBERLY MARIE & CHRISTOPHER A





