

LOCATION: Lakewood Boulevard, northwest of Tokalon Drive

DATE FILED: April 3, 2024

ZONING: R-7.5(A)

CITY COUNCIL DISTRICT: 9

SIZE OF REQUEST: 0.497-acres

APPLICANT/OWNER: Pedro Roza Correa and Jennifer Robbins Correa

REQUEST: An application to replat a 0.497-acre (21,638-square foot) tract of land containing all of Lots 7 and 8 in City Block K/2839 to create one lot on property located on Lakewood Boulevard, northwest of Tokalon Drive.

SUBDIVISION HISTORY:

1. S189-287 was a request adjacent to the present request to replat a 0.496-acre (21,600-square feet) tract of land containing all of Lots 5 and 6 in City Block K/2839 to create one lot on property located on Lakewood Boulevard, northeast of Heath Street. The request was approved on September 5, 2019, and was recorded on May 6, 2020.

PROPERTY OWNER NOTIFICATION: On April 15, 2024, 24 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 northline of Lakewood Boulevard have widths ranging in size from 60 feet to 92 feet and lot areas ranging in size from 10,192 square feet to 14,658 square feet, and one property in the range is developed as a combination of two lots with lot width of 120 feet and lot area of 20,664 square feet. All properties are zoned R-7.5(A) Single Family District. *(Refer to the existing area analysis map)*
- The properties to the eastline of Lakewood Boulevard have average lot width of 60 feet and lot areas ranging in size from 10,389 square feet to 13,179 square feet, and two properties in the range have lot width of 120 feet and lot areas of 21,299 square feet and 21,496 square feet. All properties are zoned R-7.5(A) Single Family District. *(Refer to the existing area analysis map)*
- The property to the west of the request has lot width of 155 feet and lot area of 33,420 square feet and are zoned R-7.5(A) Single Family District. *(Refer to the existing area analysis 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 one 21,638-square foot lot. The proposed lot width is 120 feet.

There are few lots in the adjacent areas that are developed with the similar lot pattern as the present request. The lot immediate to the west of the request was replated to combine two lots into one 21,299-square foot lot (S189-287). Staff finds that the request is compatible with the lot pattern already established in the adjacent areas; and the request is in compliance with Section 51A-8.503 and also with the requirements of the R-7.5(A) Single Family District 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 one.

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:

15. 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)*

Survey (SPRG) Conditions:

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

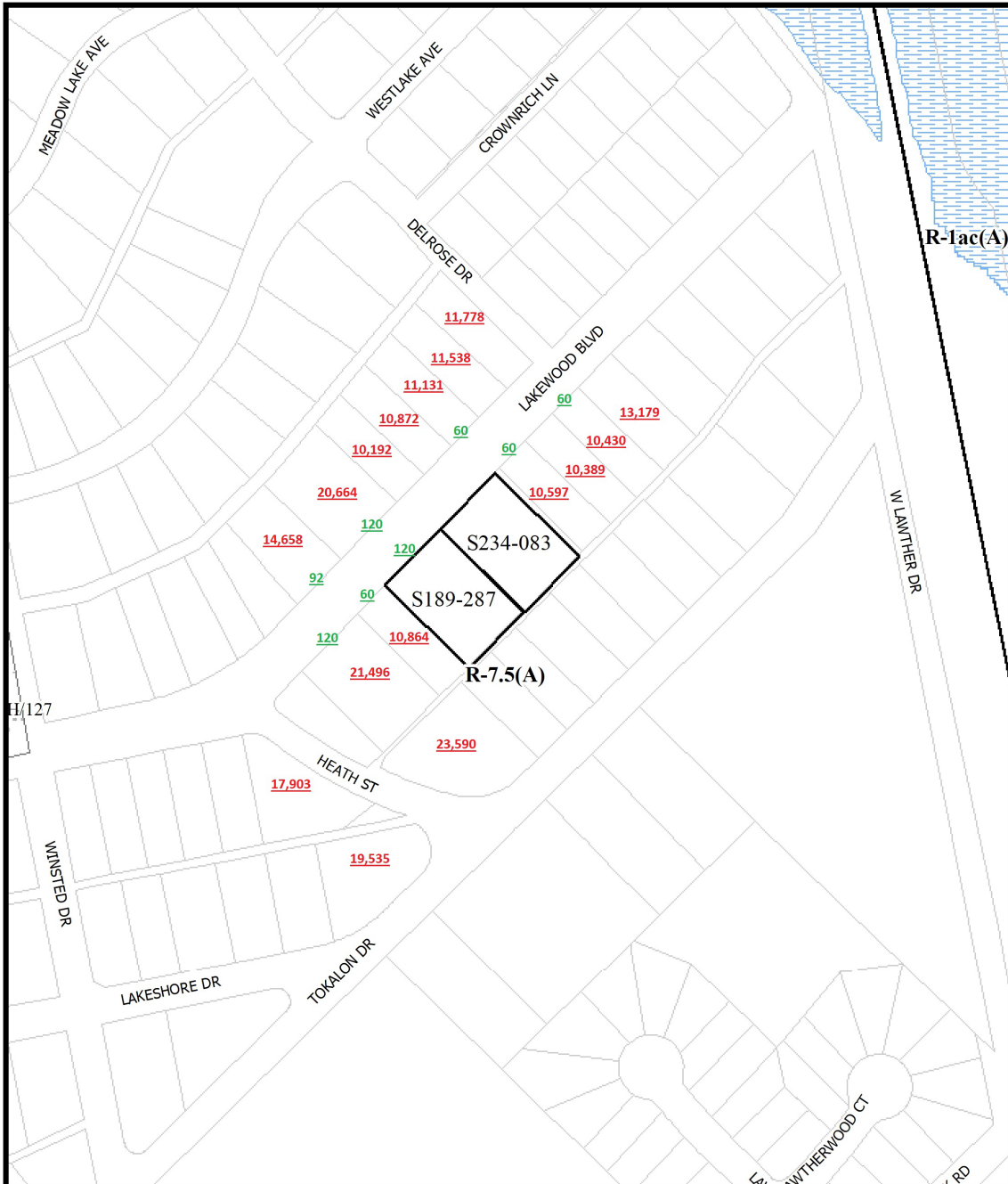
Dallas Water Utilities Conditions:


19. 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.
20. Water and wastewater 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.

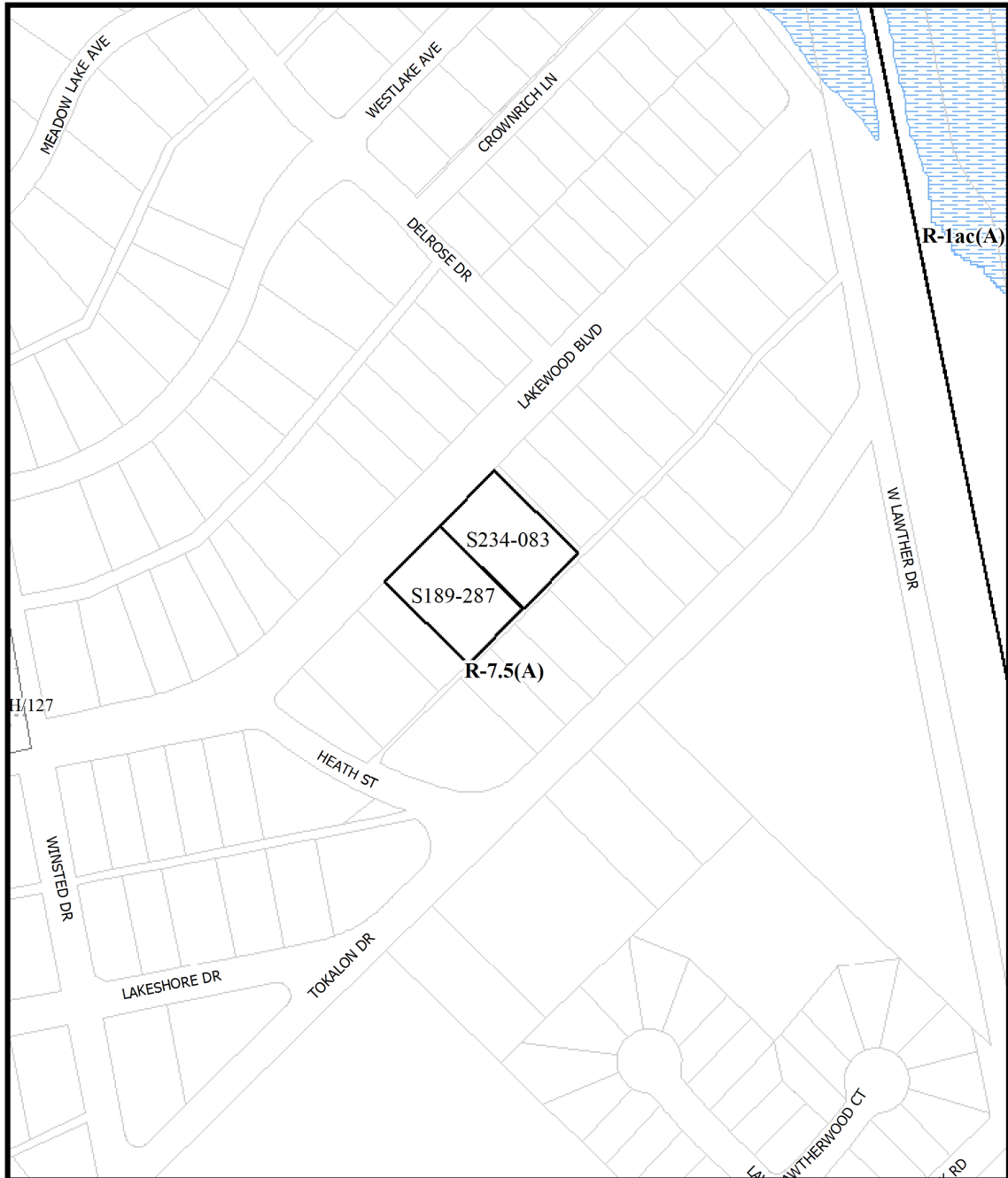
Street Name / GIS, Lot & Block Conditions:


21. On the final plat, identify the property as Lot 7A in City Block K/2839.

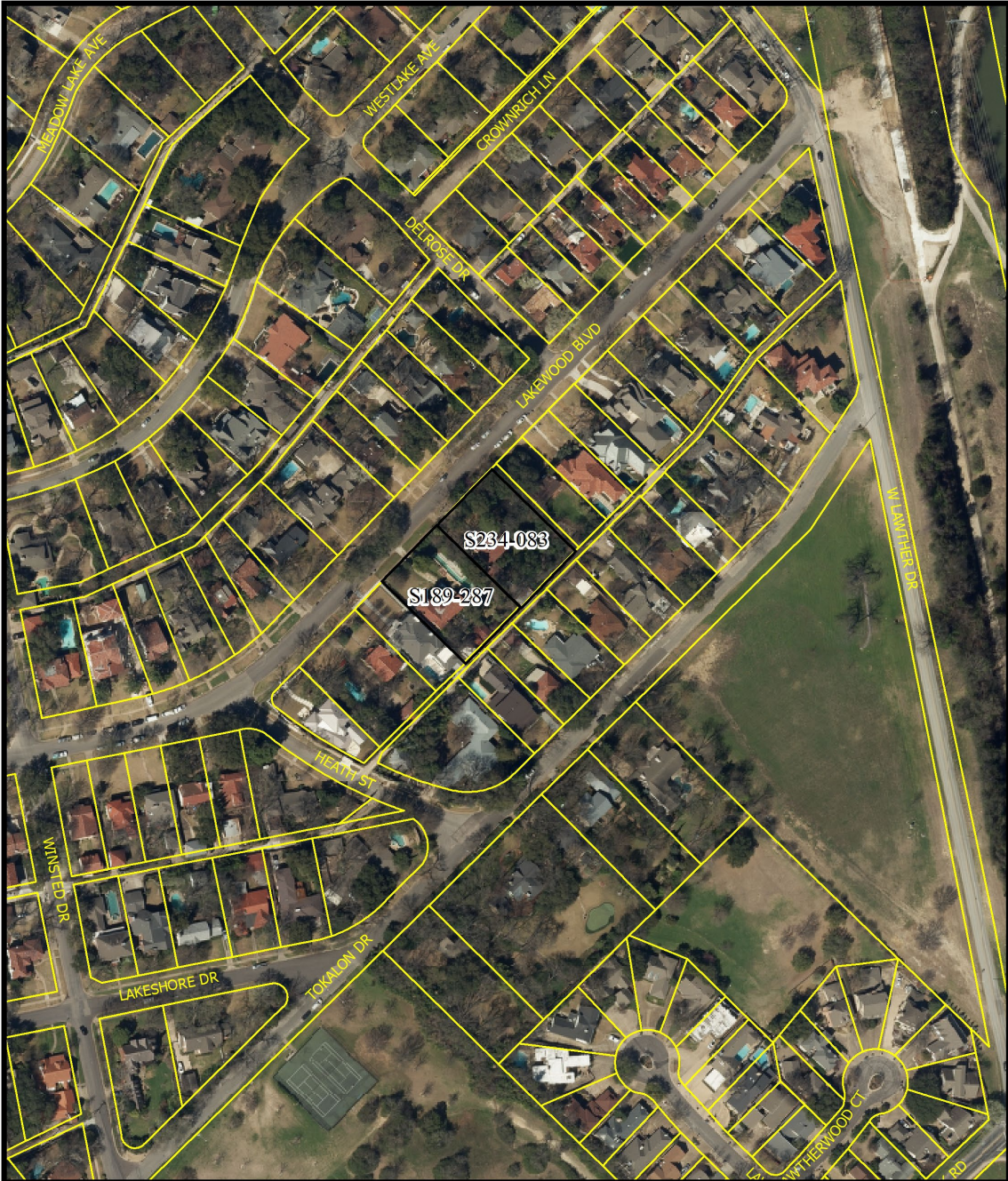
ALL AREAS ARE IN SQUARE FEET



 1:2,400	<p>EXISTING AREA ANALYSIS MAP</p> <p><input type="checkbox"/> Area of Request</p> <p><input type="checkbox"/> Recent History</p>	<p>Case no: S234-083</p> <p>Date: 4/19/2024</p>
--	---	---



 1:2,400	<h2>ZONING MAP</h2> <ul style="list-style-type: none"> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History 	Case no: S234-083 Date: 4/19/2024
--	---	--



1:2,400

AERIAL MAP

- Area of Request
- Recent History

Case no: **S234-083**

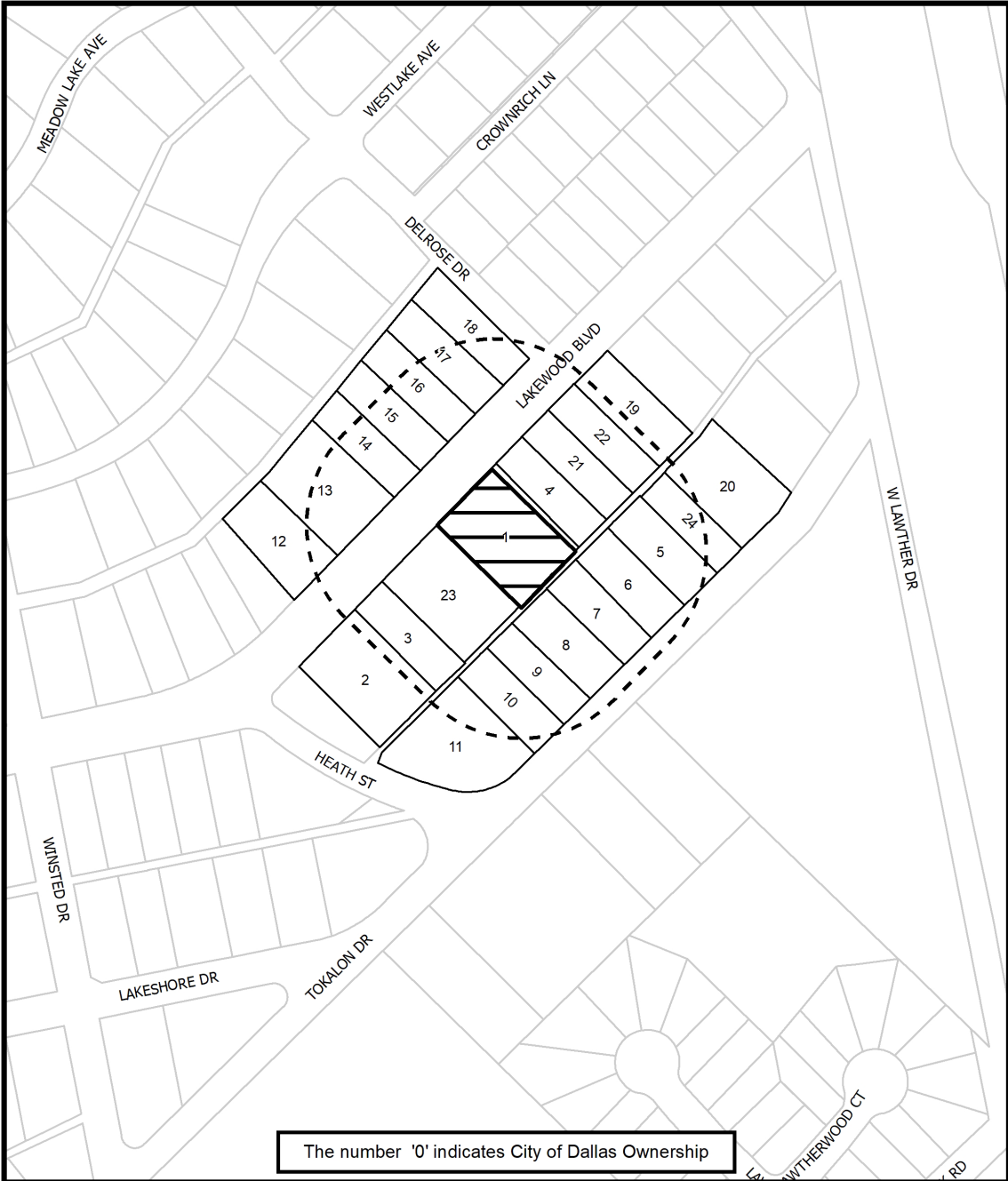
Date: **4/19/2024**

Notification List of Property Owners

S234-083

24 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	7226 LAKEWOOD BLVD	CRANSHAW DONNA ANNE
2	7210 LAKEWOOD BLVD	PERRY JOHN & CAROL C
3	7214 LAKEWOOD BLVD	BROWN ELI
4	7234 LAKEWOOD BLVD	MILLER DAVID S
5	7237 TOKALON DR	SPRADLIN STEPHEN LEE &
6	7231 TOKALON DR	FINE LAUREN CORTELL &
7	7227 TOKALON DR	BOEDEKER MADELINE H EST OF
8	7221 TOKALON DR	ORDONEZSANCHEZ JOSE CAMILO
9	7215 TOKALON DR	BORUFF ROBERT E TR
10	7211 TOKALON DR	HENRY SARAH CORINA
11	7205 TOKALON DR	CHAMBERS SUE ELLEN &
12	7209 LAKEWOOD BLVD	PITTS & ROGERS REVOCABLE LIVING
13	7215 LAKEWOOD BLVD	LAMONT JEFFREY & ASHLEY GWYN
14	7223 LAKEWOOD BLVD	STABENOW JASON & STACEY
15	7227 LAKEWOOD BLVD	VOWINKLE ELIZABETH A & RYAN
16	7231 LAKEWOOD BLVD	HARRIS STEVEN A &
17	7235 LAKEWOOD BLVD	VELA JASON & MELISSA JO
18	7239 LAKEWOOD BLVD	SCARBROUGH WILLIAM D &
19	7302 LAKEWOOD BLVD	MCDANIEL WILLIAM & ALLISON
20	7303 TOKALON DR	GILKER CHRISTOPHER J &
21	7238 LAKEWOOD BLVD	SCHMIDT DOUGLAS R &
22	7242 LAKEWOOD BLVD	DEGEYTER BROCK MICHAEL &
23	7218 LAKEWOOD BLVD	DAVIS ERIC D & SHEA
24	7243 TOKALON DR	MACHANNAFORD JUAN C &



 1:2,400	<h2 style="text-align: center;">NOTIFICATION</h2> <table border="1" style="width: 100%;"> <tr> <td style="text-align: center;">200'</td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="text-align: center;">24</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	200'	AREA OF NOTIFICATION	24	NUMBER OF PROPERTY OWNERS NOTIFIED	Case no: S234-083 Date: 4/19/2024
200'	AREA OF NOTIFICATION					
24	NUMBER OF PROPERTY OWNERS NOTIFIED					

