

**LOCATION:** St Augustine Road, north of Haymarket Road**DATE FILED:** May 09, 2024**ZONING:** R-5(A), R-7.5(A)**CITY COUNCIL DISTRICT:** 8**SIZE OF REQUEST:** 65.9529-acres**APPLICANT/OWNER:** TMM Development, LLC

**REQUEST:** An application to create a 267-lot residential subdivision ranging in size from 5,000 square feet to 16,680 square feet and 5 common areas and one amenity lot from a 65.9529-acre tract of land in City Block 8717 on property located on St Augustine Road, north of Haymarket Road.

**SUBDIVISION HISTORY:** There has been no recent platting activity within close proximity to this request.

**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 lots are 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 in a dual zoning districts R-5(A) Single Family District and R-7.5(A) Single Family District which have a minimum lot area requirement of 5,000 square feet and 7,500 square feet respectively. The request is to create a 267-lot residential subdivision ranging in size from 5,000 square feet to 16,680 square feet and 5 common areas.

Staff finds that all lots within the proposed subdivision are uniform in lot pattern and the request complies with the zoning requirements of both the R-5(A) Single Family District and 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 267 and 5 common areas and one amenity lot.

**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 Conditions:**

15. On the final plat, dedicate 30 feet of right-of-way (via fee simple) from the established center line of St. Augustine Road. *Section 51A 8.602(c)*

16. On the final plat, dedicate 30 feet of right-of-way (via fee simple) from the established center line of Haymarket Road. *Section 51A 8.602(c)*
17. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Streets. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*
18. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of Street H & Street N. *Section 51A 8.602(d)(1)*
19. On the final plat, dedicate a minimum 10-foot by 10-foot corner clip (via fee simple or street easement) at the intersection of St. Augustine Road & Street N. *Section 51A 8.602(d)(1)*
20. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of Haymarket Street & Street K. *Section 51A 8.602(d)(1)*
21. On the final plat, dedicate a minimum 10-foot by 10-foot corner clip (via fee simple or street easement) at the intersection of St. Augustine Road & Street A. *Section 51A 8.602(d)(1)*
22. Must coordinate with Transportation Department for any traffic signal requirements that are deemed necessary for improving pedestrian accessibility and safety related to site development (Contact Srinivasa Veeramallu with Traffic Signals). *51A-8.606, 51A-8.608*

**Survey (SPRG) Conditions:**

23. Prior to final plat, submit a completed final plat checklist and all supporting documents.
24. On the final plat, add/show Lien Holders Subordination Agreement.
25. On the final plat, show how all adjoining right-of-way was created. *Section 51A-8.403(a)(1)(A)(xxii).*

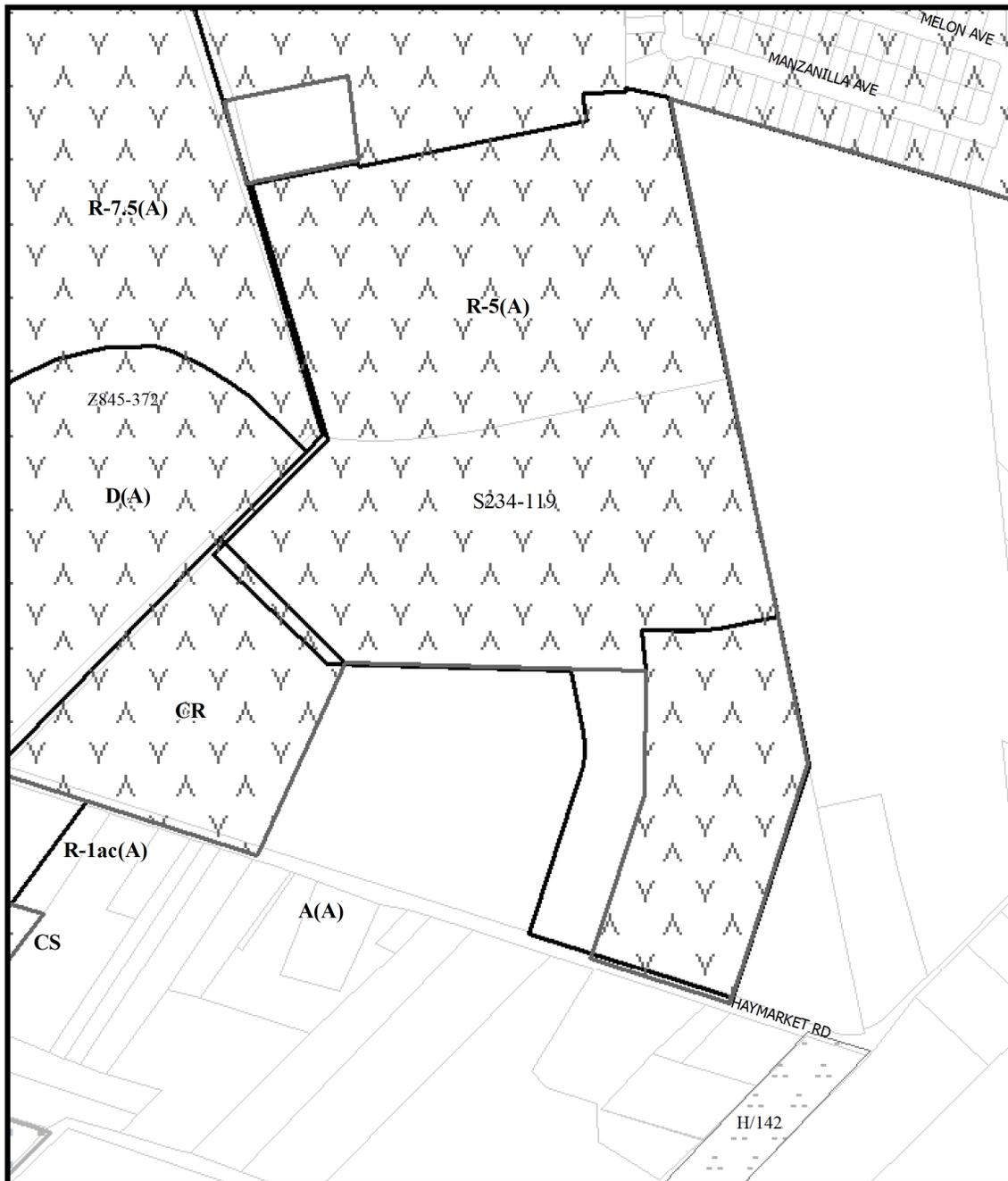
**Dallas Water Utilities Conditions:**

26. 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).*
27. 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.
28. Water and Wastewater main improvements are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

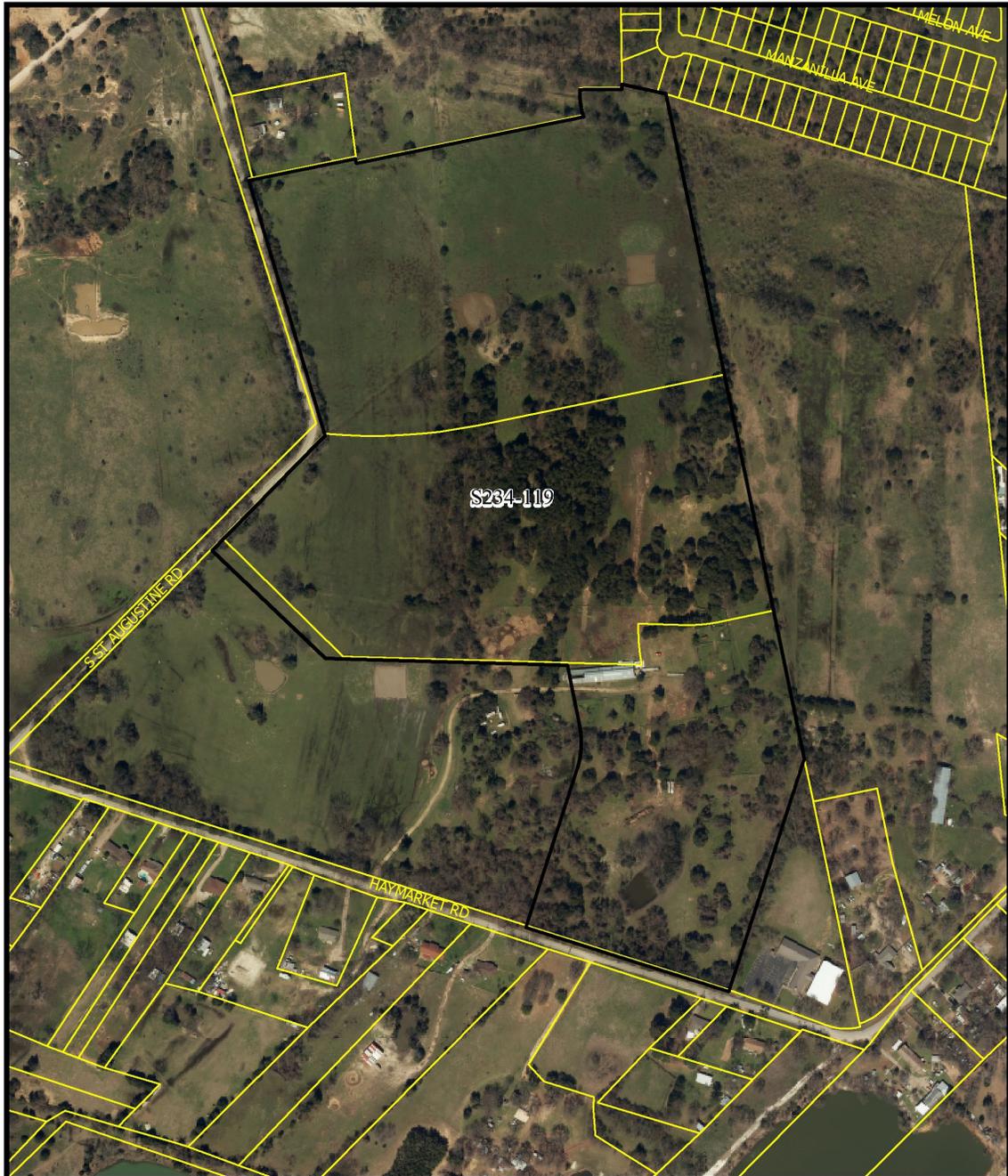
29. Capacity of existing wastewater system is questionable. Submit proposed wastewater discharge (gpm) of development for further assessment. Sections 49-60(b)(2)(d) and 49-60(d).

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

30. On the final plat, change "St. Augustine Road (FKA Hazelnut Road #144)" to "ST. Augustine Road (AKA St. Augustine Dr. FKA Hazelnut Road FKA County Road No. 144).
31. On the final plat, change "Haymarket Road" to "Haymarket Road (FKA County Road No. 143)"
32. On the final plat, correct block number to 8771
33. Prior to the final plat, contact Addressing team for appropriate names for proposed right-of-ways.
34. On the final plat, identify the property as Block A/8769 through Q/8769.



 1:4,800	<h2>ZONING MAP</h2> <ul style="list-style-type: none"> <li><input type="checkbox"/> Area of Request</li> <li><input type="checkbox"/> Recent History</li> </ul>	Case no: <b>S234-119</b> Date: <b>5/22/2024</b>
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 1:4,800	<h3>AERIAL MAP</h3> <p><input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History</p>	Case no: <u>S234-119</u> Date: <u>5/22/2024</u>
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