

LOCATION: Edd Road, at the terminus of Temper Lane**DATE FILED:** July 11, 2024**ZONING:** R-10(A)**CITY COUNCIL DISTRICT:** 8**SIZE OF REQUEST:** 0.275-acres**APPLICANT/OWNER:** Ramon Aranda, Gerardo Santillan

REQUEST: An application to create four lots ranging in size from 0.275 acre (11,999 square foot) to 5.109 acre (222,558 square foot) from a 5.934-acre tract of land in City Block 8821 on property located on Edd Road, at the terminus of Temper Lane.

SUBDIVISION HISTORY: There has been no recent platting activity within close proximity of 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 properties to the westline of Edd Road have widths ranging in size from 50 feet to 109 feet and areas ranging in size from 5,919 square feet to 7,032 square feet and are zoned R-7.5(A) (refer to existing area analysis map).
- The properties to the eastline of Edd Road have width ranging in size from 178 feet to 195 feet and areas ranging in size from 42,850 square feet to 100,712 square feet and are zoned R-10(A) (refer to 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 four lots ranging in size from 0.275 acre (11,999 square foot) to 5.109 acre (222,558 square foot) from a 5.934-acre tract of land and lot widths ranging from 60 feet to 220 feet. The request is in a residential district and is to be created from a tract of land that has never been platted before; therefore, it is not a residential replat and can be approved as a consent agenda item.

Staff finds there is not an established pattern within 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 4.

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.

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. Platting Guidelines.

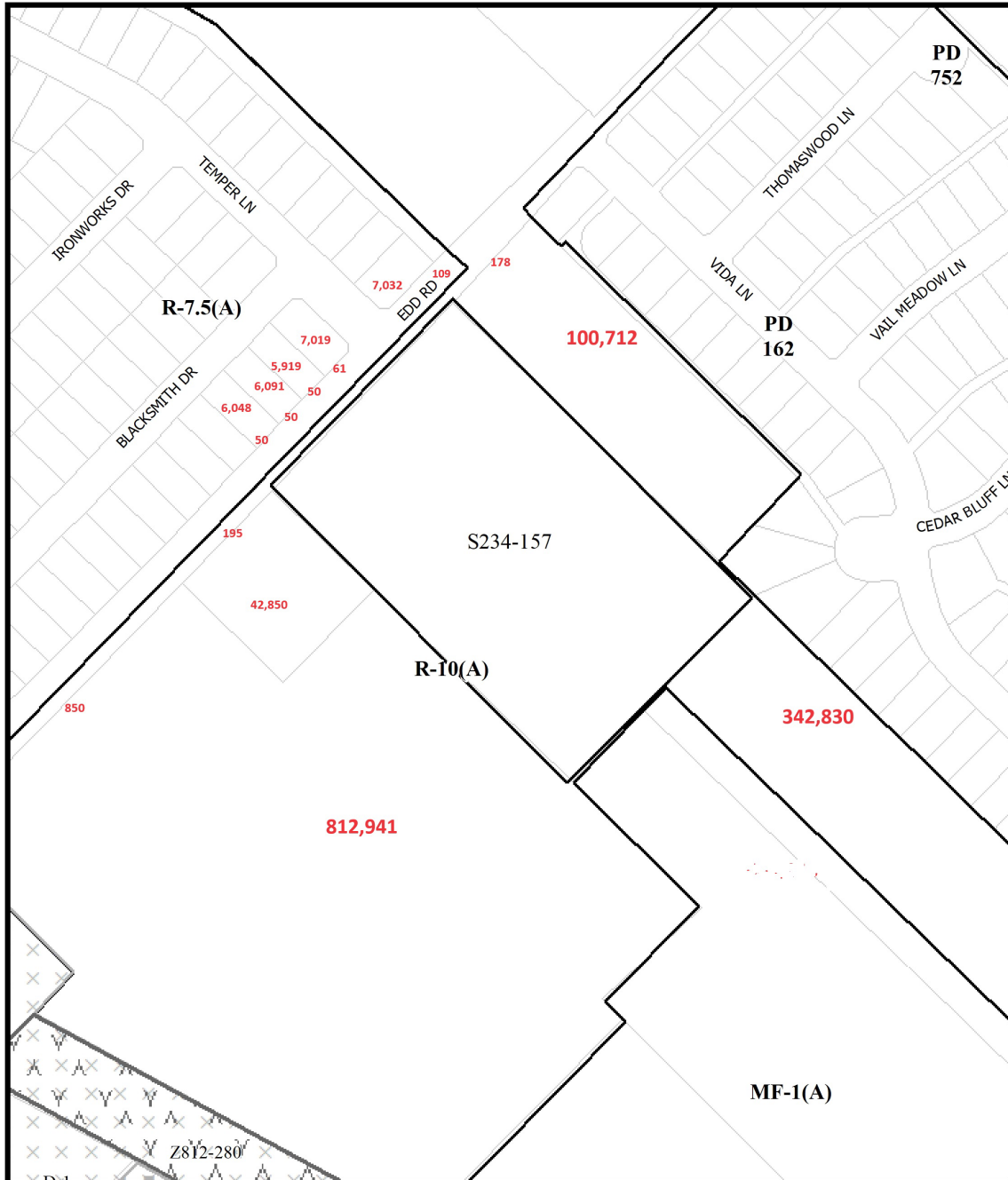
Dallas Water Utilities Conditions:




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.

GIS, Lot & Block Conditions:

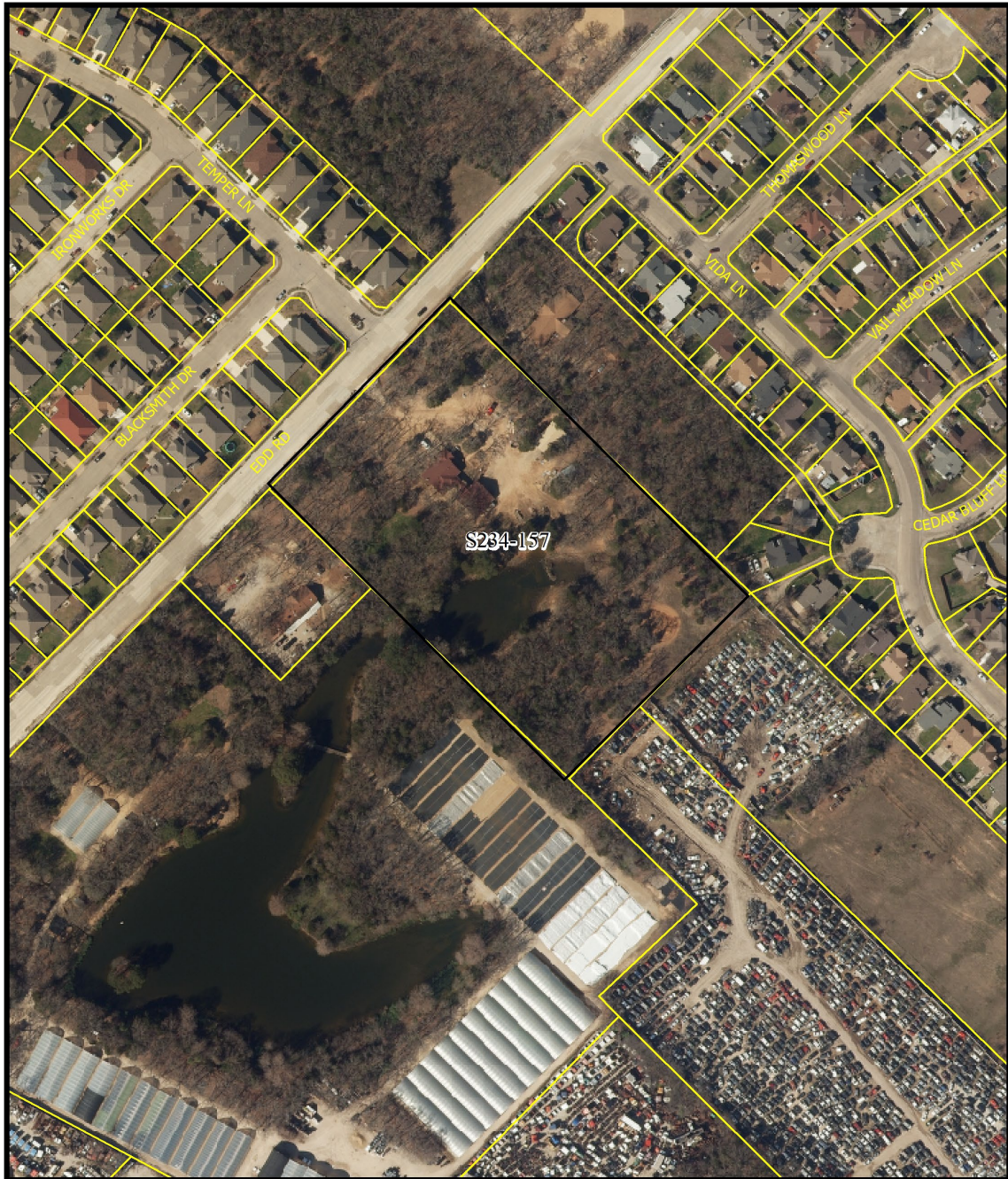
20. On the final plat, identify the property as Lots 1-4 in City Block K/8821.


AREA ARE IN SQUARE FEET



 1:2,400	<p>EXISTING AREA ANALYSIS MAP</p> <p> Area of Request</p> <p> Recent History</p>	<p>Case no: <u> S234-157 </u></p> <p>Date: <u> 7/18/2024 </u></p>
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 1:2,400	<h3>AERIAL MAP</h3> <p><input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History</p>	Case no: <u>S234-157</u> Date: <u>7/18/2024</u>
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