

LOCATION: Prestonshire Lane at Thackery Street, southwest corner.

DATE FILED: November 7, 2024

ZONING: R-7.5(A)

CITY COUNCIL DISTRICT: 13

SIZE OF REQUEST: 0.456 -acres

APPLICANT/OWNER: Donald W. Clark Jr, and Mary Adelle Clark

REQUEST: An application to replat a 0.456-acre (19,878-square foot) tract of land containing all of Lot 12 in City Block 4/5475 to create one lot and to reduce an existing 30-foot platted building line to 10 feet along Thackery Street on property located on Prestonshire Lane at Thackery Street, southwest corner.

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

PROPERTY OWNER NOTIFICATION: On November 11, 2024, 16 notices were sent to property owners within 200 feet of the proposed plat boundary.

BUILDING LINE REDUCTION: The Commission may approve a reduction or removal of the platted building lines with a minimum front, side, or rear yard setback greater than required by zoning regulation only:

- 1) Upon the affirmative vote of at least three-fourths of the commission members present; and
- 2) If the Commission finds that relocation or removal of the platted building line will not:
 - (i) "Require a minimum front, side, or rear yard setback less than required by zoning regulation."
 - The existing platted building line along the west line of Thackery Street is 30 feet. Minimum required front yard and side yard setbacks are 25 feet and 5 feet respectively per R-7.5(A) Single Family District. The request is to reduce the existing 30-foot building line to 10 feet along the side yard of the property.
 - (ii) "Be contrary to the public interest;"
 - 16 notices were sent to property owners within 200 feet of the proposed plat boundary.
 - (iii) "Adversely affect neighboring properties; and"
 - The reduction of the 30-foot platted building line along the west line of Thackery Street will allow for the property to develop according to R-7.5(A) Single Family District regulation and City of Dallas development code.

(IV) “adversely affect the plan for the orderly development of the subdivision.”

- The reduction of the 30-foot platted building line to 10 feet along the west line of Thackery Street will not impact the adjoining properties.

STAFF RECOMMENDATION ON BUILDING LINE REDUCTION: The request is to reduce the existing 30-foot platted building line to 10 feet along west line of Thackery Street. Staff finds that the request complies with the requirements of Section 51A-8.505 of the Dallas Development Code; therefore, staff recommends approval of the reduction of the 30-foot platted building line along the west line of Thackery Street.

STAFF RECOMMENDATION ON REPLAT: 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 create one 0.456-acre (19,878-square foot) lot and the number of lot and lot area remain same. Staff concludes that the request complies with the requirements of Section 51A-8.503 and 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. 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)
13. Submit drainage, paving, etc. plans prepared by a licensed (TX) Professional Engineer to Permit Center, Oak Cliff Municipal Center (i.e. non-311T/DP). Section 51A- 8.102 (c); 8.601(b)(4),(5),(6),(7),(8),(9)

Right-of way Requirements Conditions:

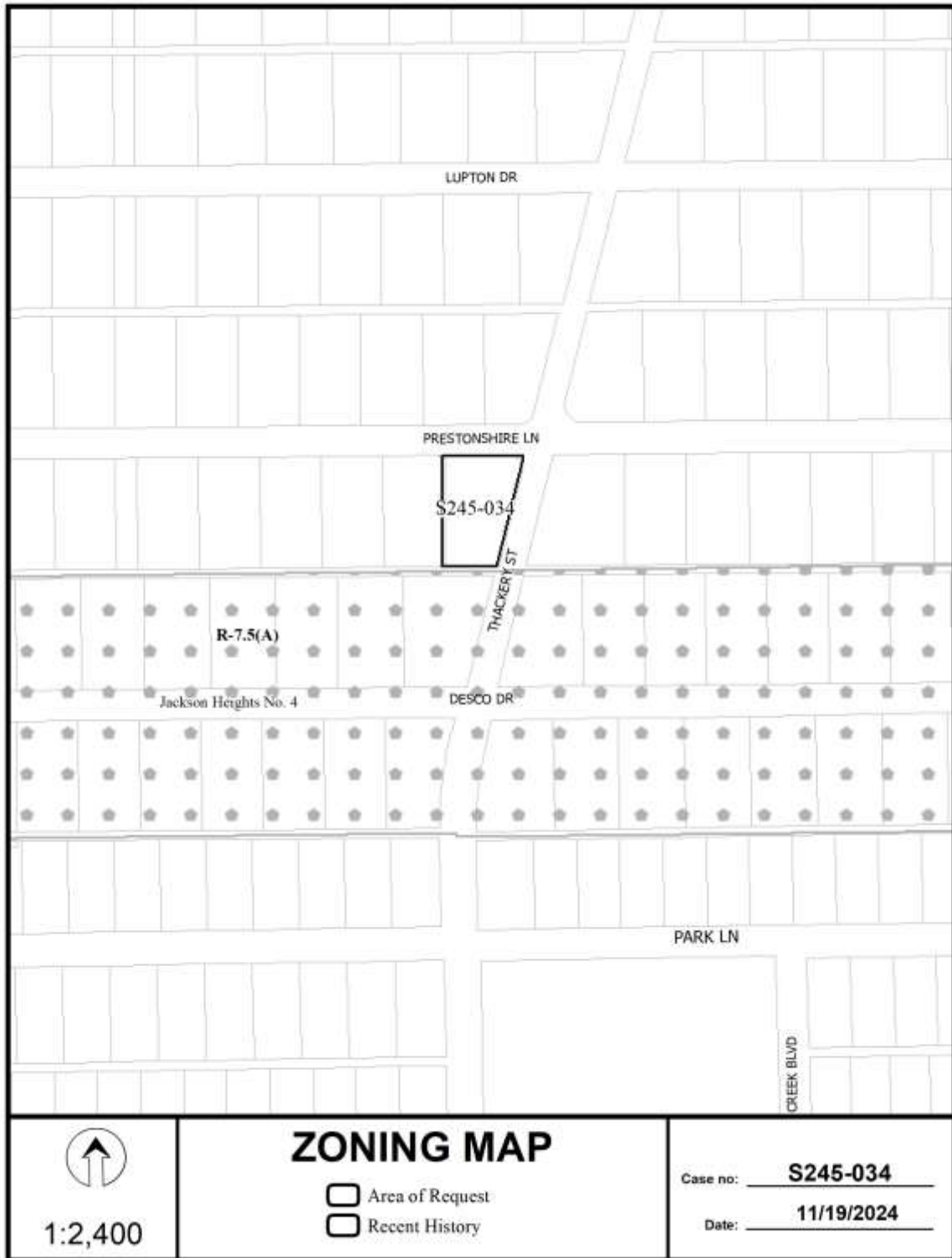
14. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at Thackery Street and Prestonshire Lane. Section 51A 8.602(d)(1)
15. On the final plat, dedicate a 15-foot by 15-foot Alley Sight Easement at the intersection of Thackery Street & the alley. Section 51A-8.602(e)

Survey (SPRG) Conditions:

16. Prior to final plat, submit a completed final plat checklist and all supporting documents.
17. On the final plat, show the correct recording information for the subject property. Platting Guidelines.
18. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
19. Need new/different plat name.
20. On the final plat, show existing building line as removed by this plat and new building line as created by this plat, where being modified.

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

21. Comply with Street Design Manual Section 4.3.3.2(D) and Section 4.4.2.1 regarding required minimum corner clips at intersections.
22. On the final plat, identify the property as Lot 12 in City Block 4/5475.



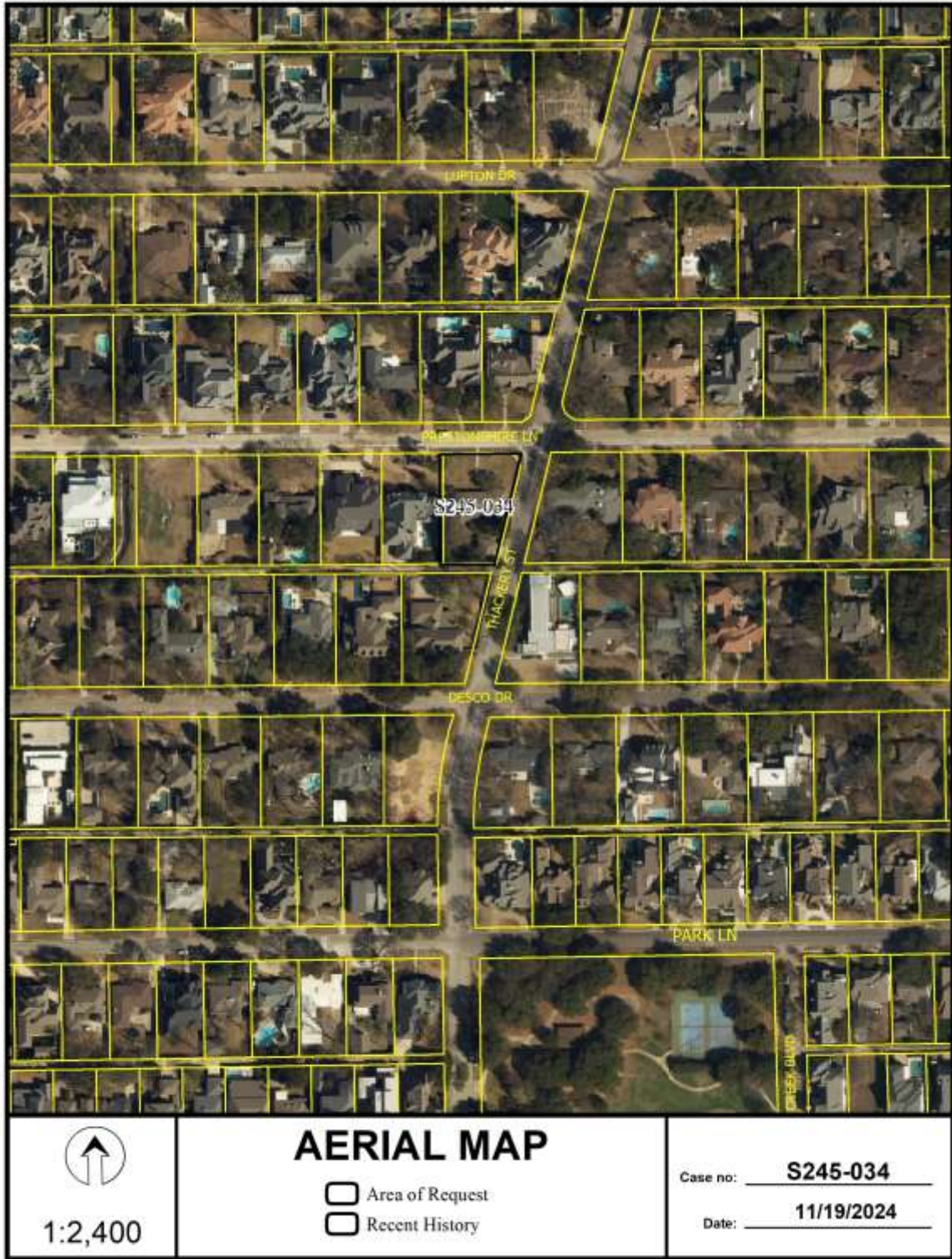
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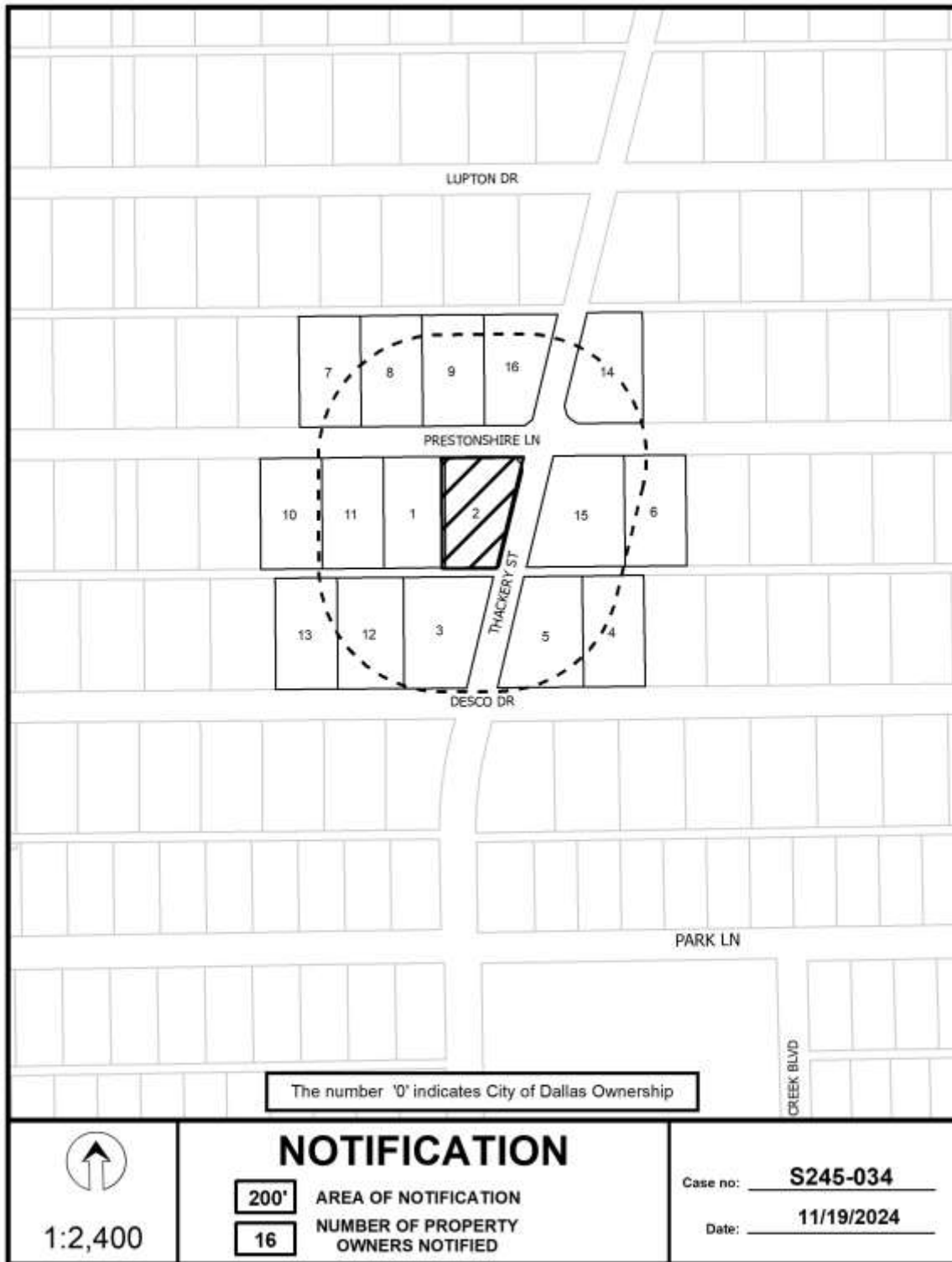
ZONING MAP

- Area of Request
- Recent History

Case no: S245-034

Date: 11/19/2024





11/14/2024

Notification List of Property Owners

S245-034

16 Property Owners Notified

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|-----------------------|-----------------------|--|
| 1 | 6606 PRESTONSHIRE LN | VENABLE JOHN L & |
| 2 | 6616 PRESTONSHIRE LN | CLARK LIVING TRUST |
| 3 | 6541 DESCO DR | HENRION GEOFF D & |
| 4 | 6615 DESCO DR | MACFARLANE DUNCAN LEO & |
| 5 | 6607 DESCO DR | GODAVAIJUTURI FAMILY LIVING |
| 6 | 6712 PRESTONSHIRE LN | GAINES SCOTT C & JENNIFER P |
| 7 | 6531 PRESTONSHIRE LN | KAMRAN HAMID & BEENA |
| 8 | 6607 PRESTONSHIRE LN | BEHELER LINDA A |
| 9 | 6615 PRESTONSHIRE LN | NAINA HARRIS V & SAMAR |
| 10 | 6522 PRESTONSHIRE LN | GUTHREY WILLIAM G & |
| 11 | 6530 PRESTONSHIRE LN | HEIKENFELD JOHN D & JANICE M |
| 12 | 6531 DESCO DR | KRUEGER MICHAEL ROBERT & |
| 13 | 6523 DESCO DR | ANDUJAR GILBRAN A & COURTNEY L ANDUJAR |
| 14 | 6709 PRESTONSHIRE LN | FALWELL MICHAEL CRAIG & |
| 15 | 6706 PRESTONSHIRE LN | DURHAM ELEANOR KAYE |
| 16 | 6623 PRESTONSHIRE LN | BOURRET JOHN E & |



BEING A REPLAT OF LOT 13, BLOCK 4/6475, BEING 0.448 ACRES OF LAND SITUATED IN THE F. P. SERRIENS SURVEY, ABSTRACT NUMBER 1888, CITY OF DALLAS, DALLAS COUNTY, TEXAS.

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Global Land Surveying, Inc.
 1800 W. CAMPBELL STREET, SUITE 100
 DALLAS, TEXAS 75208
 PHONE: (214) 343-8888
 FAX: (214) 343-8889
 WWW: www.globalland.com

CITY PLAN FILE NO. 2024-034
 PRELIMINARY PLAT
 LOT 13R, BLOCK 4/6475
 CRESSCO SUBDIVISION
 BEING A REPLAT OF LOT 13, BLOCK 4/6475,
 BEING 0.448 ACRES OF LAND SITUATED IN THE
 F. P. SERRIENS SURVEY, ABSTRACT NUMBER 1888,
 CITY OF DALLAS, DALLAS COUNTY, TEXAS.

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| PREPARED BY: [Name] CHECKED BY: [Name] DATE: [Date] |
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