

**LOCATION:** Edgefield Avenue, north of Kessler Parkway

**DATE FILED:** November 6, 2024

**ZONING:** CD 13 (Subarea 3)

**CITY COUNCIL DISTRICT:** 1

**SIZE OF REQUEST:** 1.953 -acres

**APPLICANT/OWNER:** Eve Capital

**REQUEST:** An application to create one 0.976-acre (42,507 square feet) lot and one 0.978-acre (42,584 square feet) lot from a 1.953-acre tract of land containing part of Lot 6 in City Block A/3957 and a tract of land in part of City Blocks 3830 and 3957 on property located on Edgefield Avenue, north of Kessler Parkway.

**SUBDIVISION HISTORY:**

1. S201-718 was a request northeast of the present request to replat a 8.758-acre tract of land containing all of City Blocks 18/3979, 19/3980, 4011, and 4012, part of Lots 1 through 3 in City Block 19/3980, part of Lots 2 through 4 in City Block 18/3979, Lot 1 in City Block A/4011 and a portion of Winnetka Avenue to be abandoned, to create one lot on property located on Fort Worth Avenue, east of North Clinton Avenue. The request was approved on August 19 and recorded on May 20, 2022.
2. S201-511 was a request northwest of the present request to replat a 3.865-acre tract of land containing part of Lots 1 and 2 in City Block 15/3976 to create one lot on property located on Fort Worth Avenue, east of Montclair Avenue. The request was approved on November 5, 2020 and recorded on May 9, 2023.

**PROPERTY OWNER NOTIFICATION:** On November 11, 2024, 88 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 on east, south, and west of the current request has areas ranging in size from 9,462 square feet to 493,678 square feet and are zoned CD-13 Conservation District and MF-2(A) Multifamily District. *(Please refer to the existing area analysis)*

The request lies in CD-13 (Subarea 3) Conservation District which has a minimum lot area requirement of 7,500 square feet. The request is to create one 0.976-acre (42,507 square feet) lot and one 0.978-acre (42,584 square feet) lot; and is zoned CD-13 (Subarea 3) Conservation District.

Staff concludes that there is not an established lot pattern in the immediate area of the request and the request complies with the requirements of Section 51A-8.503 and CD-13 (Subarea 3) Conservation 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 two.

**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.
16. Must coordinate with Parks and Recreation Department (PRD) for any related issues to the (PRD)

**Flood Plain Conditions:**

17. On the final plat, determine the 100-year water surface elevation across this addition.
18. On the final plat, dedicate floodway easement, floodway management area or floodway easement (within common area), with the appropriate easement statement included on the face of the Plat. 51A 8.611(d); DWU Floodplain Management; Drainage Design Manual Addendum V
19. On the final plat, include additional paragraph in Owner's Certificate (pertaining to the floodplain). 51A 8.611(d); DWU Floodplain Management; Drainage Design Manual Addendum V
20. On the final plat, specify minimum fill and minimum finished floor elevations. *Section 51A-8.611(d), Trinity Watershed Management.*
21. On the final plat, show the natural channel set back from the crest of the natural channel. *Section 51A-8.611(d), Trinity Watershed Management.*
22. Prior to submission of the final plat, set floodway monument markers and provide documentation that the monuments have been set. *Section 51A-8.617(d)(1), (2), (3), and (4)*
23. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for.

**Survey (SPRG) Conditions:**

24. Prior to final plat, submit a completed final plat checklist and all supporting documents.
25. On the final plat, show distances/width across all adjoining right-of-way. Platting Guidelines.
26. On the final plat, all access easement(s) must be recorded by separate instrument(s) and the recording information must be shown on the final plat. Platting Guidelines.
27. On the final plat, chose a new or different addition name. Platting Guidelines.

28. On the final plat, show 6-foot wide sanitary sewer easement, Volume 2948, Page 80, Deed Records, Dallas County, Texas.
29. On the final plat, show abstract line location.

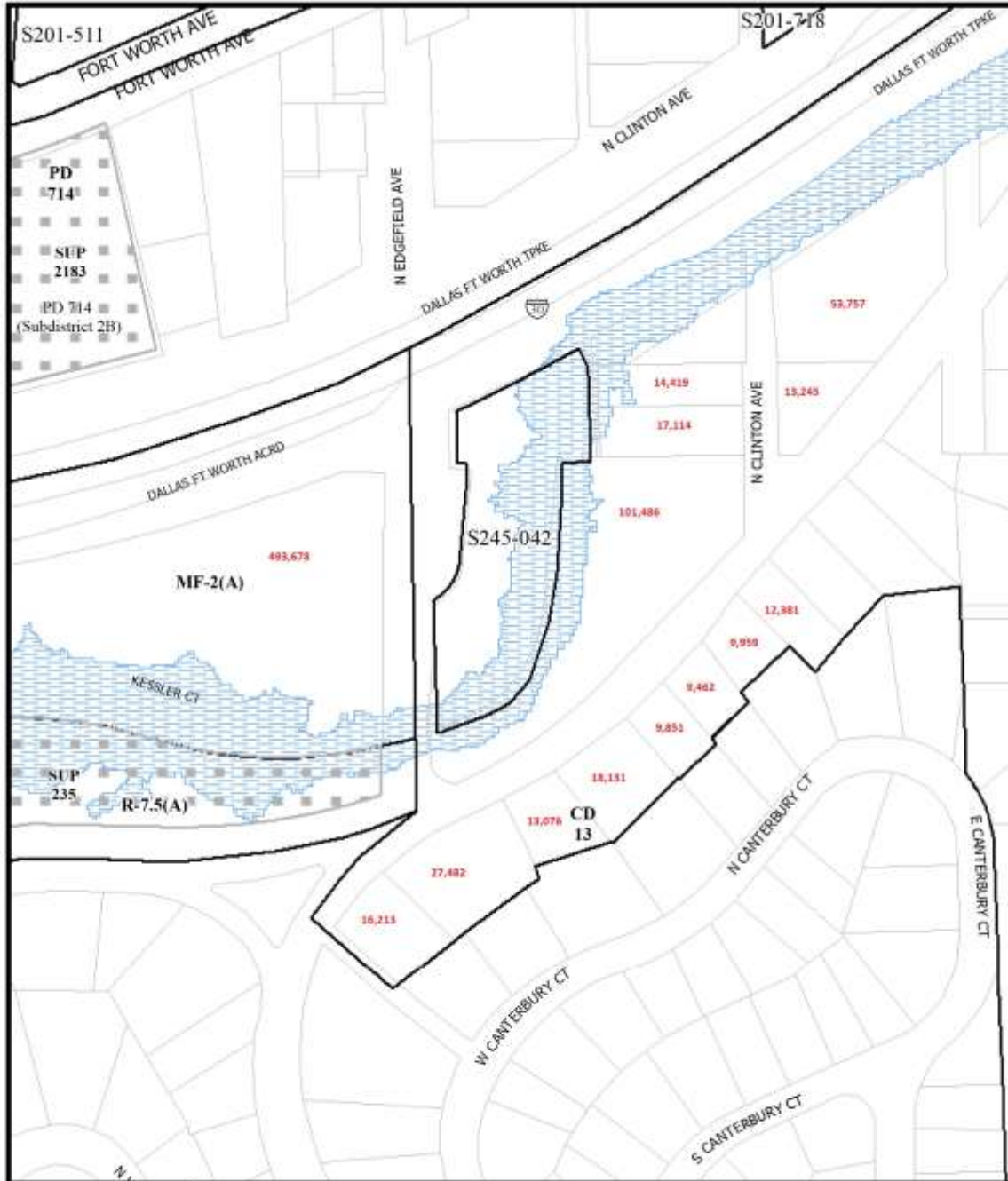
**Dallas Water Utilities Conditions:**


30. 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).
31. 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.
32. 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.

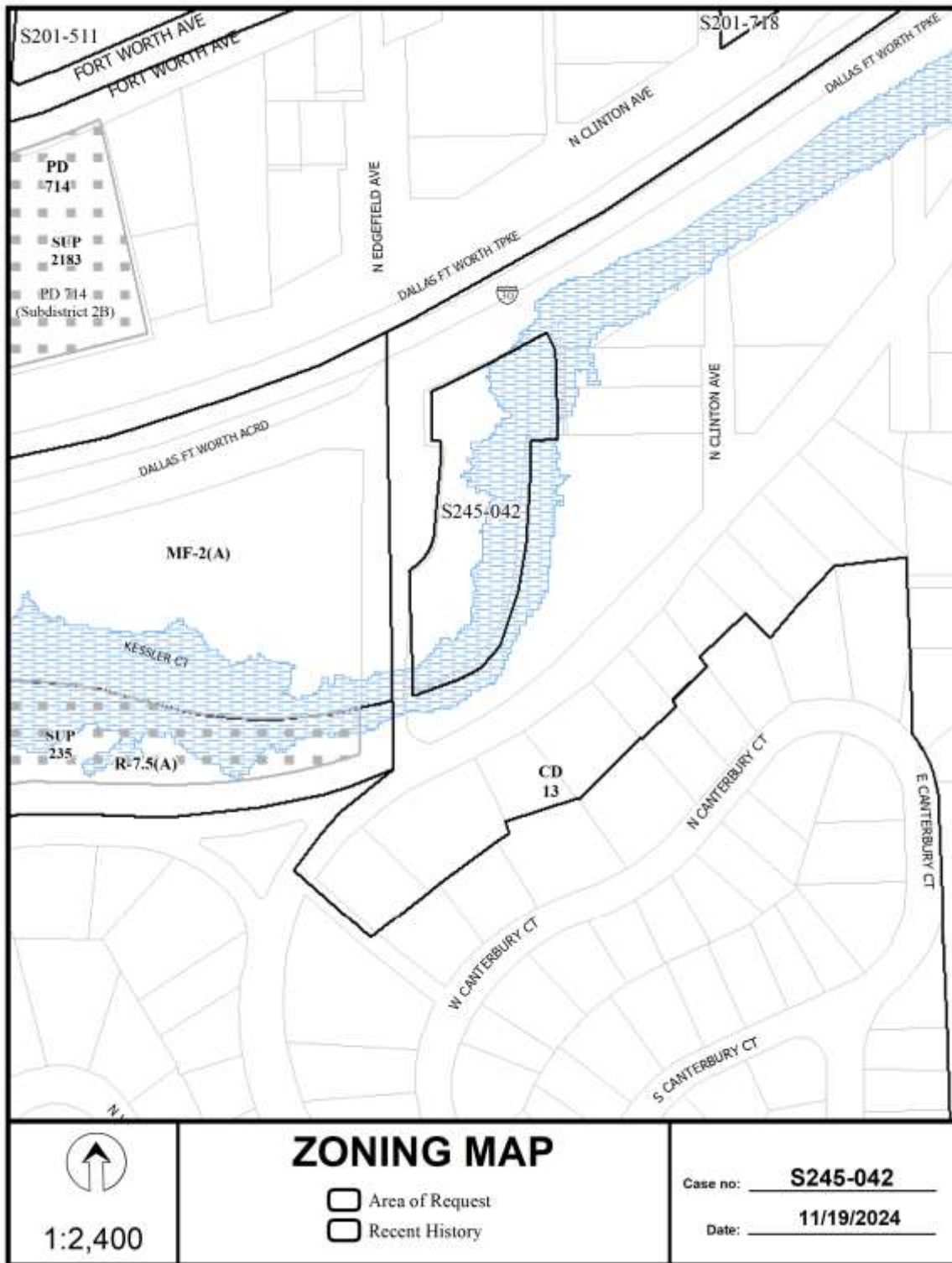
**Street Light/ Real Estate/ Street Name/ GIS, Lot & Block Conditions:**

33. Prior to final plat, comply with City's Street lighting standards including illumination standards, material, installation, and activation per Street Design Manual.
34. On the final plat, change "N. Edgefield Avenue" to "Edgefield Avenue AKA Edgefield Boulevard" Section 51A-8.403(a)(1)(A)(xii).
35. On the final plat, change "Kessler Parkway" to "Kessler Parkway (FKA Dealey Drive" Section 51A-8.403(a)(1)(A)(xii).
36. On the final plat, identify the property as Lot S6A and 6B in City Block A/3957.

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: <b>S245-042</b></p> <p>Date: <b>11/19/2024</b></p>
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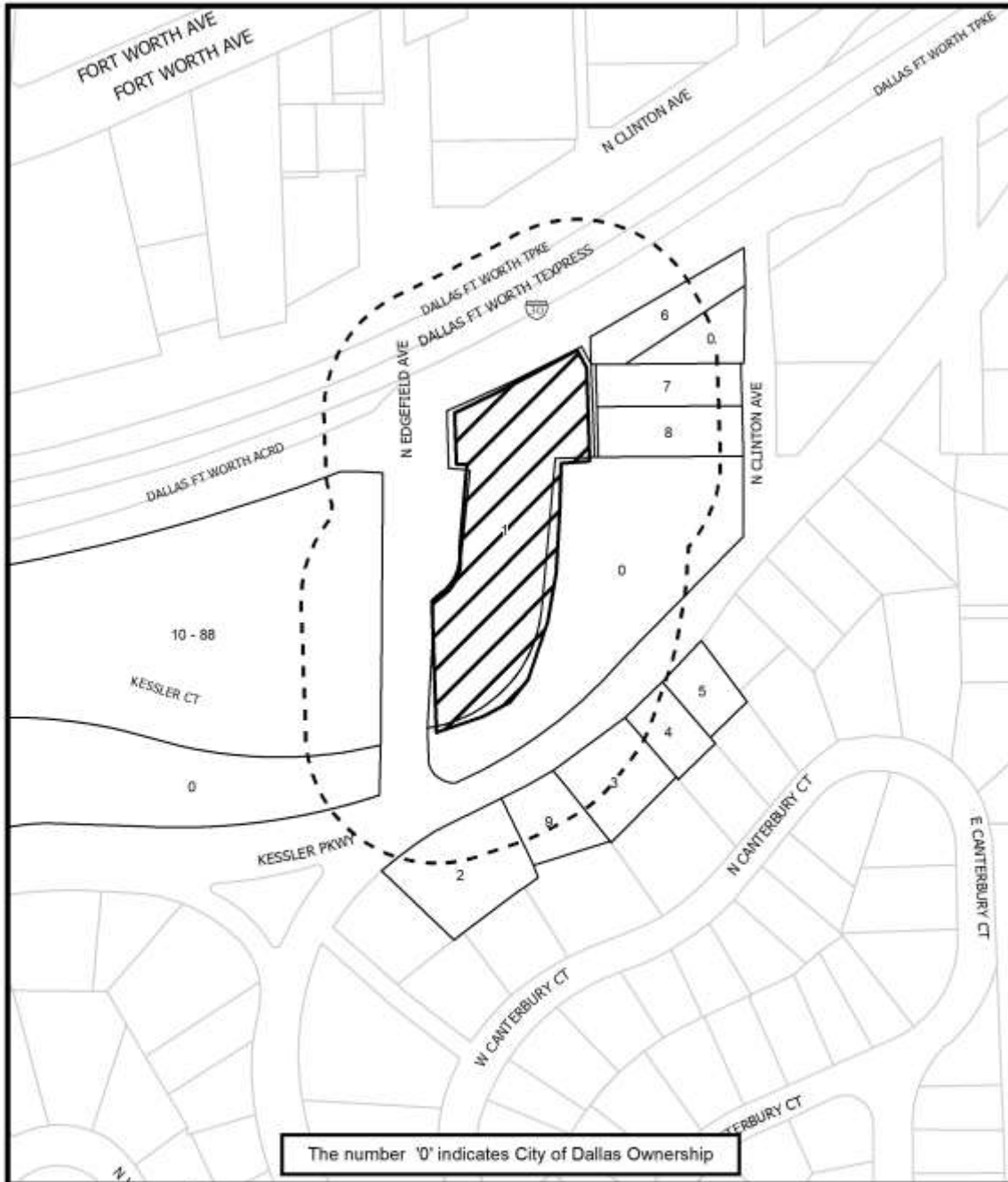
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### AERIAL MAP

- Area of Request
- Recent History

Case no: S245-042

Date: 11/19/2024



  
 1:2,400

**NOTIFICATION**

200' AREA OF NOTIFICATION  
88 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: S245-042  
 Date: 11/19/2024



11/18/2024

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

***S245-042***

***88 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	1500 N EDGEFIELD AVE	EVE CAPITAL LLC
2	2022 KESSLER PKWY	BURKE THANH
3	2010 KESSLER PKWY	REIDYBROWN REVOCABLE TRUST
4	1954 KESSLER PKWY	FOSTER TRAVIS A TRUSTEE
5	1948 KESSLER PKWY	SOKOLOVIC BENJAMIN S &
6	1521 N CLINTON AVE	BOUCHER HARRY H
7	1511 N CLINTON AVE	AKINTOLAYO JOSEPH &
8	1509 N CLINTON AVE	HENDRICKS JOHN C & KELI J
9	2016 KESSLER PKWY	KESKER BLUFF LLC
10	2183 KESSLER CT	VANDYCK CARON & CRAIG
11	2182 KESSLER CT	DUGGER SAM & GINGER
12	2181 KESSLER CT	MITZ ROBERT & SUE
13	2180 KESSLER CT	BROCHU MARGARET H LIFE ESTATE
14	2178 KESSLER CT	CUDE MARTIN C JR & KAREN
15	2177 KESSLER CT	CAMPBELL KATHLEEN
16	2176 KESSLER CT	2716 KESSLER COURT LLC
17	2175 KESSLER CT	BRINING ANNA L
18	2174 KESSLER CT	LOLA JOE W
19	2170 KESSLER CT	FAHERTY SARA S
20	2169 KESSLER CT	COFFEE RUSSELL WELDON JR &
21	2168 KESSLER CT	MATHIS ODENE F
22	2167 KESSLER CT	STARR BONNIE H
23	2166 KESSLER CT	WULFF DAWN & AARON
24	2165 KESSLER CT	VILLANUEVA CARLOS A
25	2164 KESSLER CT	WILLIAMS STEVE L & DOREEN T
26	2163 KESSLER CT	2176 KESSLER COURT LLC

11/18/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	2162 KESSLER CT	CROWE CAROL A
28	2161 KESSLER CT	JONES GLEN L
29	2160 KESSLER CT	COKER CHRISTIE M
30	2159 KESSLER CT	HEATLY RHONDA LYNN &
31	2158 KESSLER CT	HEIMBURGER JAY & DIANE
32	2157 KESSLER CT	HOLLEY CHRISTINE & JERRY W
33	2156 KESSLER CT	IMPOSSIBLE PROPERTY
34	2155 KESSLER CT	WOODS CYNTHIA
35	2153 KESSLER CT	BYERLY RALPH H &
36	2152 KESSLER CT	MEACHUM BETTIE M
37	2151 KESSLER CT	KENNEDY MICHAEL E &
38	2148 KESSLER CT	TEUBNER LYNN MORTON
39	2147 KESSLER CT	RYAN CAROLINE
40	2146 KESSLER CT	HAST KENNETH W & SHIRLEY B
41	2145 KESSLER CT	FAY ANNE C
42	2144 KESSLER CT	BARNES BARBARA A
43	2143 KESSLER CT	JANIK THOMAS & MELISSA
44	2142 KESSLER CT	GRANT BRIANNA K
45	2141 KESSLER CT	LEWIS DOROTHY B
46	2140 KESSLER CT	CATES JOHN R & BELINDA N
47	2139 KESSLER CT	DAVIS GOLDENSTENE & APRIL
48	2138 KESSLER CT	FARLEY WILLIAM BRYAN &
49	2137 KESSLER CT	2012 PROPERTIES LLC
50	2136 KESSLER CT	GAINES JANE S
51	2149 KESSLER CT	ROPER EVELYN KAYE
52	2150 KESSLER CT	MORRIS ANGELA M
53	2130 KESSLER CT	CURRY ALVA L & JOYCE C TR
54	2131 KESSLER CT	CHAPPELL KAREN LYNN
55	2132 KESSLER CT	MCCLURE DOROTHY J
56	2133 KESSLER CT	STEPHENS KAREN LEIGH &
57	2134 KESSLER CT	HENRY CAROL JR

11/18/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	2129 KESSLER CT	GOMEZ JESSE P
59	2128 KESSLER CT	LEMASTER CONNIE SUE
60	2127 KESSLER CT	PALMER CLARENCE A JR & THERESA G
61	2126 KESSLER CT	HAWKINS CYNTHIA &
62	2125 KESSLER CT	SCHAEFFER KARL F & NANCY M
63	2124 KESSLER CT	OWEN PATRA M
64	2123 KESSLER CT	WOLK GINA L
65	2122 KESSLER CT	WOLK GINA L
66	2121 KESSLER CT	DAVIS BRIAN & SUSANNA
67	2120 KESSLER CT	WESTFALL ASHLEIGH ANNE
68	2119 KESSLER CT	LEFTWICH GREG & JULIE
69	2118 KESSLER CT	PALMER DIANNA L
70	2117 KESSLER CT	BUCHANAN MICHAEL & ALICE
71	2116 KESSLER CT	STIMSON ROBERT &
72	2115 KESSLER CT	SPIVEY VIRGINIA IRENE MAKI
73	2114 KESSLER CT	HALL LYNN TOMPKINS
74	2113 KESSLER CT	RADY DAVID B
75	2112 KESSLER CT	GILSON LISA M
76	2111 KESSLER CT	HOFFMAN BRUCE &
77	2110 KESSLER CT	BAKER ANNA LAURIE &
78	2109 KESSLER CT	TOMPKINS SCOTT H &
79	2108 KESSLER CT	GONZALEZ ALBERT & FRANCES M
80	2107 KESSLER CT	TRUBEY ROBERT H EST OF & LOUISE K
81	2106 KESSLER CT	RUSSELL LESLIE E
82	2105 KESSLER CT	TAYLOR SHARAIN L
83	2104 KESSLER CT	MACHEN CYNTHIA A
84	2103 KESSLER CT	CASELLA RENEE M
85	2102 KESSLER CT	GALLEGOS JOSE A
86	2101 KESSLER CT	MARTIN JEREMY D
87	2100 KESSLER CT	SCHUCH BRET M
88	2179 KESSLER CT	HIGHLANDS HOA

