

CITY PLAN COMMISSION

THURSDAY, SEPTEMBER 21, 2023

FILE NUMBER: S223-238

SENIOR PLANNER: Sharmila Shrestha

LOCATION: Daria Place, south of Meaders Lane

DATE FILED: August 25, 2023

ZONING: R-1ac(A)

CITY COUNCIL DISTRICT: 13

SIZE OF REQUEST: 1.059-acre

APPLICANT/OWNER: Peter J. Russell

REQUEST: An application to replat a 1.059-acre tract of land containing all of Lot 11 in City Block A/5514 to create one lot and to reduce the existing 135 feet platted building to 50 feet along the northwest line of Daria Place on property located on Daria Place, south of Meaders Lane.

SUBDIVISION HISTORY:

1. S212-136 was a request southwest of the present request to replat a 16.396-acre tract of land containing all of Lots 7A and 8A in City Block G/5517, all of Lot 1 and part of Lot 2 in City Block 1/5517 to create one lot on property located on Gaywood Road, north of Hollow Way Road. The request was withdrawn on March 25, 2022.
2. S189-181R was a request northwest of the present request to to revise a previously approved plat (S189-181) to replat a 1.009-acre tract of land containing all of Lot 1 in City Block F/5517 to create one lot and to reduce a portion of an existing platted 50-foot building line to 43 feet at two locations along the eastline of Gaywood Road on property located on Meaders Lane at Gaywood Road, southeast corner. The request was approved on July 11, 2019 and recorded on February 12, 2020.
3. S178-140 was a request south of the present request to replat a 25.221-acre tract of land containing part of Lot 1 and Lot 2 in City Block 5516 to create 9 lots ranging in size from 1.164 acre to 12.045 acres on property located on Walnut Hill Lane at Hollow Way Road, west of Dallas North Tollway. The request was approved on April 5, 2018 and recorded on June 7, 2019.

PROPERTY OWNER NOTIFICATION: On September 5, 2023, 11 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 northwest line of Daria Place is 135 feet. Minimum required front yard setback is 40 feet per R-1ac(A) Single Family District.
- (ii) “Be contrary to the public interest;”
 - The adjacent properties to the request are platted with 50-foot building line. Few properties within the subdivision are platted with 30-foot, 40-foot, and 75-foot building lines. 11 notices were sent to the property owners within the 200 feet of the property.
- (iii) “Adversely affect neighboring properties; and”
 - The reduction of the 135-foot platted building line to 50-foot platted building line along the north west line of Daria Place will allow for the property to develop according to R-1ac(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 135-foot platted building line to 50-foot platted building line along the north west line of Daria Place will not impact the adjoining properties.

STAFF RECOMMENDATION ON BUILDING LINE REDUCTION: The request is to reduce an existing 135-foot platted building line to 50 feet along the northwest line of Daria Place. 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 135-foot platted building line to 50-foot along the northwest line of Daria Place.

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 1.059-acre lot and the number of lots remain same. Staff concludes that the request complies with the requirements of Section 51A-8.503 and the R-1ac(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)

Flood Plain Conditions:

14. Determine the 100-year water surface elevation across this addition.
15. Dedicate floodway easement, floodway management area or floodway easement (within common area), with the appropriate easement statement included on the face of the Plat. Section 51A 8.611(d); DWU Floodplain Management; Drainage Design Manual Addendum V

16. Include additional paragraph in Owner's Certificate (pertaining to the floodplain). 51A 8.611(d); DWU Floodplain Management; Drainage Design Manual Addendum V
17. Specify minimum fill and minimum finished floor elevations if Fill Permit exists.
18. Show natural channel set back from the crest of the natural channel.
19. Set floodway monument markers and provide documentation.
20. Provide information regarding Fill Permit or Floodplain Alteration Permit if applied for.

Survey (SPRG) Conditions:

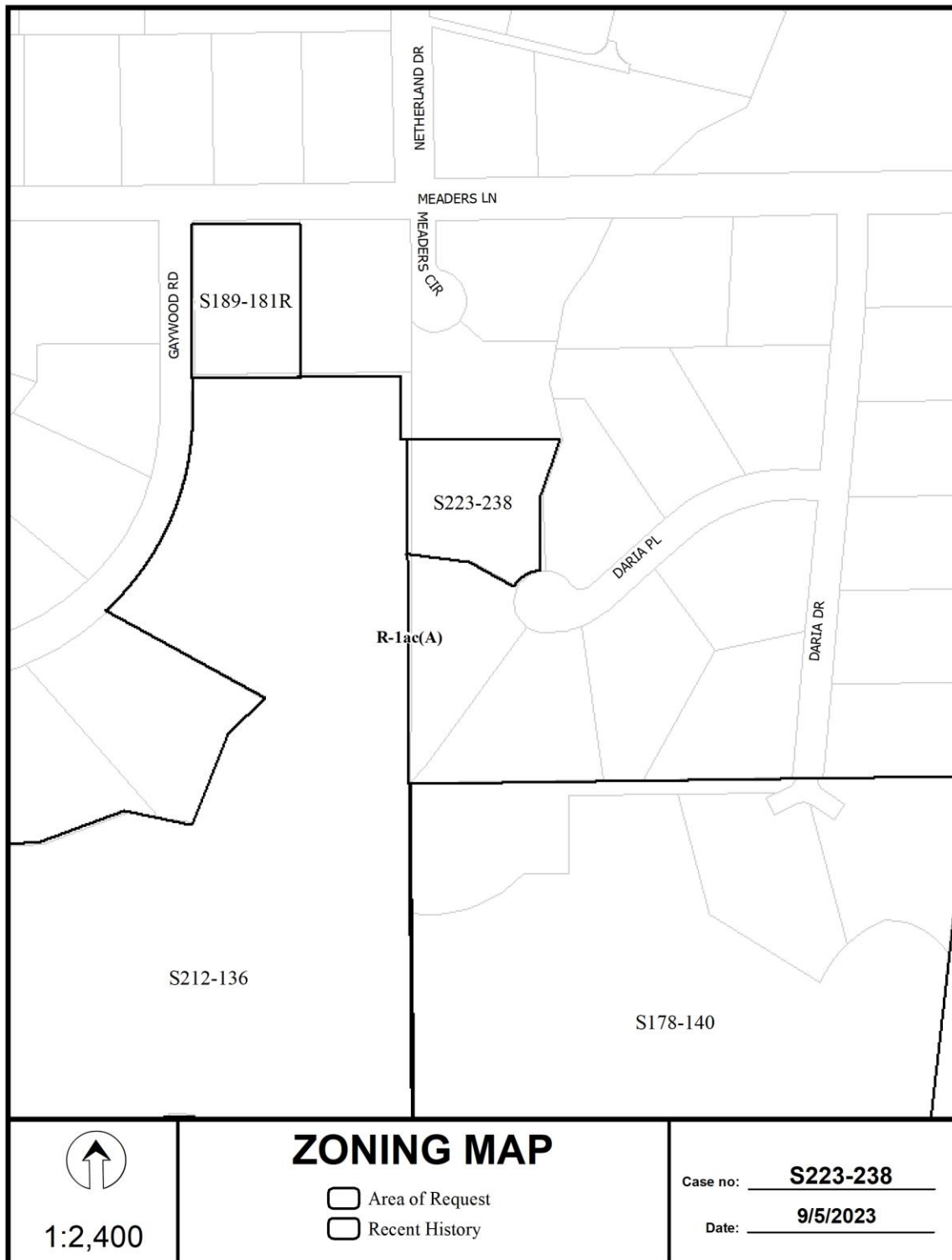
21. Prior to final plat, submit a completed final plat checklist and all supporting documents.
22. On the final plat, show recording information on all existing easements within 150 feet of the property.
23. On the final plat, show all additions or tracts of land within 150 feet of property with recording information.
24. On the final plat, need new/different plat name. There cannot be duplication to any existing subdivision name.

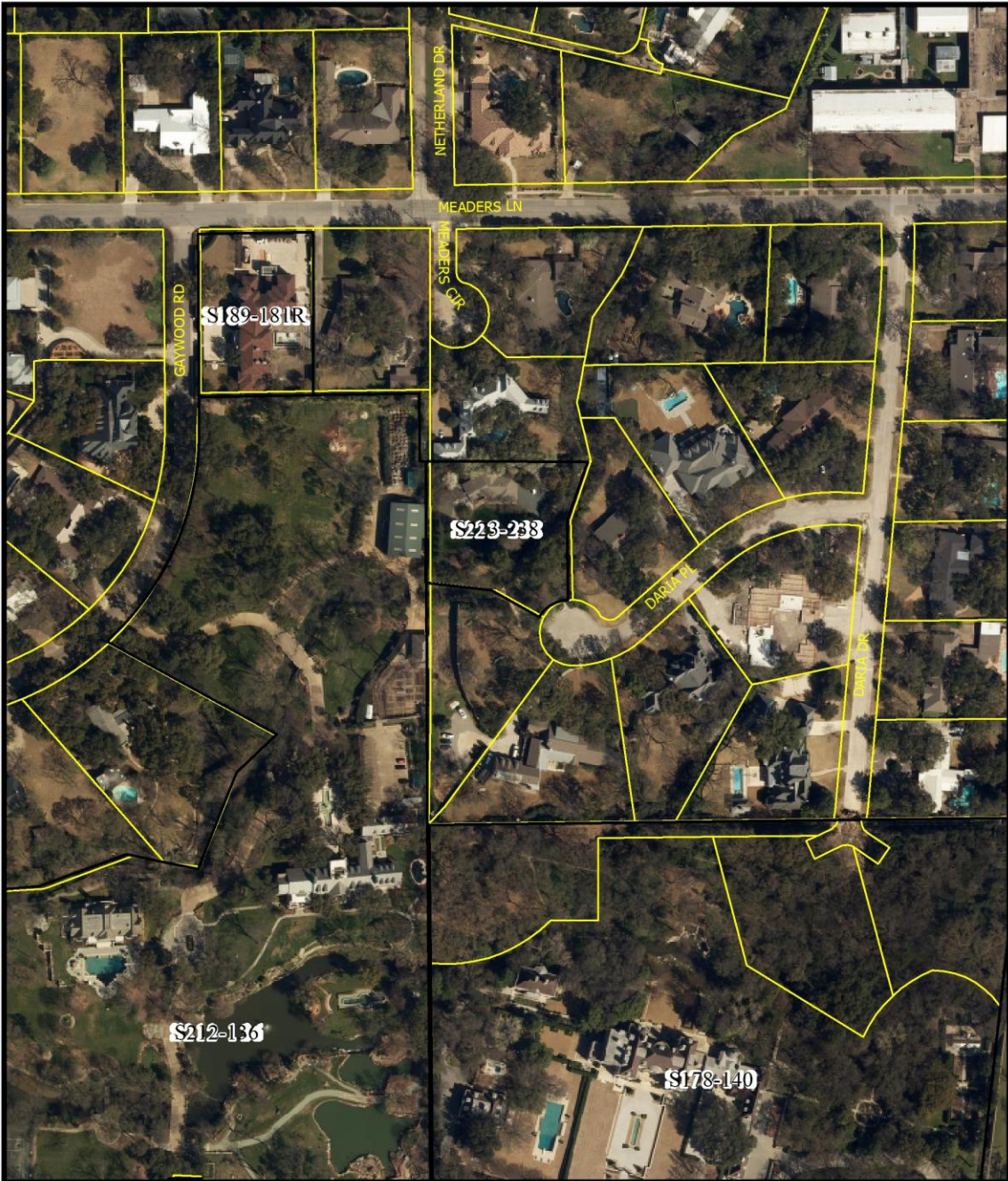
Dallas Water Utilities Conditions:


25. 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.
26. Existing and any proposed Water and Wastewater Easements must be shown and/or increased to conform to current design standards. **Notice:** Minimum Dallas Water Utility easement size 20' for one utility and 25' for both water and sewer. Larger diameter or deeper mains may require additional width.

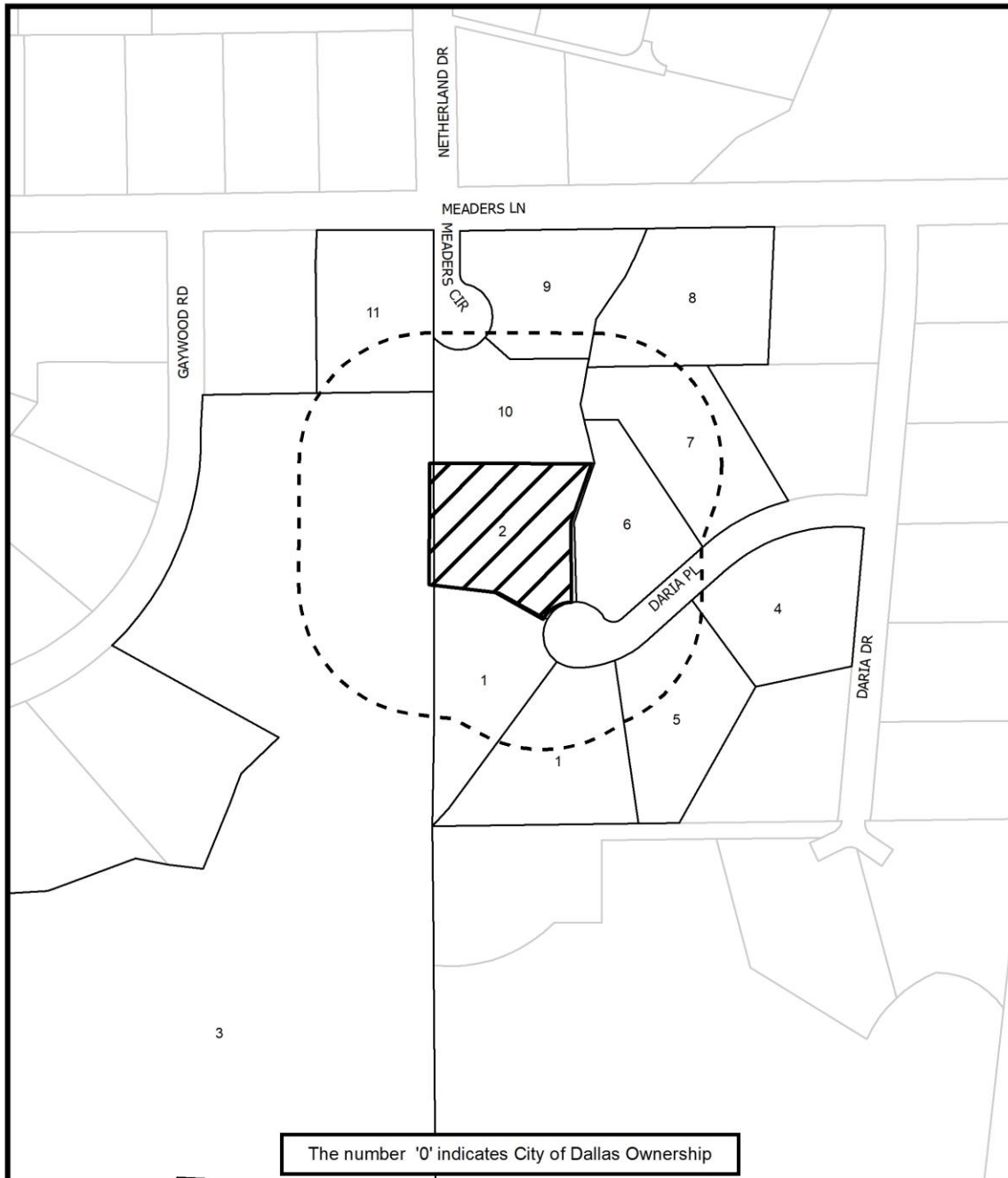
Street Name / GIS, Lot & Block Conditions:

27. On the final plat, identify the property as Lot 11 in City Block A/5514. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





 1:2,400	<h3 style="text-align: center;">AERIAL MAP</h3> <p> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p>	Case no: <u> S223-238 </u> Date: <u> 9/5/2023 </u>
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 1:2,400	NOTIFICATION		Case no: S223-238
	<div style="border: 1px solid black; padding: 2px; display: inline-block;">200'</div> AREA OF NOTIFICATION <div style="border: 1px solid black; padding: 2px; display: inline-block;">11</div> NUMBER OF PROPERTY OWNERS NOTIFIED		Date: 9/7/2023

08/28/2023

Notification List of Property Owners

S223-238

11 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	10141 DARIA PL	GWB LWB FAMILY TRUST
2	10161 DARIA PL	RUSSELL PETER J
3	10300 GAYWOOD RD	BENEFIT OF THE FGH RESIDENTIAL QUALIFYING
TRUST		
4	10121 DARIA PL	CROSBY RONALD & PAIGE
5	10131 DARIA PL	YOUNG WALTER & JENISE
6	10171 DARIA PL	FLETCHER DOUGLAS D &
7	10181 DARIA PL	KHATRI MUSHTAK D &
8	5688 MEADERS LN	CAIN DAVID H II
9	5678 MEADERS CIR	ST CLAIRE FRANK A &
10	5656 MEADERS CIR	LANGSTON GREGORY & MARGARET S
11	5528 MEADERS LN	WIGLEY FAMILY TRUST

