

CITY PLAN COMMISSION

THURSDAY, MARCH 21, 2024

FILE NUMBER: S234-063

SENIOR PLANNER: Sharmila Shrestha

LOCATION: Pemberton Hill Road at Jeane Street, northeast corner

DATE FILED: February 21, 2024

ZONING: R-7.5(A)

CITY COUNCIL DISTRICT: 5

SIZE OF REQUEST: 2.673-acres

APPLICANT/OWNER: Shephard Place Homes, Inc.

REQUEST: An application to replat a 2.673-acre tract of land containing all of Lot 1 in City Block 6255 to create a 10-lot residential subdivision ranging in size from 11,268 square feet to 15,024 square feet on property located on Pemberton Hill Road at Jeane Street, northeast corner.

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 properties on the north line of Jeane Street to the east of the request have an average lot area of 10,775 square feet and an average lot width of 60 feet and are zoned R-7.5(A) Single Family District. (*Please refer to the existing area analysis*)

The request is to create 10 lots ranging in size from 11,268 square feet to 15,024 square feet and width ranging in size from 60 feet to 80 feet.

Staff finds that the request is creating the same lot pattern as established on the north line of the Jeane Street. The request complies with the requirements of R-7.5(A) Single Family District and with the requirements of Section 51A-8.503; 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 10.

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:

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

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.
19. On the final plat, chose a new or different addition name.

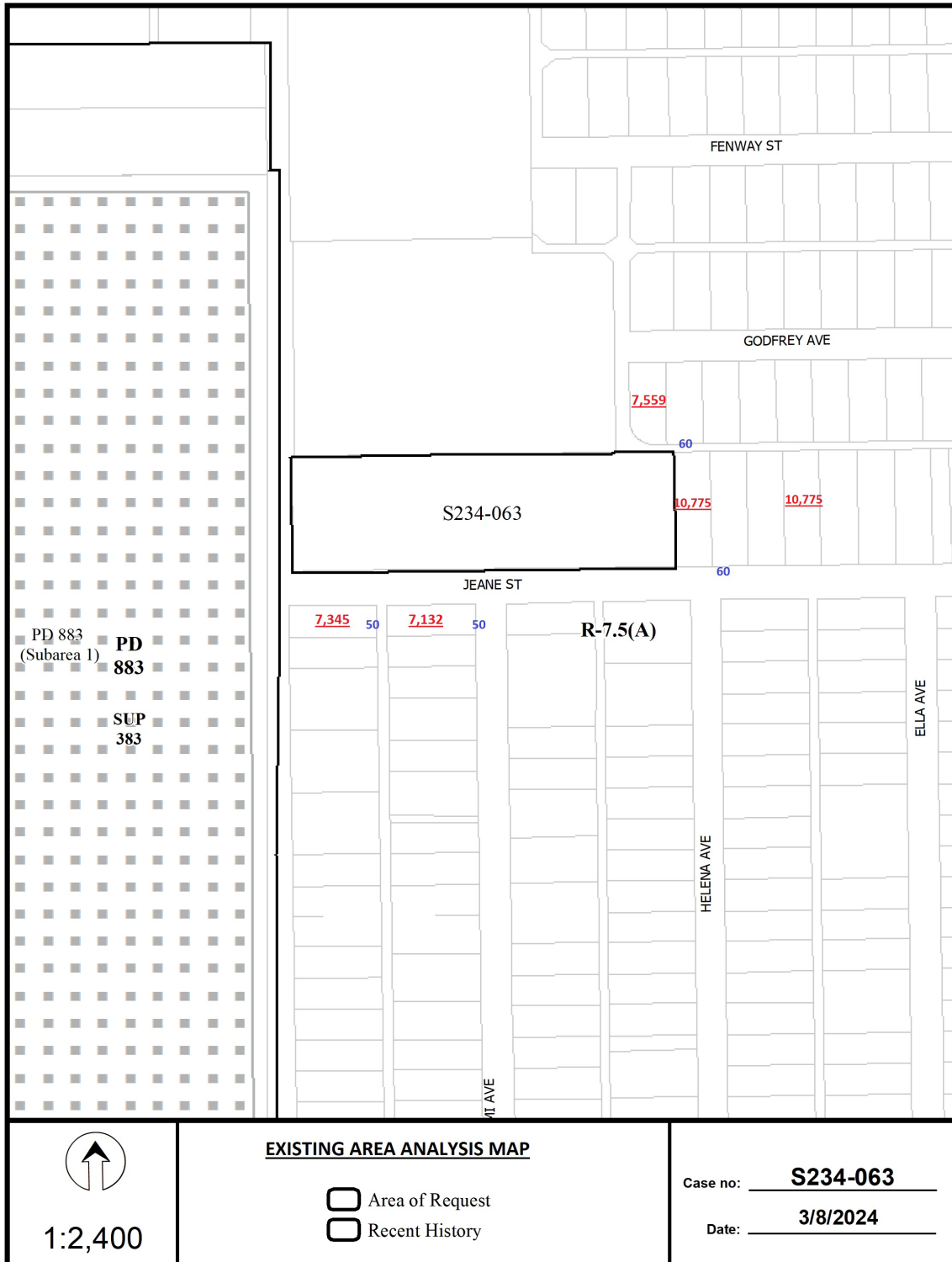
Dallas Water Utilities Conditions:

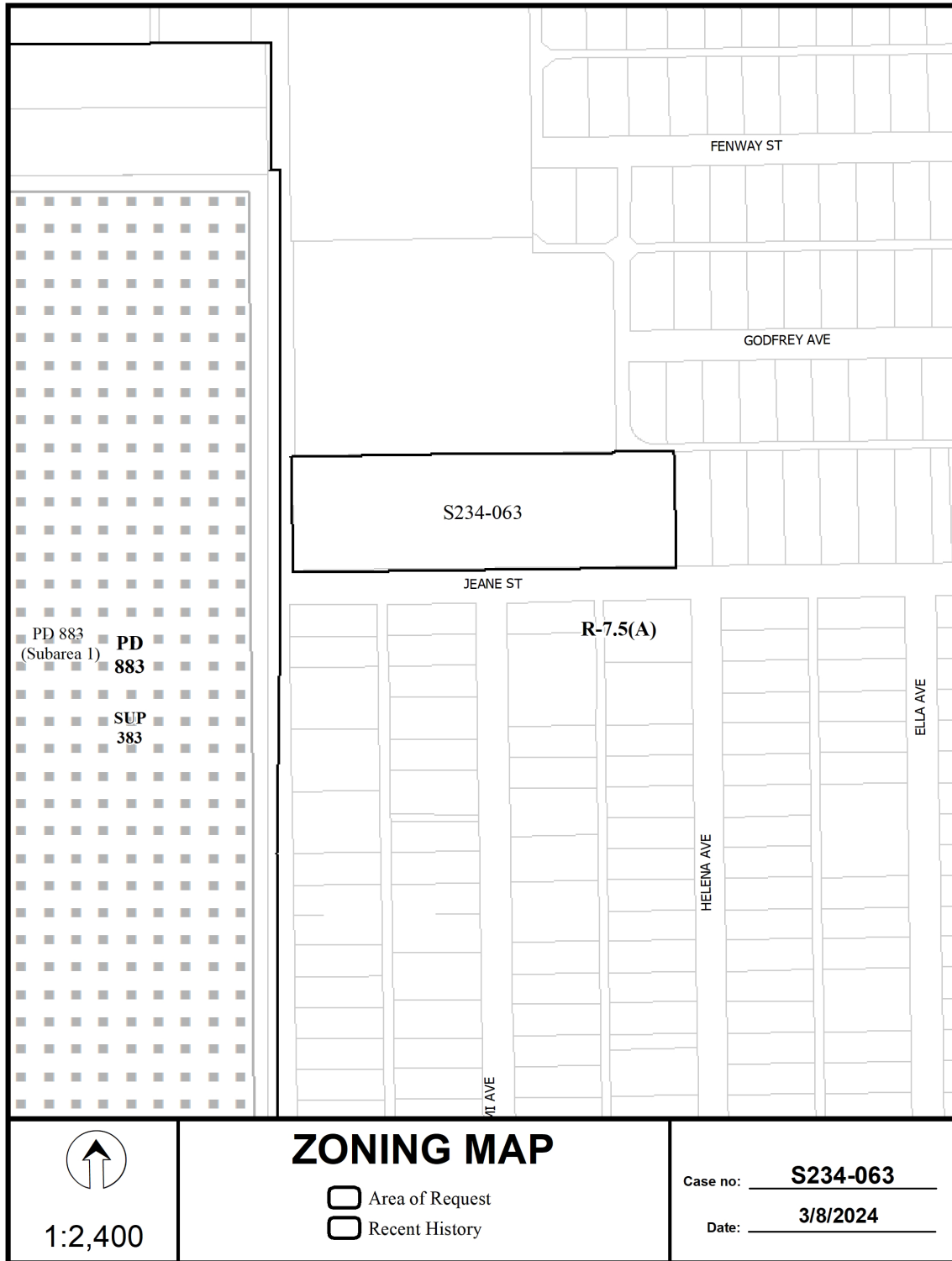
20. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
21. 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).
22. Wastewater main improvements is required by Private Development Contract. Submit water/wastewater Engineering Plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

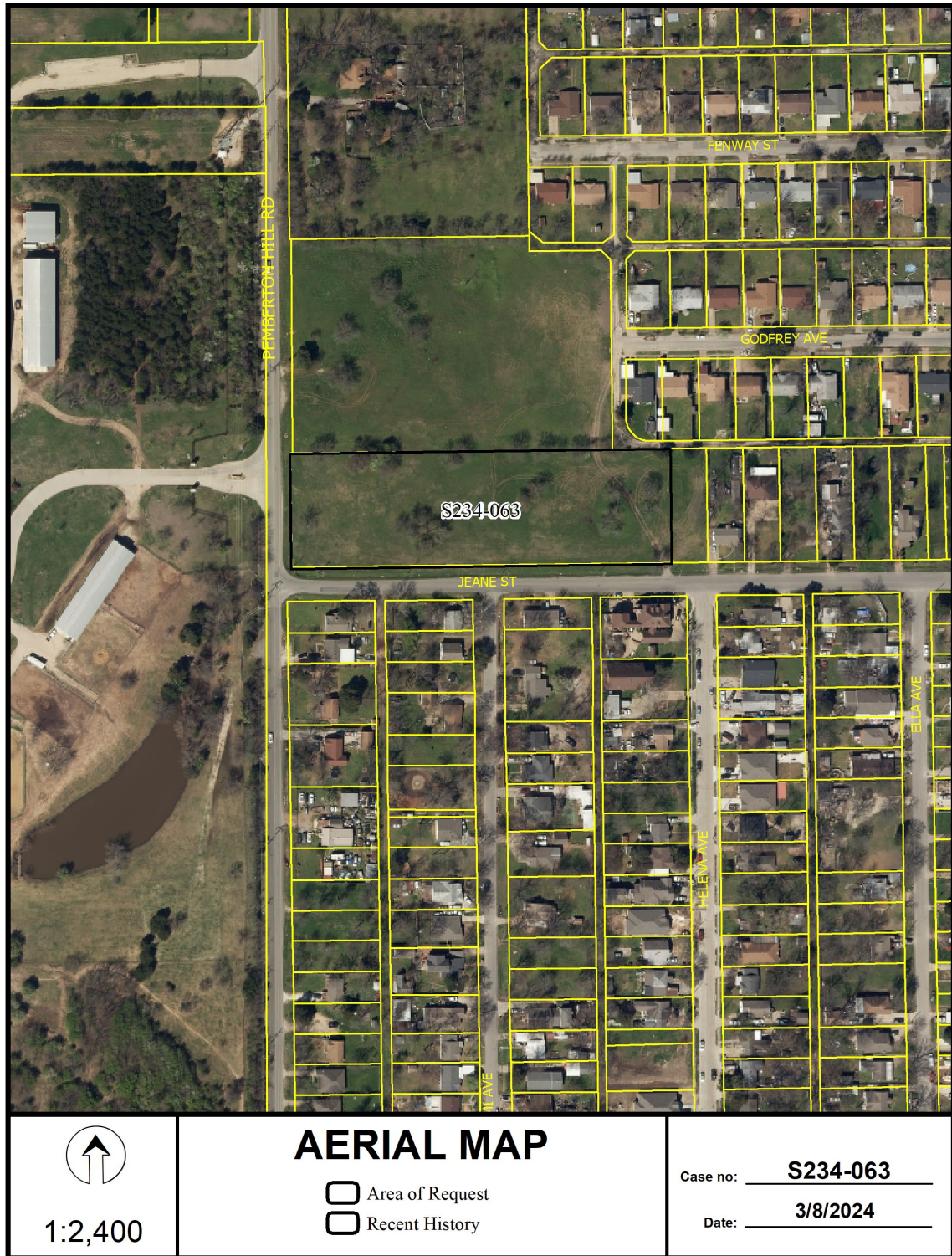
GIS, Lot & Block Conditions:

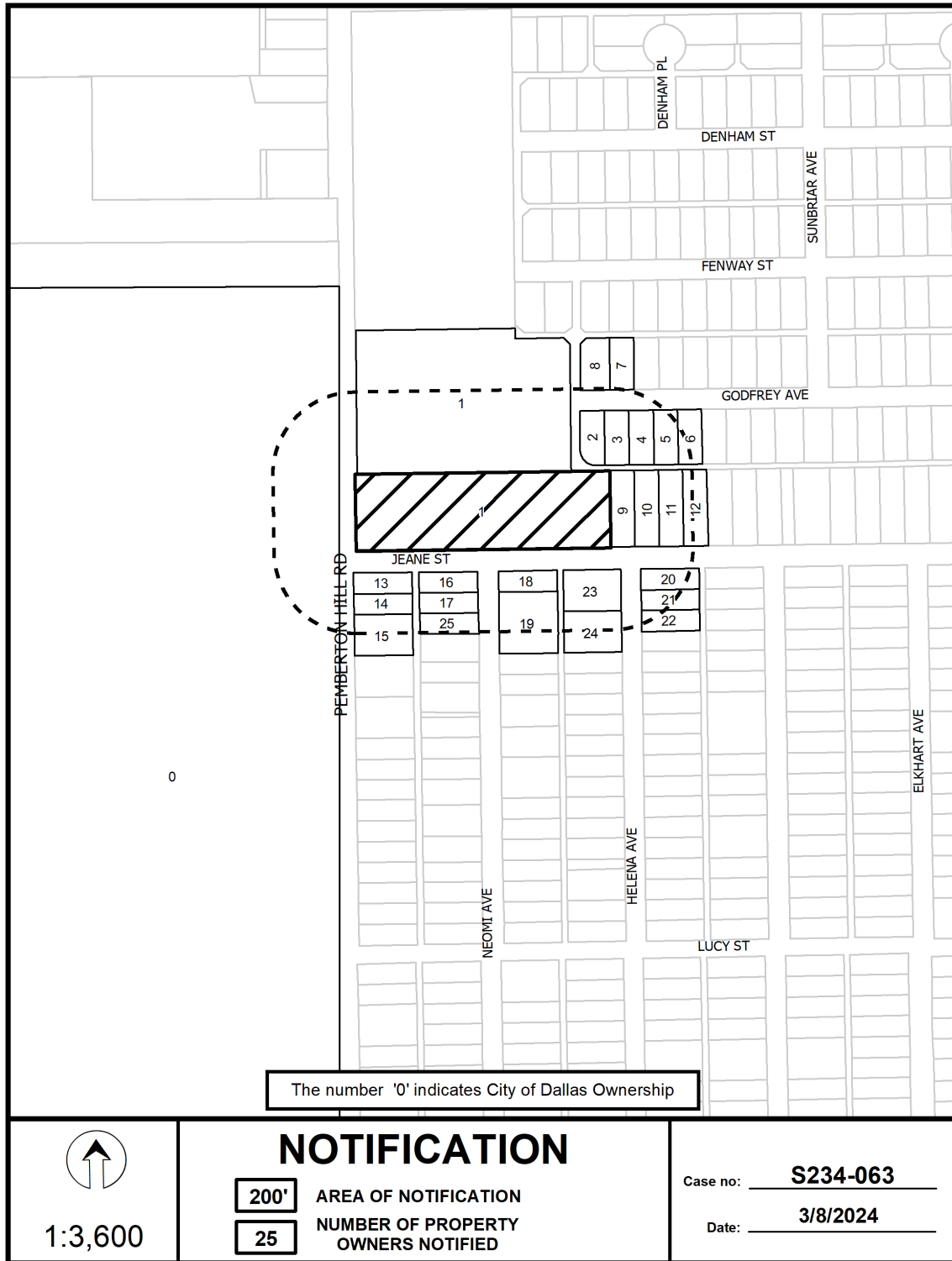
23. On the final plat, identify the property as Lots 1A through 1H, 1J, and 1K in City Block 6255.

ALL AREAS ARE IN SQUARE FEET









Notification List of Property Owners

S234-063

25 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	826 PEMBERTON HILL RD	MCHALE PROPERTIES INC
2	6202 GODFREY AVE	ROJAS BUENAVENTURA
3	6206 GODFREY AVE	VAZQUEZ MARIA ELIZABETH &
4	6210 GODFREY AVE	WILLIAMS BRENDA
5	6214 GODFREY AVE	JAIMES ROSALINDA PEREZ
6	6218 GODFREY AVE	CHAVEZ SOPHIA HERNANDEZ EST OF
7	6207 GODFREY AVE	PH OP PKG 2 LLC
8	6203 GODFREY AVE	WILLIAMS J C
9	6155 JEANE ST	MCHALE PROPERTIES INC
10	6203 JEANE ST	ZARAGOZA JUANITA
11	6207 JEANE ST	RODRIGUEZ PEDRO F
12	6213 JEANE ST	RODRIGUEZ LUISA MS
13	770 PEMBERTON HILL RD	ORTIZ MARY
14	766 PEMBERTON HILL RD	MACEDO LEONIDES OSORIO &
15	758 PEMBERTON HILL RD	VALDEZ MATILDE OSORIO
16	769 NEOMI ST	MENDEZ RODOLFO
17	767 NEOMI ST	CASTILLO LAZARO &
18	770 NEOMI ST	BECERRIL MARIA D C &
19	760 NEOMI AVE	RANGEL LUIS
20	770 HELENA AVE	CORREA MARIA GUADALUPE
21	766 HELENA AVE	BARBOSA SERGIO
22	762 HELENA AVE	PEREZ JOSE LUIS MILAN
23	771 HELENA AVE	CABRERA JOSUE & ESTER
24	759 HELENA AVE	CABRERA JOSUE & RUTH
25	533 JONELLE AVE	MARRUFOARAGON ERIK &

