

CITY PLAN COMMISSION**THURSDAY, SEPTEMBER 21, 2023****FILE NUMBER:** S223-240**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Dowdy Ferry Road, north of Fireside Drive**DATE FILED:** August 25, 2023**ZONING:** CH**CITY COUNCIL DISTRICT:** 8**SIZE OF REQUEST:** 2.00-acres**APPLICANT/OWNER:** Juan Carlos Zuniga

REQUEST: An application to create one 2.00-acre lot from a tract of land in City Block 7862 on property located on Dowdy Ferry Road, north of Fireside Drive.

SUBDIVISION HISTORY:

1. S201-599 was a request north of the present request to create a 3.862-acre lot from a tract of land in City Block 7862 on property located on Dowdy Ferry Road, north of Fireside Drive. The request was scheduled on March 25, 2021 but has not been recorded.
2. S190-137R was a request north of the request to revise a previously approved preliminary plat S190-237 to create 122 residential lots and 2 common areas from a 17.75-acre tract of land in City Block 7862 on property located on Fireside Drive, east of Dowdy Ferry Road. The request was approved on January 7, 2021 but has not been recorded.
3. S178-239 was a request southeast of the present request to create 4 lots ranging in size from 0.447 acre to 1.162 acres from a 2.834-acre tract of land in City Block 7850 on property located at 8440 Fireside Drive, east of Dowdy Ferry Road. The request was approved on July 19, 2018 but has not been recorded.
4. S178-227 was a request on the same location as the present request to create one 2.00-acre lot from a tract of land on property located on Fireside Drive at Dowdy Ferry Road, northeast corner. The request was approved on July 19, 2018 and withdrawn on January 21, 2020.

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 request is in CH Cluster Housing District which has a minimum lot size requirement of 2,000 square feet per dwelling unit and a maximum dwelling unit density of 18 dwelling units per net acre. The request is to create one 2.0-acre lot from a tract of land.

Staff finds that there is a variation in lot pattern within the immediate vicinity of the request. (*refer to the existing area analysis and aerial map*); and the request is in compliance with Section 51A-8.503 and also with the requirements of the CH Cluster

Housing District; 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 one.

Paving & Drainage Conditions:

12. Submit a full set of Civil Engineering Plans (drainage, paving, street signage/marketing/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 a minimum 5-foot by 5-foot corner clip (via fee simple or Street easement) at the intersection of Fireside Drive & Dowdy Ferry Road. Section 51A 8.602(d)(1).
16. A larger corner clip may be requested during engineering plan and traffic review to accommodate an adequate turning radius, or to maintain public/traffic appurtenances with the area of corner clip. Section 51A 8.602(d)(1), Section 51A-8.608(a)
17. Must coordinate with Transportation Department for any traffic signal requirements that are deemed necessary for improving pedestrian accessibility and safety related to site developments (contact Srinivasa Veeramallu with Traffic Signals). Section 51A-8.606, Section 51A-8.608

Survey (SPRG) Conditions:

18. Prior to final plat, submit a completed final plat checklist and all supporting documents.
19. On the final plat, show recording information on all existing easements within 150 feet of the property.
20. On the final plat, show all additions or tracts of land within 150 feet of property with recording information.

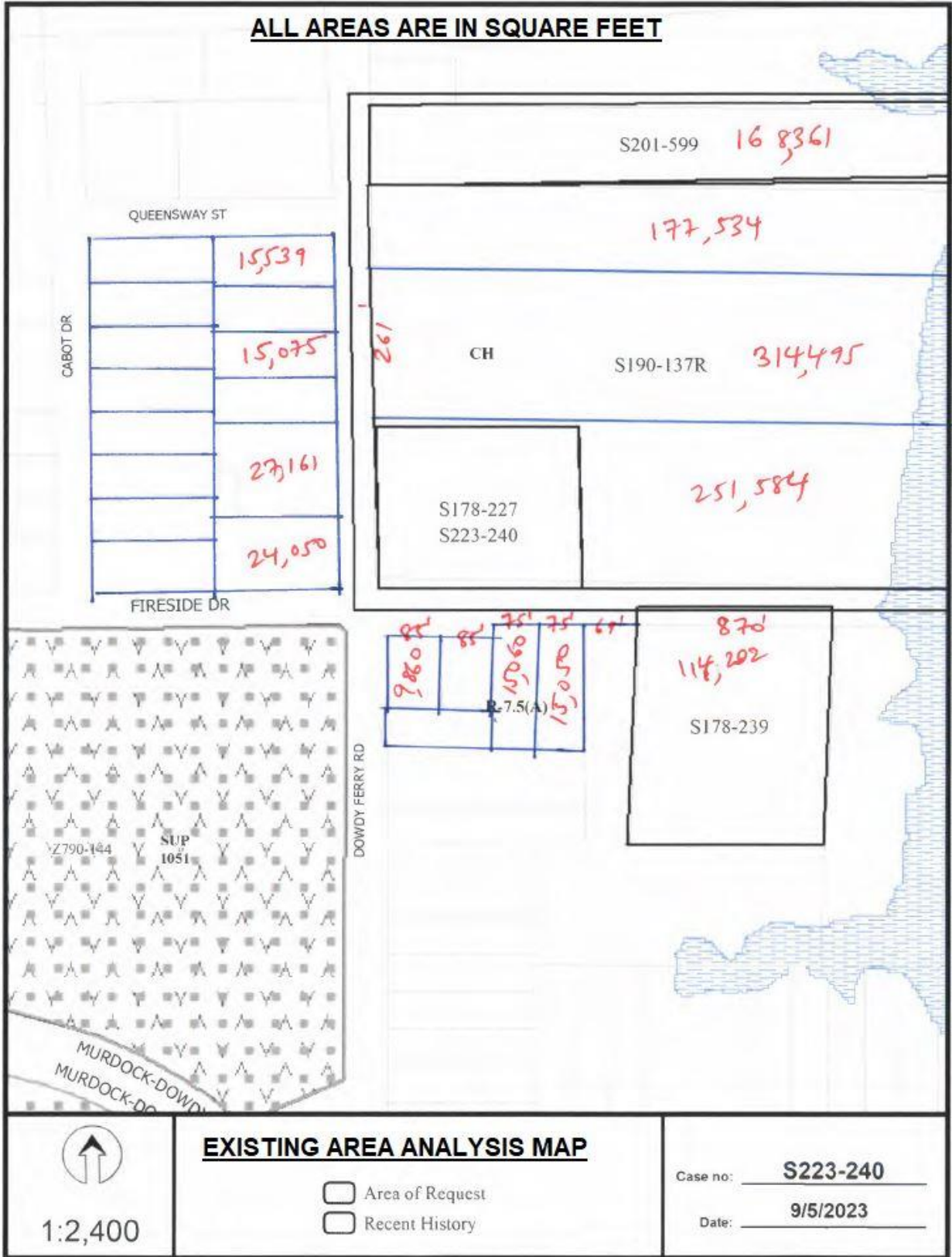
Dallas Water Utilities Conditions:

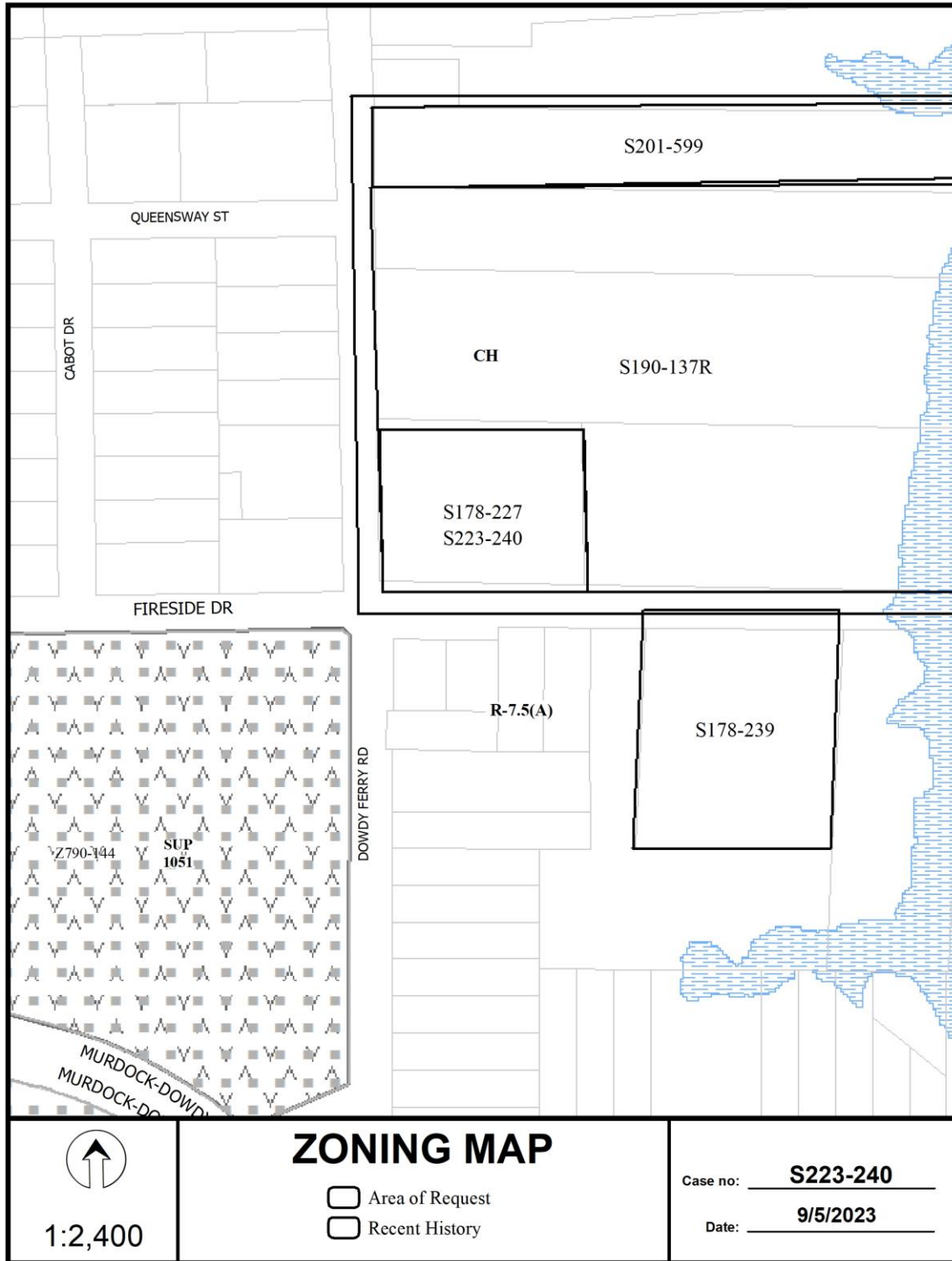
21. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering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

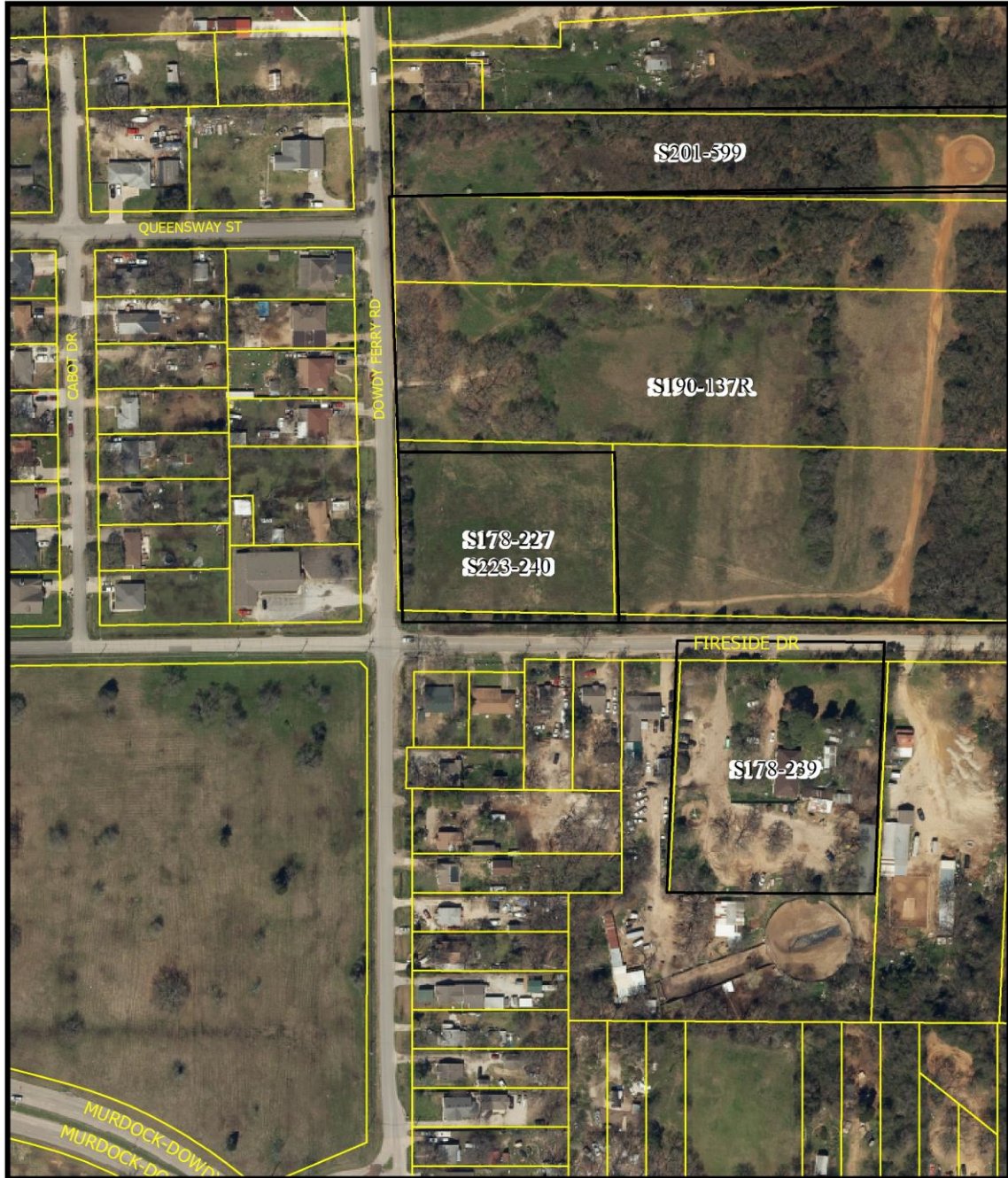
Street Name / GIS, Lot & Block Conditions:


22. On the final plat, change "Fireside Drive (Local Road No. 182)" to "Fireside Drive".
23. On the final plat, identify the property as Lot 1 in City Block F/7862. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).

ALL AREAS ARE IN SQUARE FEET







 1:2,400	<h2 style="text-align: center;">AERIAL MAP</h2> <p> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p>	<p>Case no: S223-240</p> <p>Date: 9/5/2023</p>
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