

CITY PLAN COMMISSION**THURSDAY, DECEMBER 5, 2024****FILE NUMBER:** S245-039**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Mallory Drive at Humphrey Drive, southeast corner**DATE FILED:** November 7, 2024**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 4**SIZE OF REQUEST:** 0.9193 -acres**APPLICANT/OWNER:** King Home Builder's, LLC

REQUEST: An application to replat a 0.9193-acre tract of land containing portion of City Block 41/8617 to create four lots ranging in size from 9,152 square feet to 12,268 square feet on property located on Mallory Drive at Humphrey Drive, southeast corner.

SUBDIVISION HISTORY:

1. S212-211 was a request west of the present request to replat a 0.454-acre (19,872 square feet) tract of land containing part of City Block 42/8617 to create one lot on property located on Mallory Drive, west of Humphrey Drive. The request was approved on June 2, 2022 but has not been recorded.
2. S190-029 was a request southeast of the present request to replat a 0.94-acre tract of land containing part of City Block 41/8617 to create one lot on property located on Hedgdon Drive, south of Mallory Drive. The request was approved on November 21, 2019 and recorded on March 24, 2023.

PROPERTY OWNER NOTIFICATION: On November 11, 2024, 18 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 north, east, south, and west of the current request has areas ranging in size from 9,684 square feet to 39,626 square feet and are zoned R-7.5(A) Single Family District. *(Please refer to the existing area analysis)*

The request lies in an R-7.5(A) Single Family District which has a minimum lot area requirement of 7,500 square feet. The request is to create four lots ranging in size from 9,152 square feet to 12,268 square feet; and is zoned R-7.5(A) Single Family 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 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 four.

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 Conditions:

15. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Mallory Drive. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*
16. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Humphery Drive. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*
17. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of Mallory Drive and Humphery Drive. Section 51A 8.602(d)(1)
18. Must coordinate with Transportation Department for any traffic signal requirements that are deemed necessary for improving pedestrian accessibility and safety related to site development (Contact Srinivasa Veeramallu with Traffic Signals). 51A-8.606, 51A-8.608

Survey (SPRG) Conditions:

19. Prior to final plat, submit a completed final plat checklist and all supporting documents.
20. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
21. On the final plat, show plat Volume 76082, Page788, Deed Records, Dallas County, Texas.

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

22. Prior to final plat, comply with City's Street lighting standards including illumination standards, material, installation, and activation per Street Design Manual.
23. On the final plat, Change "Humphrey Drive (FKA Cooper Drive)" to "Humphrey Drive (FKA Cooper Drive FKA Miller Drive)" Section 51A-8.403(a)(1)(A)(xii).
24. On the final plat, Change " Change "Mallory Drive (Parker Drive per plat)" to "Mallory Drive (FKA Parker Drive" Section 51A-8.403(a)(1)(A)(xii).
25. On the final plat, Change " Change "Humphrey Drive (FKA Cooper Drive) (Miller Drive per plat)" to "Humphrey Drive (FKA Cooper Drive FKA Miller Drive) Section 51A-8.403(a)(1)(A)(xii).
26. On the final plat, identify the property as Lots 2 through 5 in City Block 41/8617.

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: S245-039</p> <p>Date: 11/19/2024</p>
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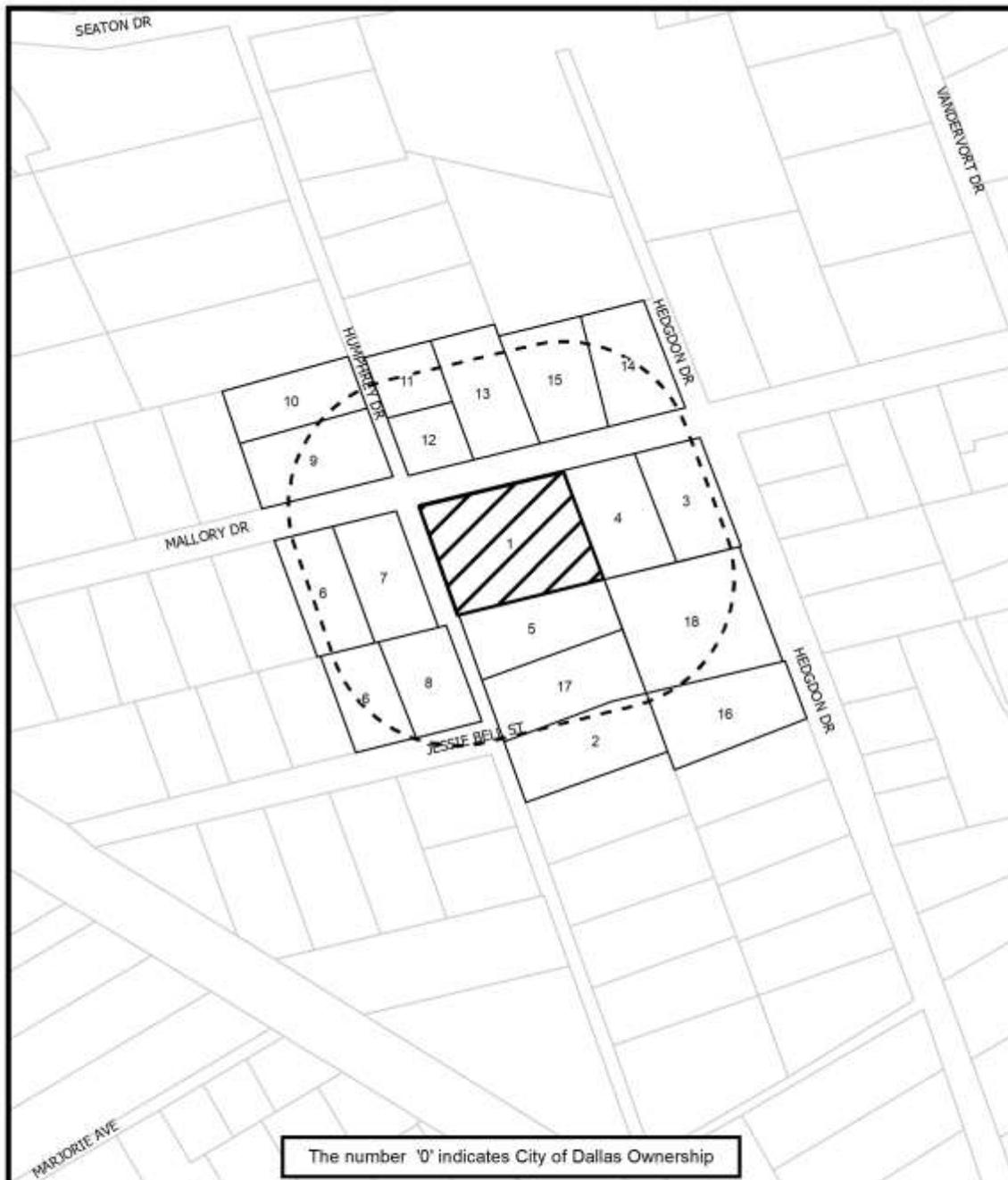
1:2,400

AERIAL MAP

- Area of Request
- Recent History

Case no: S245-039

Date: 11/19/2024



 1:2,400	NOTIFICATION		Case no: S245-039
	<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;">18</div> NUMBER OF PROPERTY OWNERS NOTIFIED	Date: 11/19/2024	

11/14/2024

Notification List of Property Owners

S245-039

18 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4504 HUMPHREY DR	KING HOME BUILDERS LLC
2	4522 HUMPHREY DR	ADAMS GLENN
3	3226 MALLORY DR	PROCTOR ERMA
4	3212 MALLORY DR	GONZALEZ VERONICA &
5	4508 HUMPHREY DR	ADAMS CHARLES R
6	3118 MALLORY DR	SALAS EMMA HERNANDEZ
7	3122 MALLORY DR	KIRBYS KREATIVE LEARNING CENTER
8	4509 HUMPHREY DR	BAZILE OSCAR J &
9	3123 MALLORY DR	MULLEN LEON EST OF
10	4421 HUMPHREY DR	JOHNSON BARAKA &
11	4424 HUMPHREY DR	LFLE BUILDERS LLC
12	3203 MALLORY DR	ALAMANZA MARIA
13	3207 MALLORY DR	SOUTH DALLAS EQUITIES LLC
14	3227 MALLORY DR	WILLIAMS MARGIE LEE &
15	3217 MALLORY DR	WILLIAMS MARGIE LEE
16	4519 HEDGDON DR	ADAMS GLENN
17	4512 HUMPHREY DR	ADAMS GLENN
18	4511 HEDGDON DR	MENDOZA DIANA



LEGEND

EXISTING LOT LINES	PROPOSED LOT LINES
EXISTING EASEMENTS	PROPOSED EASEMENTS
EXISTING UTILITIES	PROPOSED UTILITIES
EXISTING STREETS	PROPOSED STREETS
EXISTING CURBS	PROPOSED CURBS
EXISTING SIDEWALKS	PROPOSED SIDEWALKS
EXISTING DRIVEWAYS	PROPOSED DRIVEWAYS
EXISTING FENCES	PROPOSED FENCES
EXISTING TREES	PROPOSED TREES
EXISTING UTILITIES	PROPOSED UTILITIES
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THIS PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR CONSTRUCTION. THE CITY OF DALLAS HAS REVIEWED THIS PLAN AND HAS DETERMINED THAT IT IS IN SUBSTANTIAL COMPLIANCE WITH THE CITY OF DALLAS ORDINANCES AND REGULATIONS. THE CITY OF DALLAS DOES NOT WARRANT THE ACCURACY OF THIS PLAN OR THE INFORMATION CONTAINED HEREIN. THE CITY OF DALLAS DOES NOT ASSUME ANY LIABILITY FOR ANY DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR FROM THE USE OF THIS PLAN OR THE INFORMATION CONTAINED HEREIN. THE CITY OF DALLAS DOES NOT WARRANT THE ACCURACY OF THIS PLAN OR THE INFORMATION CONTAINED HEREIN. THE CITY OF DALLAS DOES NOT ASSUME ANY LIABILITY FOR ANY DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR FROM THE USE OF THIS PLAN OR THE INFORMATION CONTAINED HEREIN.



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PREPARED BY:
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 WWW.PEPPERMANNSURVEYING.COM

PROJECT:
23RD STREET ADJUNCTION
 LOTS 1-4, BLOCK 478617
 KING HOME BUILDERS, LLC
 23RD STREET ADJUNCTION
 CITY OF DALLAS, TEXAS

STATE OF TEXAS
 COUNTY OF DALLAS

WE, THE UNDERSIGNED, A LEGAL PUBLIC IN AND FOR AND COUNTY AND STATE OF THE SAID JURISDICTION, ADVISE AND CERTIFY THAT WE ARE THE ATTORNEYS AT LAW FOR THE SAID PROJECT AND THAT WE HAVE REVIEWED THIS PLAN AND DETERMINED THAT IT IS IN SUBSTANTIAL COMPLIANCE WITH THE CITY OF DALLAS ORDINANCES AND REGULATIONS. THE CITY OF DALLAS DOES NOT WARRANT THE ACCURACY OF THIS PLAN OR THE INFORMATION CONTAINED HEREIN. THE CITY OF DALLAS DOES NOT ASSUME ANY LIABILITY FOR ANY DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR FROM THE USE OF THIS PLAN OR THE INFORMATION CONTAINED HEREIN.

PROJECT SCOPE:
 THE PROJECT SCOPE IS THE CONSTRUCTION OF A 10' WIDE ADJUNCTION TO 23RD STREET, INCLUDING THE INSTALLATION OF CURBS, SIDEWALKS, AND UTILITIES. THE PROJECT SCOPE DOES NOT INCLUDE THE CONSTRUCTION OF ANY BUILDINGS OR OTHER STRUCTURES. THE PROJECT SCOPE IS SUBJECT TO THE CITY OF DALLAS ORDINANCES AND REGULATIONS. THE CITY OF DALLAS DOES NOT WARRANT THE ACCURACY OF THIS PLAN OR THE INFORMATION CONTAINED HEREIN. THE CITY OF DALLAS DOES NOT ASSUME ANY LIABILITY FOR ANY DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR FROM THE USE OF THIS PLAN OR THE INFORMATION CONTAINED HEREIN.

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