

LOCATION: Royal Oaks Drive, east of Kleberg Road

DATE FILED: June 26, 2024

ZONING: R-10(A)

CITY COUNCIL DISTRICT: 8

SIZE OF REQUEST: 0.475-acre

APPLICANT/OWNER: Araceli Martinez

REQUEST: An application to create one 0.475-acre (20,688.30 square foot) lot from a tract of land in City Block A/8812 on property located on Royal Oaks Drive, east of Kleberg Road.

SUBDIVISION HISTORY:

1. S190-190 was a request northwest of the present request to replat a 2.049-acre tract of land containing all of Lot 3 in City Block 8812 to create one 1.093-acre (47,606 square feet) lot and one 0.956-acre (41,661 square feet) lot on property located on Woody Road, north of Kleberg Road. The request was approved on August 6, 2020 but has not been recorded.

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 Royal Oaks Drive have lot area ranging in size from 12,752 square feet to 28,317 square feet and lot widths ranging in size from 120 feet to 257 feet and are zoned R-10(A) Single Family District. (*Please refer to the existing area analysis*).
- The properties on the south line of Royal Oaks Drive have lot area ranging in size from 10,263 square feet to 15,387 square feet and lot widths ranging in size from 72 feet to 131 feet and are zoned R-10(A) Single Family District. (*Please refer to the existing area analysis*).

The request lies in an R-10(A) which has a minimum lot area requirement of 10,000 square feet. The request is to create one 0.475-acre (20,688.30 square foot) lot and lot width is 140 feet.

The lots are being created from a tract of land; therefore, it does not qualify for a residential replat and can be approved on the consent agenda.

Staff finds that there is a variation in lot pattern within the immediate vicinity of the request (*Refer to the existing area analysis map and aerial map*). The request complies with the zoning requirement of the R-10(A) Single Family District and is in compliance

with Section 51A-8.503; 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)

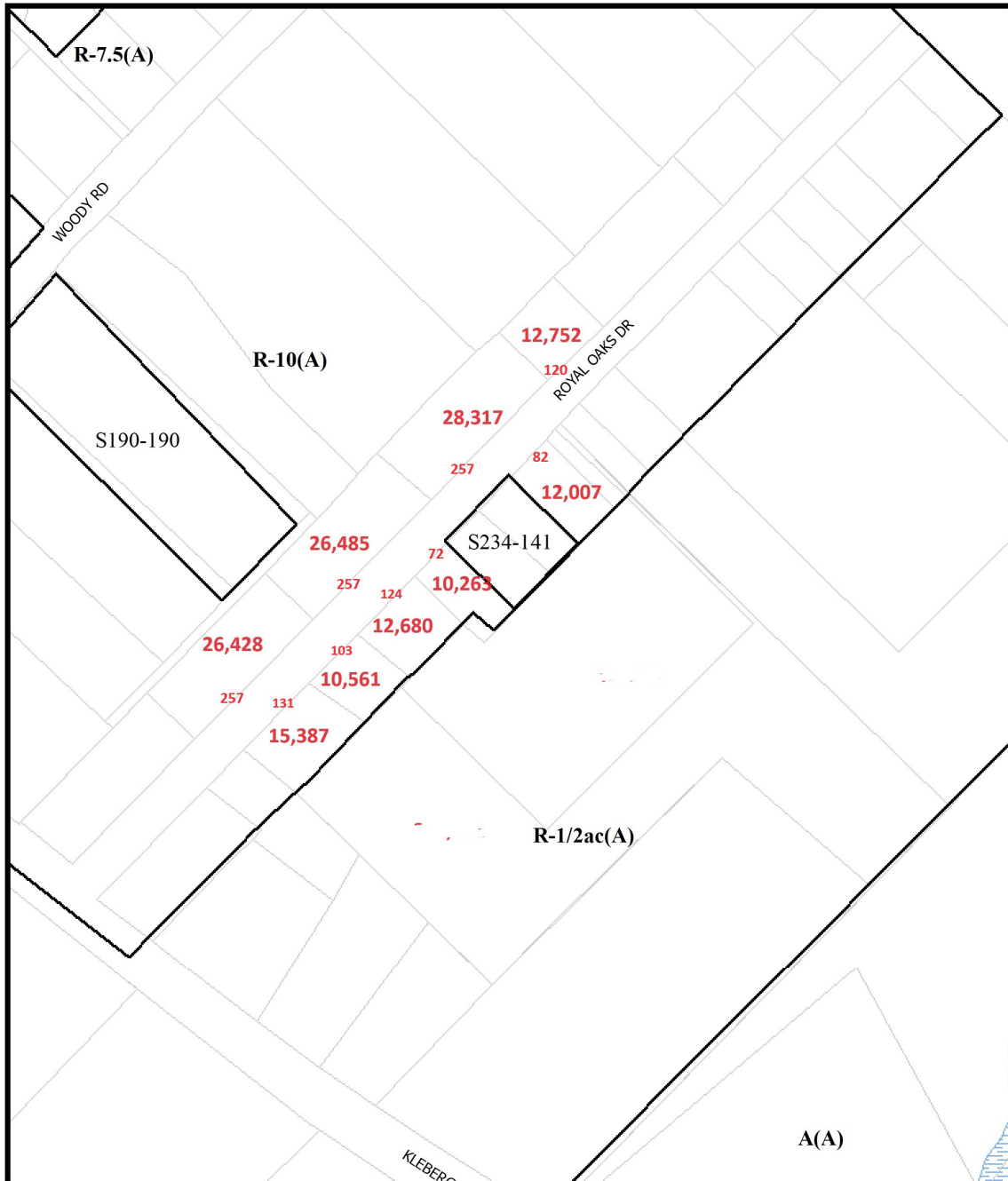
Survey (SPRG) Conditions:


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

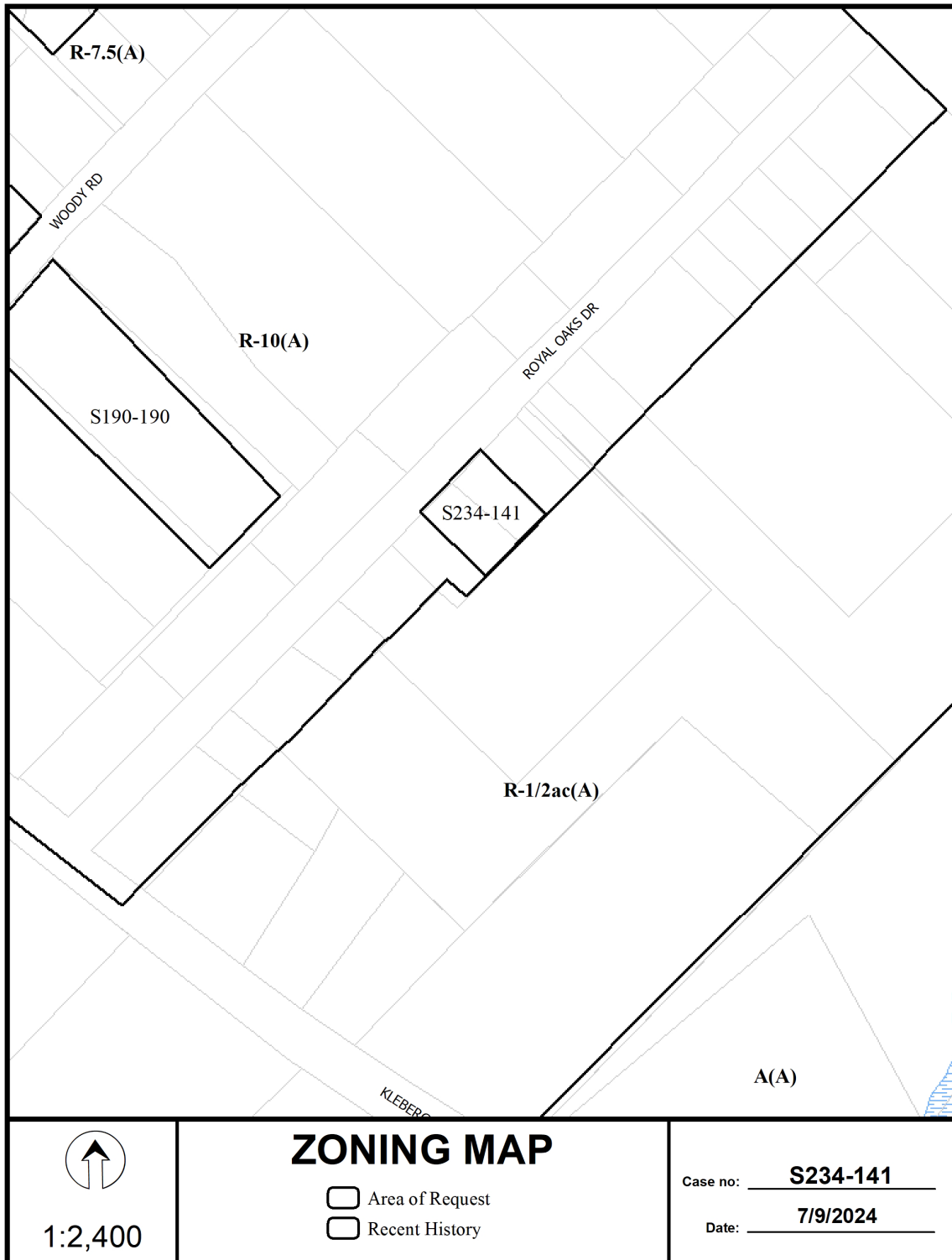
Street Name / GIS, Lot & Block Conditions:


18. On the final plat, change "Royal Oaks Drive" to "Royal Oaks Drive (FKA Alacia Road)".
19. On the final plat, identify the property as Lot 22 in City Block A/8812.

ALL AREAS ARE IN SQUARE FEET



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|  1:2,400 | <p>EXISTING AREA ANALYSIS MAP</p> <p><input type="checkbox"/> Area of Request</p> <p><input type="checkbox"/> Recent History</p> | Case no: <u>S234-141</u> Date: <u>7/9/2024</u> |
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ZONING MAP

Area of Request
 Recent History

Case no: S234-141

Date: 7/9/2024



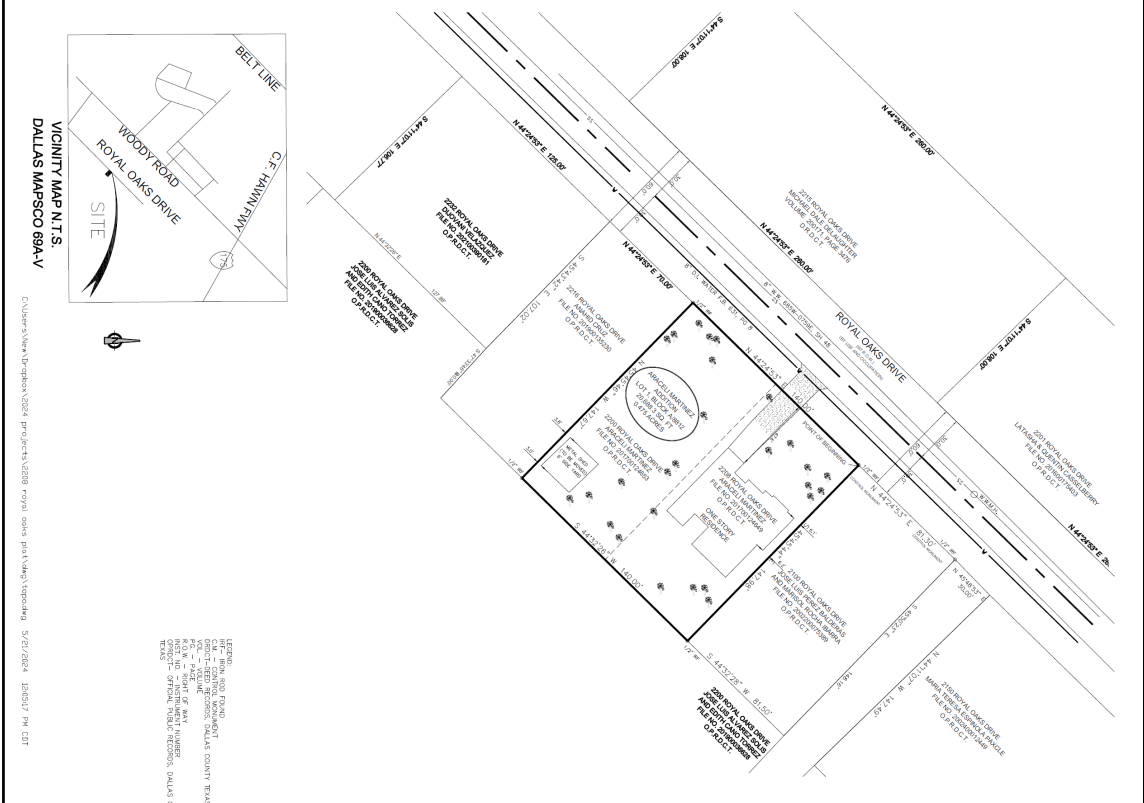
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AERIAL MAP

- Area of Request
- Recent History

Case no: S234-141

Date: 7/9/2024



TREE SURVEY

| NO. | SP. SPECIES | DBH | HT. | COND. | REMARKS |
|-----|-------------|-----|-----|-------|---------|
| 36 | FIR | | | | |
| 37 | FIR | | | | |
| 38 | 240AK | | | | |
| 39 | 180AK | | | | |
| 40 | 300AK | | | | |
| 41 | 300AK | | | | |
| 42 | 160AK | | | | |
| 43 | 120AK | | | | |
| 44 | 120AK | | | | |
| 45 | 60AK | | | | |
| 46 | 240AK | | | | |
| 47 | 120AK | | | | |
| 48 | 120AK | | | | |
| 49 | 120AK | | | | |
| 50 | 120AK | | | | |
| 51 | 300AK | | | | |
| 52 | 240AK | | | | |
| 53 | 120AK | | | | |
| 54 | 180AK | | | | |
| 55 | 200AK | | | | |
| 56 | 180AK | | | | |
| 57 | 120AK | | | | |
| 58 | 120AK | | | | |
| 59 | 240AK | | | | |
| 60 | 300AK | | | | |
| 61 | 200AK | | | | |
| 62 | 180AK | | | | |
| 63 | 180AK | | | | |
| 64 | 240AK | | | | |
| 65 | 240AK | | | | |
| 66 | 240AK | | | | |
| 67 | 240AK | | | | |
| 68 | 240AK | | | | |

ARACELI MARTINEZ ADDITION

THE CITY OF DALLAS, TEXAS, HAS REVIEWED THE PLANS AND SPECIFICATIONS FOR THE PROPOSED DEVELOPMENT AND HAS DETERMINED THAT THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE CITY OF DALLAS, TEXAS, ZONING ORDINANCE AND THE CITY OF DALLAS, TEXAS, SUBDIVISION ACT.

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PRELIMINARY PLAT

ARACELI MARTINEZ ADDITION

LOT 1, BLOCK A/8812

A 0.489 ACRE TRACT IN CITY BLOCK A/8812, IN THE ROBERT KLEBER SURVEY, ABSTRACT 716, CITY OF DALLAS, DALLAS COUNTY, TEXAS.

DALLAS COUNTY, TEXAS

CITY PLAN FILE NO. S234-141

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