

**CITY PLAN COMMISSION****THURSDAY, MAY 22, 2025****FILE NUMBER:** S245-166**SENIOR PLANNER:** Hema Sharma**LOCATION:** Maple Springs Boulevard at Denton Drive, southeast corner**DATE FILED:** April 25, 2025**ZONING:** PD 193 (R-7.5)**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20193.pdf>**CITY COUNCIL DISTRICT:** 2**SIZE OF REQUEST:** 0.9824-acres**APPLICANT/OWNER:** Gregory Begnoche, Texas Capital Securities

**REQUEST:** An application to replat a 0.9824-acre (42,792-square foot) tract of land containing all of Lots 1 and 2 and part of Lots 3 and 4 in City Block B/2330 to create three lots ranging in size from 0.1723 acre (7,503 square feet) to 0.6382 acre (27,800 square feet) on property located on Maple Springs Boulevard at Denton Drive, southeast corner.

**SUBDIVISION HISTORY:**

1. S189-117 was a request southwest of the present request to replat a 0.89-acre tract of land containing all of Lots C and D in City Block L/2313 to create one lot on property located on Denton Drive, northeast of Maple Avenue. The request was approved on March 7, 2019, and was withdrawn on May 10, 2019.
2. S178-035 was a request contiguous to the present request to replat a 0.5638-acre tract of land containing all of Lot 5 and part of Lot 4 in City Block B/2330 into one lot on property located on Maple Springs Boulevard, east of Denton Drive. The request was approved December 14, 2017, and was recorded on November 8, 2019.
3. S145-073 was a request southwest of the present request to replat all of Lots 1 through 9 in City Block 2/2320 and an existing 15-foot-wide alley right-of-way to be abandoned, into one 1.424-acre lot on property bounded by Amelia Street, Maple Avenue, and Maple Springs Boulevard. The request was approved on February 5, 2015, and recorded on April 22, 2016.

**PROPERTY OWNER NOTIFICATION:** On May 7, 2025, 22 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 to the north, and west of the request have areas ranging in size from 7,640 square feet to 28,263 square feet and are zoned PD 193 (R-7.5).  
(Please refer to the existing area analysis)

- The properties to the south of the request have areas ranging in size from 145,560 square feet to 423,328 square feet and are zoned PD 193 (MF-2). *(Please refer to the existing area analysis)*

The request lies in PD 193 (R-7.5) which has a minimum lot area requirement of 7,500 square feet. The request is to create three lots ranging in size from 0.1723 acre (7,503 square feet) to 0.6382 acre (27,800 square feet).

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*). The request complies with the zoning requirement of PD 193 (R-7.5) 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 three.

**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)
15. Existing drainage conveyance within the property is required to be sized in compliance with Section 51A-8.611(a)(1) of the City of Dallas Code.

**Flood Plain Conditions:**

16. On the final plat, determine the 100-year water surface elevation across this addition.
17. On the final plat, dedicate floodway easement, floodway management area or floodway easement (within common area), with the appropriate easement statement included on the face of the Plat. 51A 8.611(d); DWU Floodplain Management; Drainage Design Manual Addendum V
18. On the final plat, include additional paragraph in Owner's Certificate (pertaining to the floodplain). 51A 8.611(d); DWU Floodplain Management; Drainage Design Manual Addendum V
19. On the final plat, specify minimum fill and minimum finished floor elevations. *Section 51A-8.611(d), Trinity Watershed Management.*
20. On the final plat, show the natural channel set back from the crest of the natural channel. *Section 51A-8.611(d), Trinity Watershed Management.*
21. Prior to submission of the final plat, set floodway monument markers and provide documentation that the monuments have been set. *Section 51A-8.617(d)(1), (2), (3), and (4)*
22. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for.

**Survey (SPRG) Conditions:**

23. Prior to final plat, submit a completed final plat checklist and all supporting documents.

24. On the final plat, show recording information on all existing easements within 150 feet of the property.

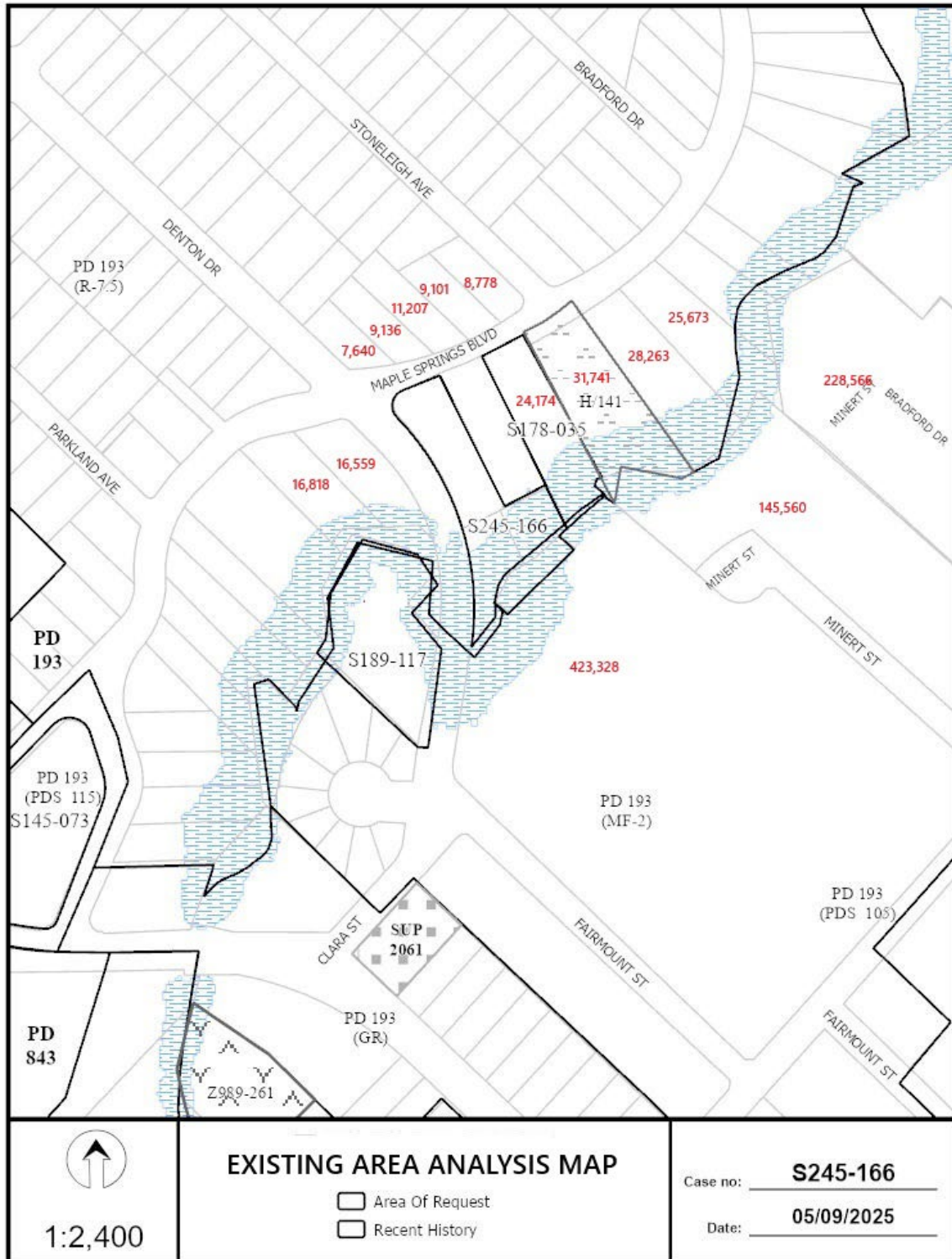
**Dallas Water Utilities Conditions:**

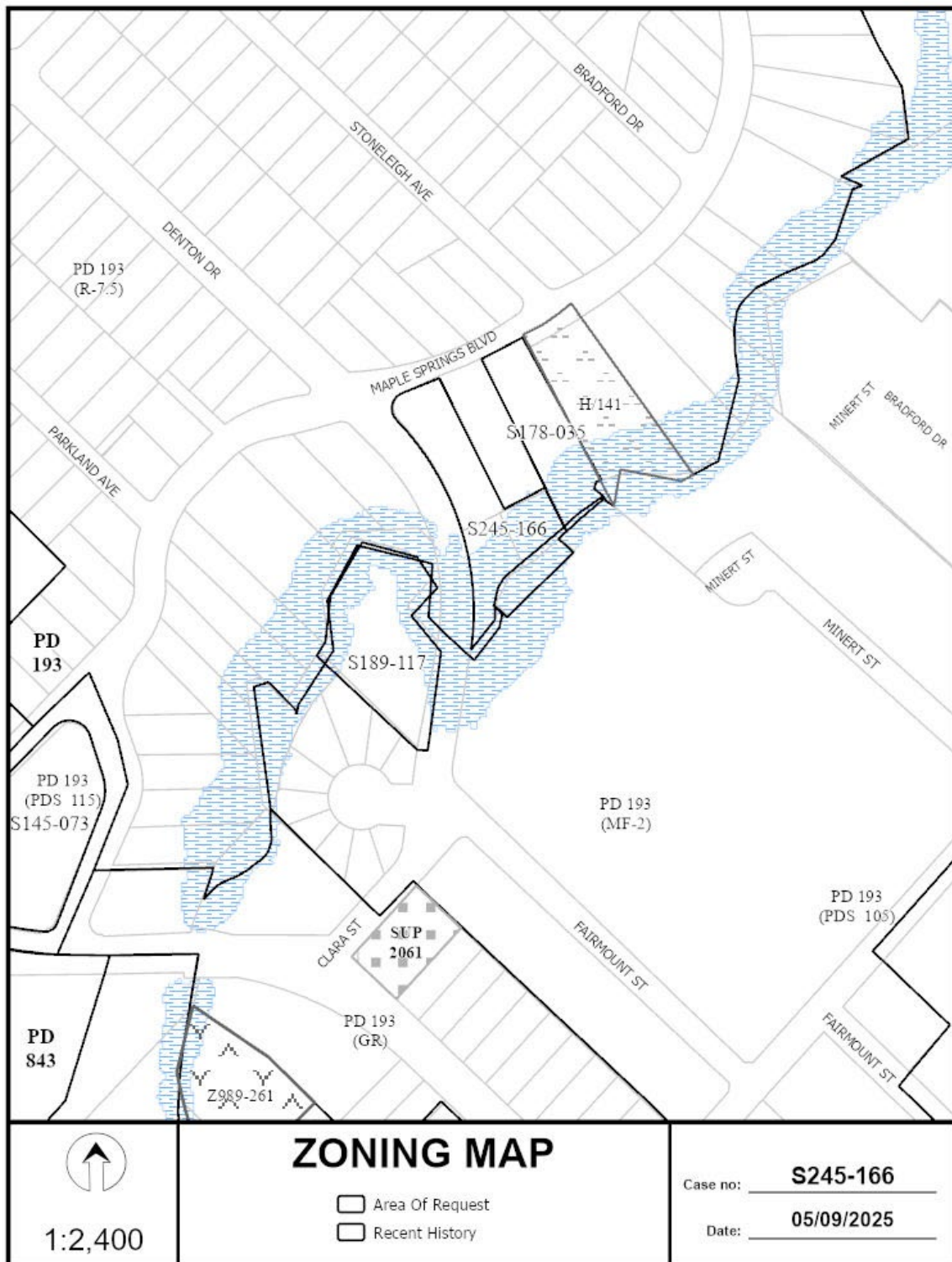
25. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f).
26. Additional design information is required for assessment. Site plan must be submitted showing proposed development, 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.
27. Water 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.
28. Wastewater main improvements may be required by Private Development Contract. Submit water/wastewater Engineering Plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
29. Existing and any proposed Water and Wastewater Easements must be shown and/or increased to conform to current design standards. **Notice:** Minimum DWU easement size 20' for one utility and 25' for both water and sewer. Larger diameter or deeper mains may require additional width.

**Street Light/ Arborist/ GIS, Lot & Block Conditions:**

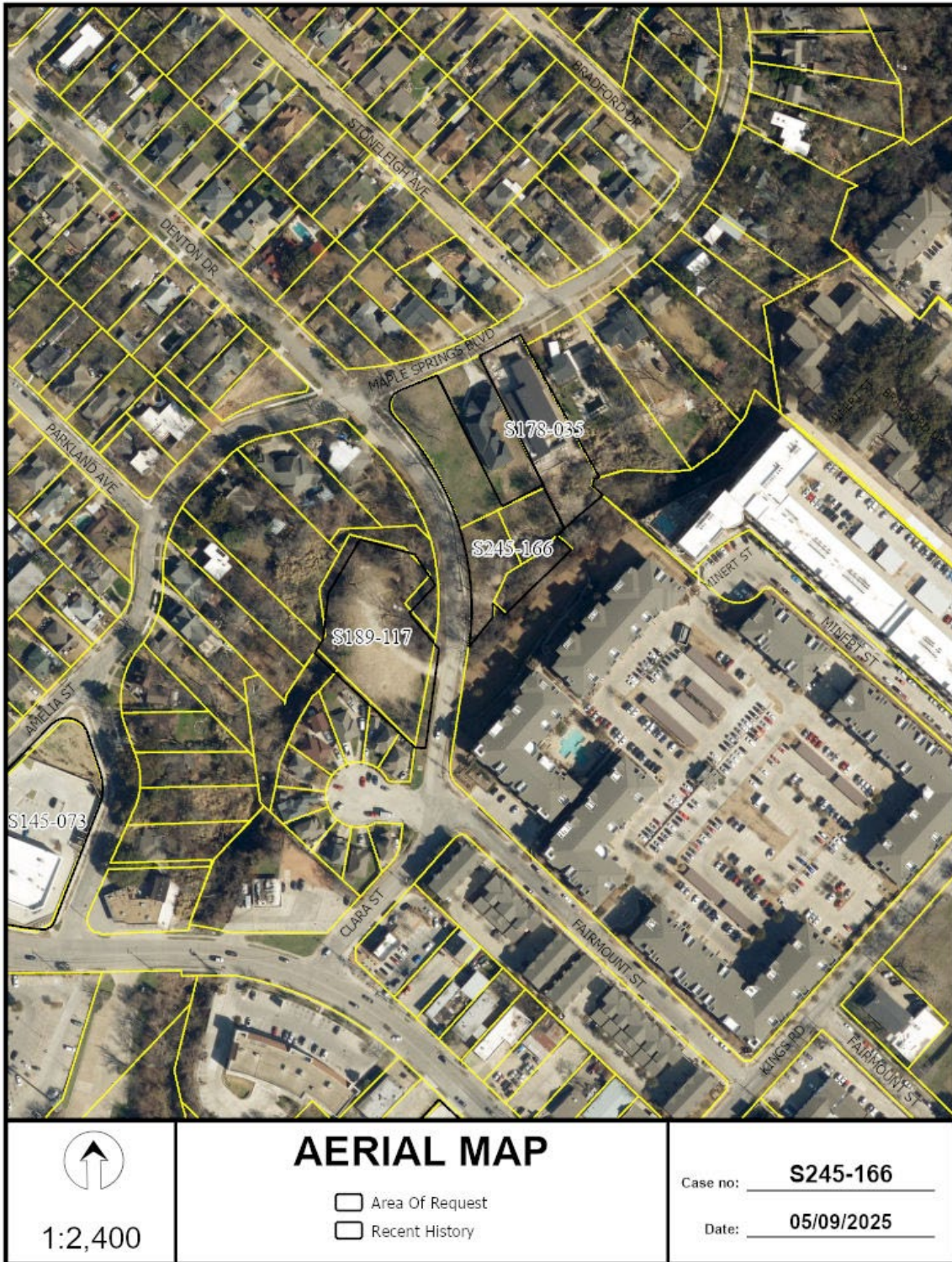
30. Prior to final plat, compliance with City's street lighting standards including illumination standards, material, installation, and activation per Street Design Manual.
31. Prior to the final plat, Tree Survey must be provided to Arborist.
32. On the final plat, identify the property as Lots 1A, 1B, & 1C in City Block B/2330.

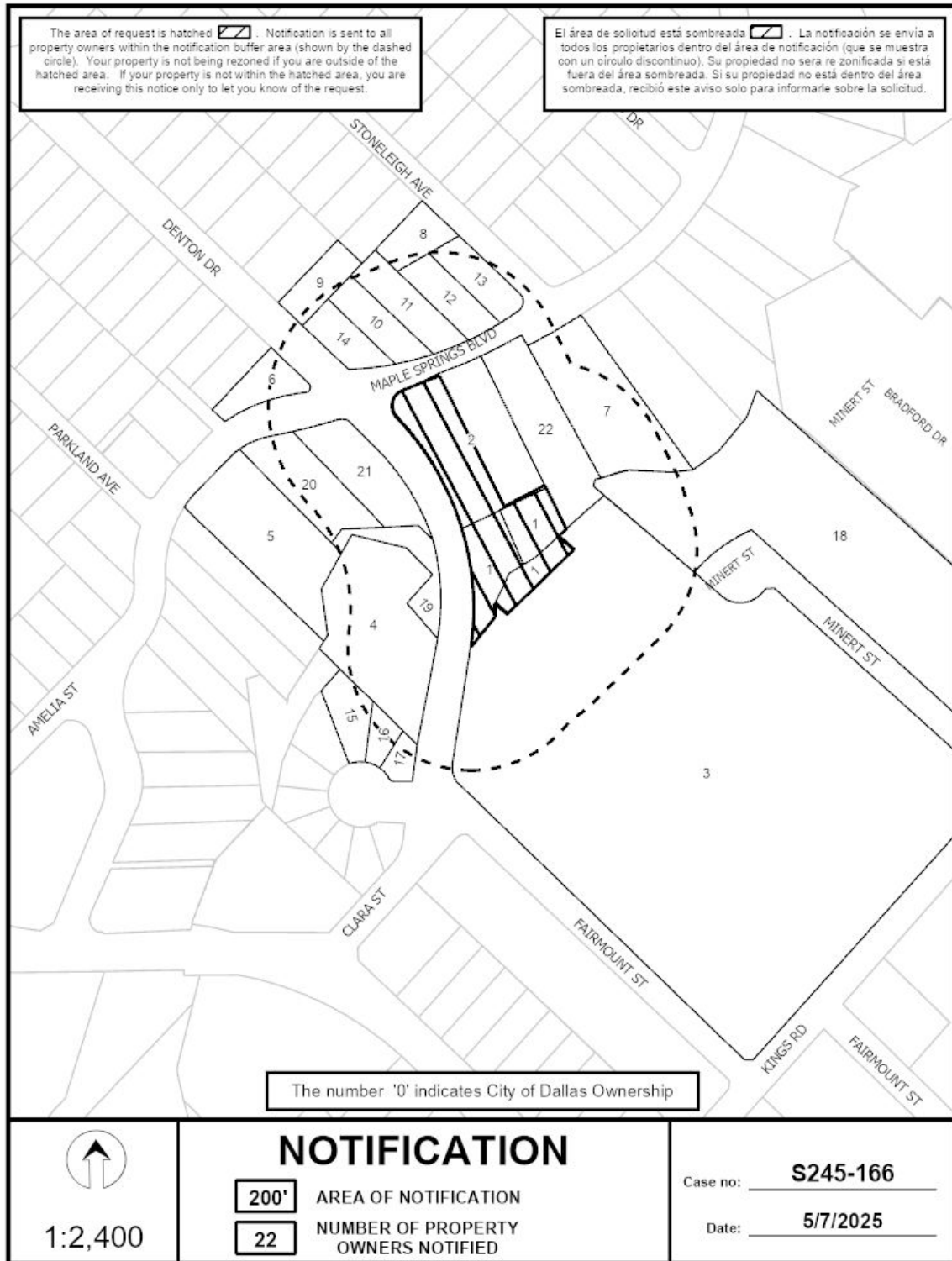
ALL AREAS ARE IN SQUARE FEET













# ***Notification List of Property Owners***

***S245-166***

## ***22 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	2701 MINERT ST	BADEJO AHMED
2	2808 MAPLE SPRINGS BLVD	ZITOUN JORDAN & ERIN
3	4730 DENTON DR	APTCO MEDICAL DISTRICT LLC
4	4811 DENTON DR	LMTZ VENTURES LLC
5	2706 MAPLE SPRINGS BLVD	MORROW JAMES C
6	5005 DENTON DR	PAISANO REDI MIX INC
7	2822 MAPLE SPRINGS BLVD	RIGGS GARY
8	5015 STONELEIGH AVE	MALDONADO FRANCISCO JAVIER B
9	5012 DENTON DR	COTTIERBUCCO MARIANA &
10	2807 MAPLE SPRINGS BLVD	Taxpayer at
11	2811 MAPLE SPRINGS BLVD	DAVIS MITCHELL LEE
12	2815 MAPLE SPRINGS BLVD	STOCKER JULIA
13	2819 MAPLE SPRINGS BLVD	NAPOLI JOAN F
14	2803 MAPLE SPRINGS BLVD	GRANBERRY ERIN
15	4812 FAIRMOUNT ST	AYALA MARIO G
16	4808 FAIRMOUNT ST	DAIMER ERIC M
17	4804 FAIRMOUNT ST	MAI DAVID ANH &
18	2727 KINGS RD	CP 2727 LLC
19	2500 CLARA ST	GRAF JOYCE ANN &
20	2718 MAPLE SPRINGS BLVD	BUISIER MOHAMAD S &
21	2724 MAPLE SPRINGS BLVD	DIX CHARLES T
22	2814 MAPLE SPRINGS BLVD	TOLOCKO MARK & STEPHENE

