

**LOCATION:** Seaton Drive, east of Cranfill Drive

**DATE FILED:** April 18, 2024

**ZONING:** R-10(A)

**CITY COUNCIL DISTRICT:** 4

**SIZE OF REQUEST:** 1.302-acres

**APPLICANT/OWNER:** Monica Cuevas

**REQUEST:** An application to replat a 1.302-acre tract of land containing all of City Block 53/8617 to create three lots ranging in size from 15,966 square feet to 23,546 square feet on property located on Seaton Drive, east of Cranfill Drive.

**SUBDIVISION HISTORY:** There has been no recent platting activity within close proximity to this request.

**PROPERTY OWNER NOTIFICATION:** On April 30, 2024, 22 notices were sent to property owners within 200 feet of the proposed plat.

**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 northline of Seaton Drive have lot widths ranging in size from 80 feet to 102 feet and lot areas ranging in size from 24,450 square feet to 27,407 square feet and are zoned R-10(A) Single Family District. *(Refer to the existing area analysis map)*
- The properties to the southline of Seaton Drive have lot widths ranging in size from 71 feet to 169 feet and lot areas ranging in size from 14,151 square feet to 26,887 square feet and are zoned R-10(A) Single Family District. *(Refer to the existing area analysis map)*

The request lies in an R-10(A) Single Family District which has a minimum lot area requirement of 10,000 square feet. The request is to create one 15,966-square foot lot one 17,223-square foot and one 23,546-square foot lot; and the proposed lot widths are 118.13 feet, 108.30 feet and 126.24 feet respectively.

Staff finds that there is a variation in the lot pattern in the immediate vicinity of the request. The request complies with the requirements of R-10(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 3.

### **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 Conditions:**

15. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Seaton Drive. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(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.

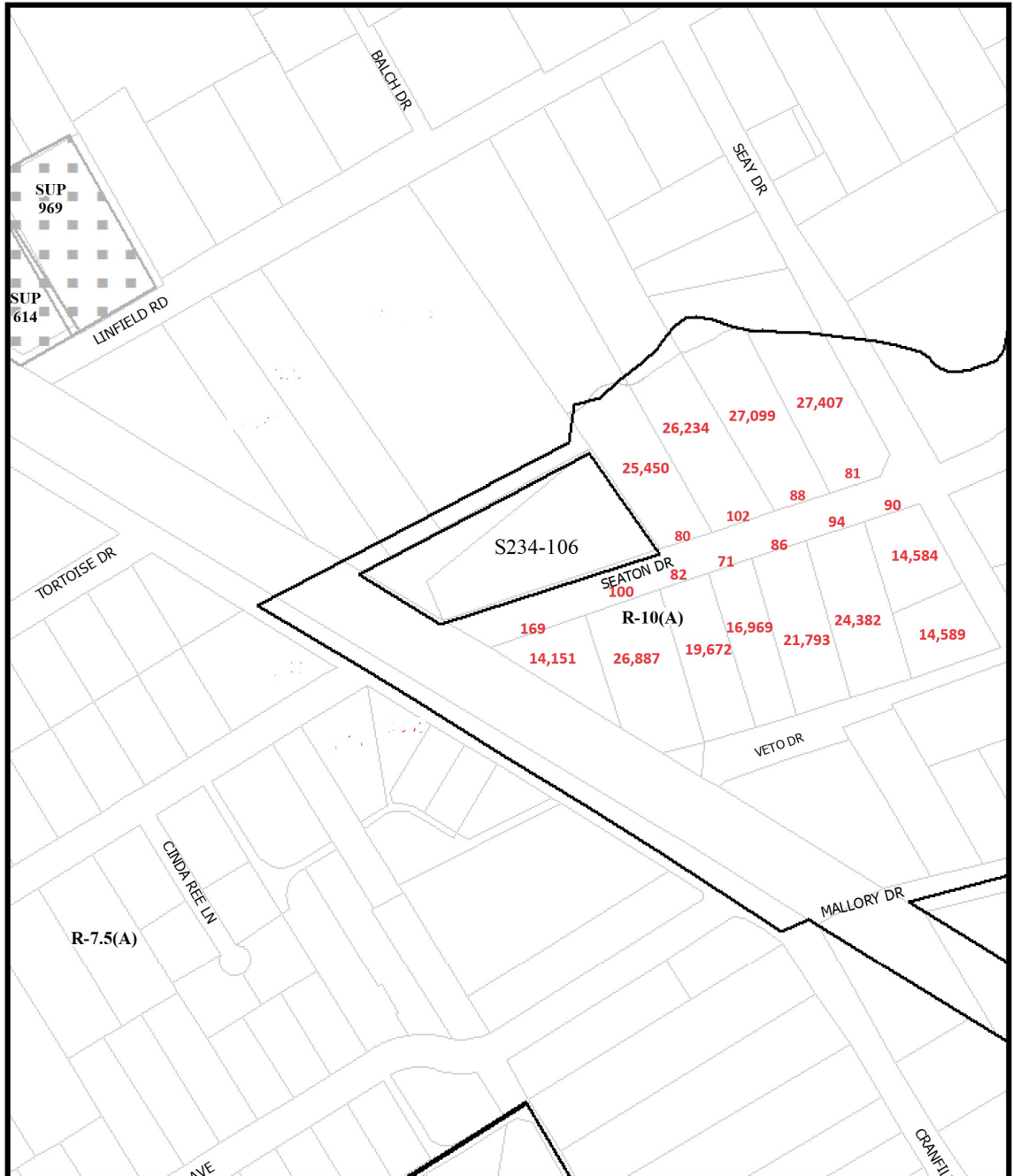
**Dallas Water Utilities Conditions:**


19. 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.
20. 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.

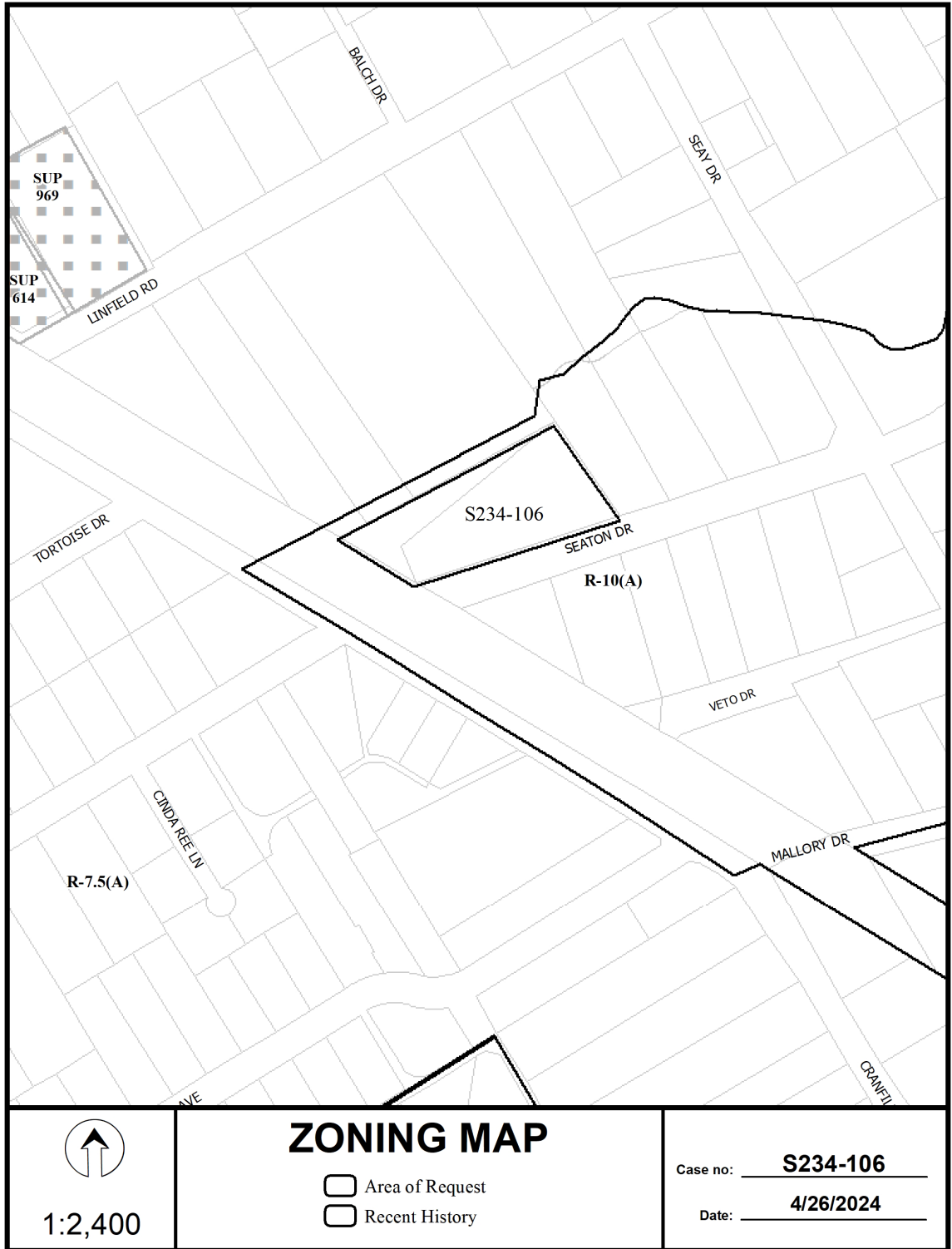
**Street Name / GIS, Lot & Block Conditions:**

21. On the final plat, change “Cranfill Drive” to “Cranfill Drive (FKA Crandall Drive)”.
22. On the final plat, identify the property as Lots 1, 2 & 3 in City Block 53/8617.


ALL AREAS ARE IN SQUARE FEET



 1:2,400	<p><b>EXISTING AREA ANALYSIS MAP</b></p> <p><input type="checkbox"/> Area of Request</p> <p><input type="checkbox"/> Recent History</p>	<p>Case no: <b>S234-106</b></p> <p>Date: <b>4/26/2024</b></p>
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 1:2,400	<h3>AERIAL MAP</h3> <p><input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History</p>	Case no: <u>S234-106</u> Date: <u>4/26/2024</u>
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 1:3,600	<h2 style="text-align: center;">NOTIFICATION</h2> <table border="0"> <tr> <td style="border: 1px solid black; padding: 2px;">200'</td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="border: 1px solid black; padding: 2px;">22</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	200'	AREA OF NOTIFICATION	22	NUMBER OF PROPERTY OWNERS NOTIFIED	Case no: <b>S234-106</b> Date: <b>4/26/2024</b>
200'	AREA OF NOTIFICATION					
22	NUMBER OF PROPERTY OWNERS NOTIFIED					

04/22/2024

## *Notification List of Property Owners*

**S234-106**

### *22 Property Owners Notified*

<b>Label #</b>	<b>Address</b>	<b>Owner</b>
1	3009 SEATON DR	CUEVAS MONICA
2	3000 MALLORY DR	ONCOR ELECRTCIC DELIVERY COMPANY
3	4409 CRANFILL DR	KELLY MELVIN E EST OF & REVA EST OF
4	4407 CRANFILL DR	VILLEGAS JOSE R & MARIA L
5	4403 CRANFILL DR	ROBLES MARGARITA LUCERO M
6	2930 SEATON DR	PETERSON JEREMY T
7	3008 SEATON DR	RODRIGUEZ MARIA CASTRO
8	3018 SEATON DR	WHITE FRENCHHELL EST OF
9	3000 SEATON DR	LUCAS RAY
10	3012 SEATON DR	RIZOS NICK S
11	3014 SEATON DR	HENDERSON VIRGINIA SHAUNYA
12	2920 LINFIELD RD	KING DIANE PATRICIA
13	2914 LINFIELD RD	PENTACOSTAL OUTREACH
14	2942 LINFIELD RD	HARRIS EDDIE & WANDA
15	2926 LINFIELD RD	BLISS ANGELA SCHMIDT
16	3002 LINFIELD RD	Taxpayer at
17	3012 LINFIELD RD	HICKS DEWAYNE SR &
18	3015 SEATON DR	GOODSON SAMMIE
19	3017 SEATON DR	GOODSON SAMMIE LEE &
20	3023 SEATON DR	WEBB LADOROTHY LAVETTE
21	2925 SEATON DR	SALAZAR JAY REFUGIO
22	2924 TORTOISE DR	AMERICAN HOME FREE MORTGAGE LLC



