

**CITY PLAN COMMISSION**

**THURSDAY, JANUARY 23, 2025**

**FILE NUMBER:** S245-064

**SENIOR PLANNER:** Hema Sharma

**LOCATION:** Ledbetter Drive/State Highway Loop No. 12, east of Boulder Drive

**DATE FILED:** December 26, 2024

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

**CITY COUNCIL DISTRICT:** 3

**SIZE OF REQUEST:** 4.773-acres

**APPLICANT/OWNER:** HVP Dallas, LLC

**REQUEST:** An application to replat a 4.773-acre tract of land containing all of Lot 6A in City Block A/6041 to create one 2.238-acre lot and one 2.536-acre lot on property located on Ledbetter Drive/State Highway Loop No. 12, east of Boulder Drive.

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

**PROPERTY OWNER NOTIFICATION:** On January 3, 2025, 15 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 line of Ledbetter Drive have lot widths of 150 feet and lot areas ranging in size from 87,382 square feet to 128,880 square feet and are zoned an R-10(A) Single Family District. (*refer to the existing area analysis and aerial 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 2.536-acre (110,452-square foot) lot and one 2.238-acre (97,476-square foot) lot from one platted lot and the widths of the proposed lots are 159.02 feet each respectively.

Staff finds that the request is similar to the development pattern established within the immediate vicinity. 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 2.

**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.

**Right-of way Requirements Conditions:**

16. On the final plat, dedicate 53.5 feet of right-of-way (via fee simple) from the established center line of Ledbetter Drive/State Highway Loop No. 12. *Section 51A 8.602(c)*

**Flood Plain Conditions:**

17. On the final plat, determine the 100-year water surface elevation across this addition.
18. 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*
19. 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*
20. On the final plat, specify minimum fill and minimum finished floor elevations. *Section 51A-8.611(d), Trinity Watershed Management.*
21. 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.*
22. 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)*
23. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for.

**Survey (SPRG) Conditions:**

24. Prior to final plat, submit a completed final plat checklist and all supporting documents.
25. On the final plat, show the correct recording information for the subject property.
26. On the final plat, show recording information on all existing easements within 150 feet of the property.
27. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
28. On the final plat, show or list the prior plat on the map, in the legal description, and/or title block. Platting Guidelines.
29. On the final plat, chose a new or different addition name. Platting Guidelines.

**Dallas Water Utilities Conditions:**

30. 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

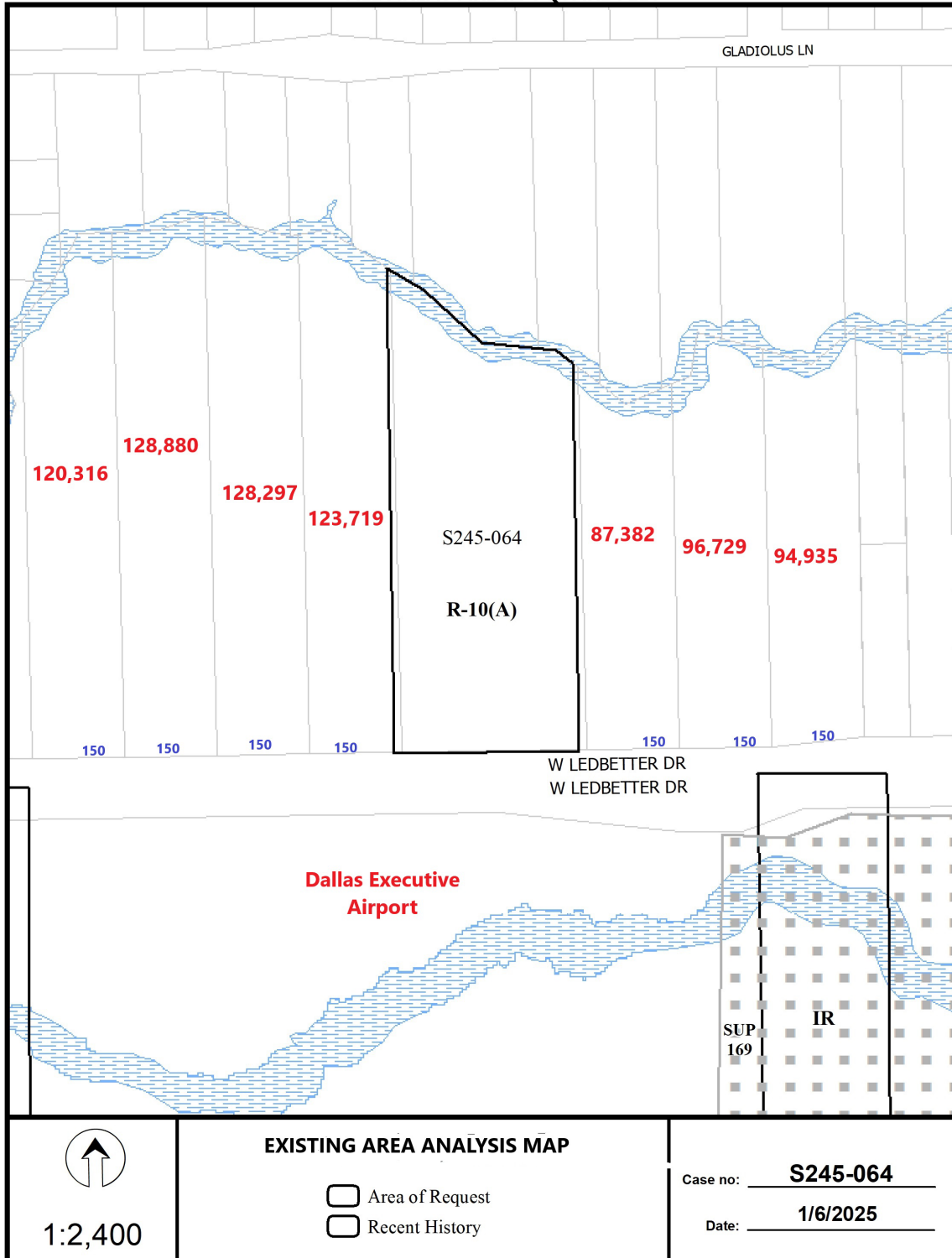
plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

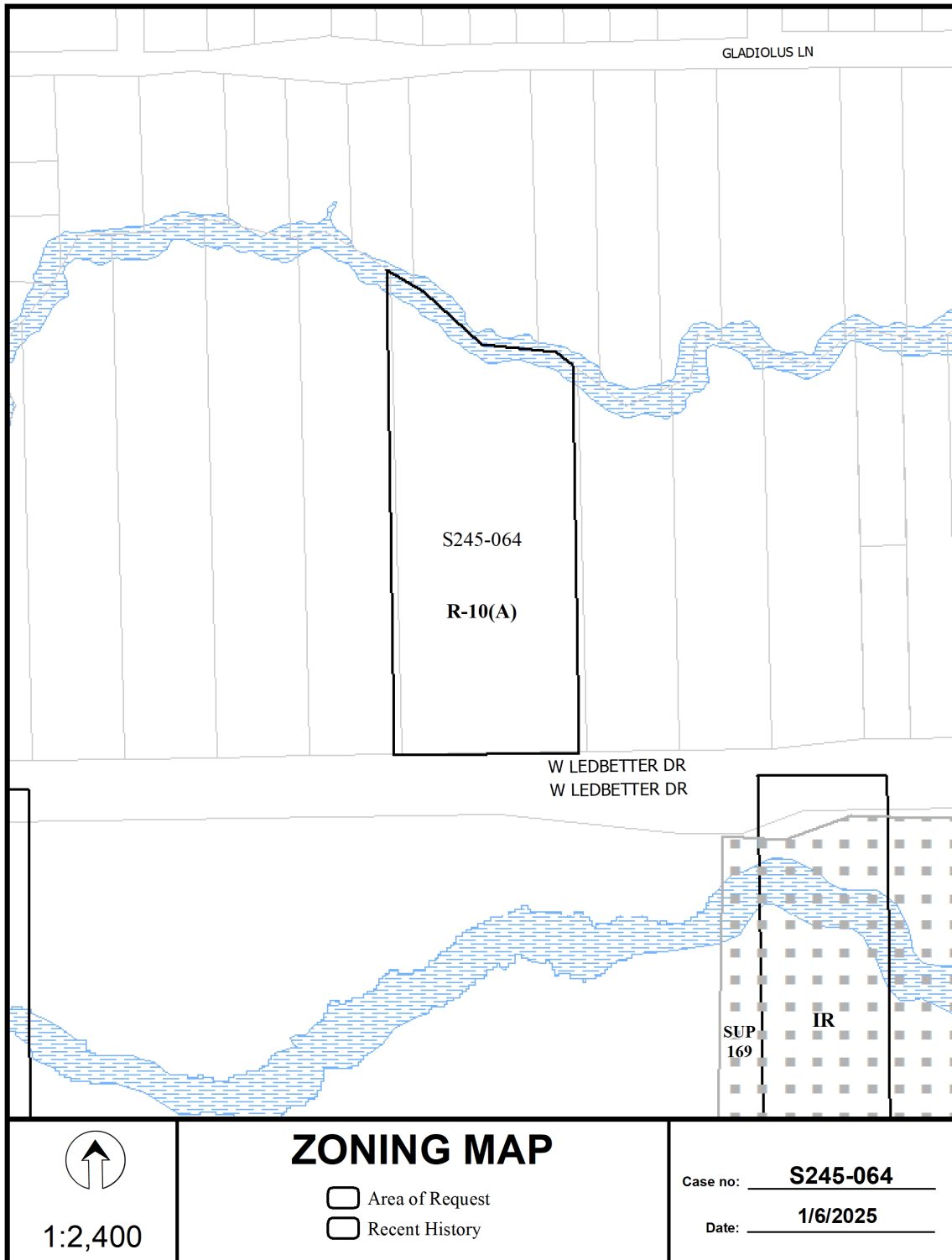
31. Water main improvements may be required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
32. Existing and any proposed Water and Wastewater Easements must be shown and/or increased to conform 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.

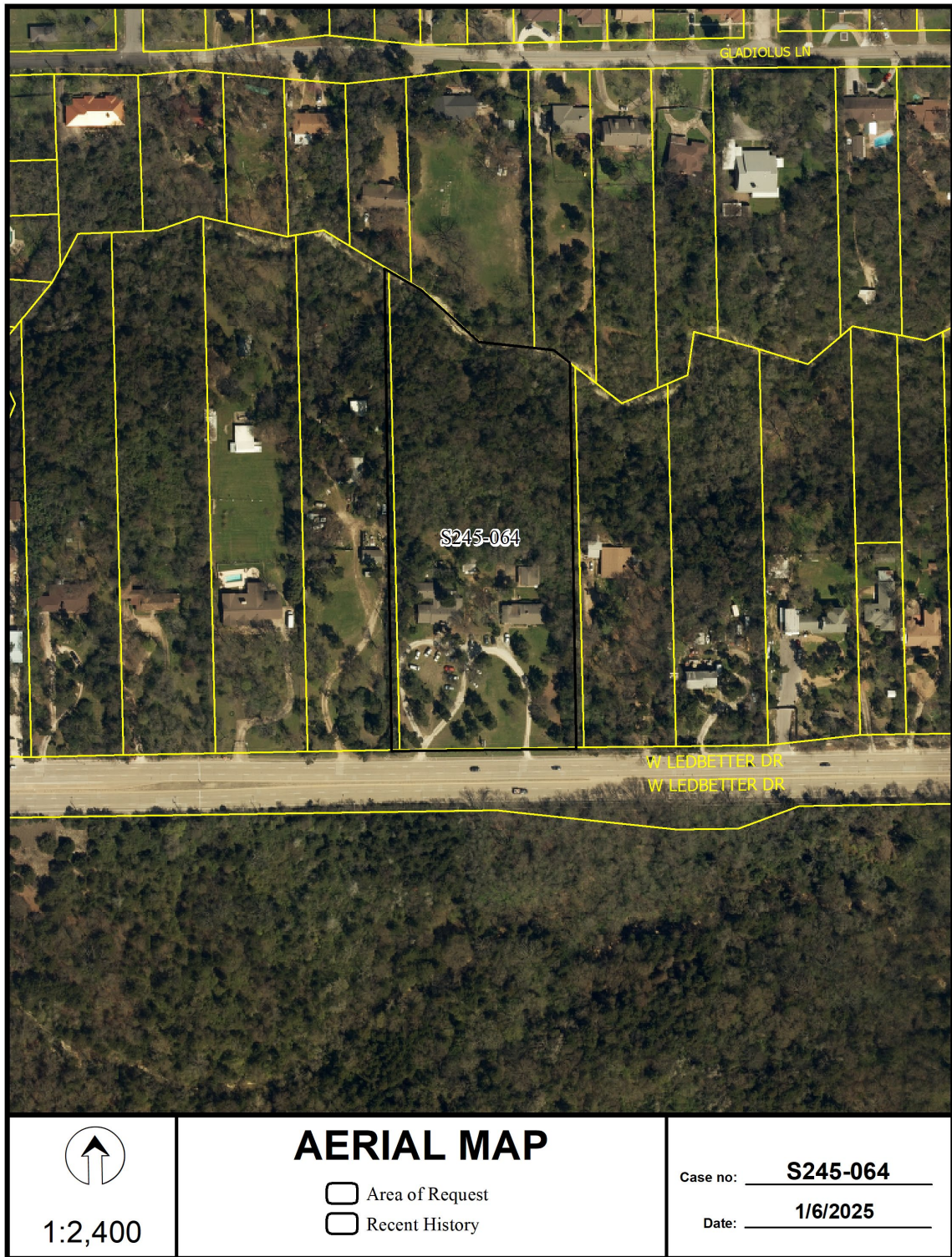
**Street Name/ GIS, Lot & Block Conditions:**

33. On the final plat, change "W. Ledbetter Drive" to "Ledbetter Drive/State Highway Loop No. 12". Section 51A-8.403(a)(1)(A)(xii).
34. On the final plat, identify the property as Lots 6B & 6C in City Block A/6041.

ALL AREAS ARE IN SQUARE FEET









The number '0' indicates City of Dallas Ownership

 1:3,600	<h2 style="text-align: center;">NOTIFICATION</h2> <table border="1" style="width: 100%;"> <tr> <td style="text-align: center;"><b>200'</b></td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="text-align: center;"><b>15</b></td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	<b>200'</b>	AREA OF NOTIFICATION	<b>15</b>	NUMBER OF PROPERTY OWNERS NOTIFIED	Case no: <b>S245-064</b> Date: <b>1/6/2025</b>
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<b>15</b>	NUMBER OF PROPERTY OWNERS NOTIFIED					

01/02/2025



# *Notification List of Property Owners*

*S245-064*

## *15 Property Owners Notified*

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3123 W LEDBETTER DR	REEDER JOHN L III &
2	3111 W LEDBETTER DR	Taxpayer at
3	3127 W LEDBETTER DR	GONZALEZ ADRIAN & ANGELICA
4	3017 W LEDBETTER DR	Taxpayer at
5	3011 W LEDBETTER DR	KENNEDY GREGORY D
6	3122 GLADIOLUS LN	Taxpayer at
7	3130 GLADIOLUS LN	GREAM BARRY S
8	3114 GLADIOLUS LN	ARCE DAIANA
9	3106 GLADIOLUS LN	Taxpayer at
10	3030 GLADIOLUS LN	DIXON MEGAN LEIGH &
11	3022 GLADIOLUS LN	BRANDENBURG OCTAVIA
12	3014 GLADIOLUS LN	DURHAM DAVID R &
13	5535 BOULDER DR	BURCHFIELD PARTNERS LLC
14	5523 BOULDER DR	BURCHFIELD PARTNERS LLC
15	5657 MARINER DR	COMMEMORATIVE AIR FORCE

