

**CITY PLAN COMMISSION****THURSDAY, MAY 2, 2024****FILE NUMBER:** S234-093**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Cardinal Drive at Scotland Drive, northwest corner**DATE FILED:** April 4, 2024**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 4**SIZE OF REQUEST:** 0.172-acres**APPLICANT/OWNER:** Aracely Rangel

**REQUEST:** An application to replat a 0.172-acre (7,500-square foot) tract of land containing all of Lots 27 and 28 in City Block 7/6083 to create one lot on property located on Cardinal Drive at Scotland Drive, northwest corner.

**SUBDIVISION HISTORY:**

1. S212-332 was a request north of the present request to replat a 0.344-acre tract of land containing all of Lots 38 and 39 in City Block 7/6083 to create two 7,500 square foot lots on property located on Cardinal Drive, south of Custer Drive. The request was approved on October 6, 2022, but has not been recorded.

**PROPERTY OWNER NOTIFICATION:** On April 15, 2024, 31 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 eastline of Cardinal Drive have width ranging in size from 50 feet to 75 feet and lot areas ranging in size from 7,402 square feet to 11,678 square feet and are zoned R-7.5(A) Single Family District. (*Refer to the existing area analysis map*)
- The properties to the westline of Cardinal Drive have lot widths ranging in size from 50 feet to 75 feet and lot areas ranging in size from 7,500 square feet to 11,208 square feet and are zoned R-7.5(A) Single Family District. (*Refer to the existing area analysis map*)

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 one 7,500-square foot lot. The proposed lot width is 50 feet.

Staff finds that the request is compatible with the lot pattern already established in the adjacent areas; and the request is in compliance with Section 51A-8.503 and also with the requirements of the R-7.5(A) Single Family District 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. 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)
13. Submit drainage, paving, etc. plans prepared by a licensed (TX) Professional Engineer to Permit Center, Oak Cliff Municipal Center (i.e. non-311T/DP). *Section 51A- 8.102 (c); 8.601(b)(4),(5),(6),(7),(8),(9)*

**Right of Way Requirements:**

14. On the final plat, dedicate 25 feet of right-of-way (via fee simple or street easement) from the established centerline of Cardinal Drive and Scotland Drive. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*
15. On the final plat, dedicate a minimum 3-foot by 3-foot corner clip (via fee simple or street easement) at the intersection of Cardinal Drive and Scotland Drive. Section 51A 8.602(d)(1)

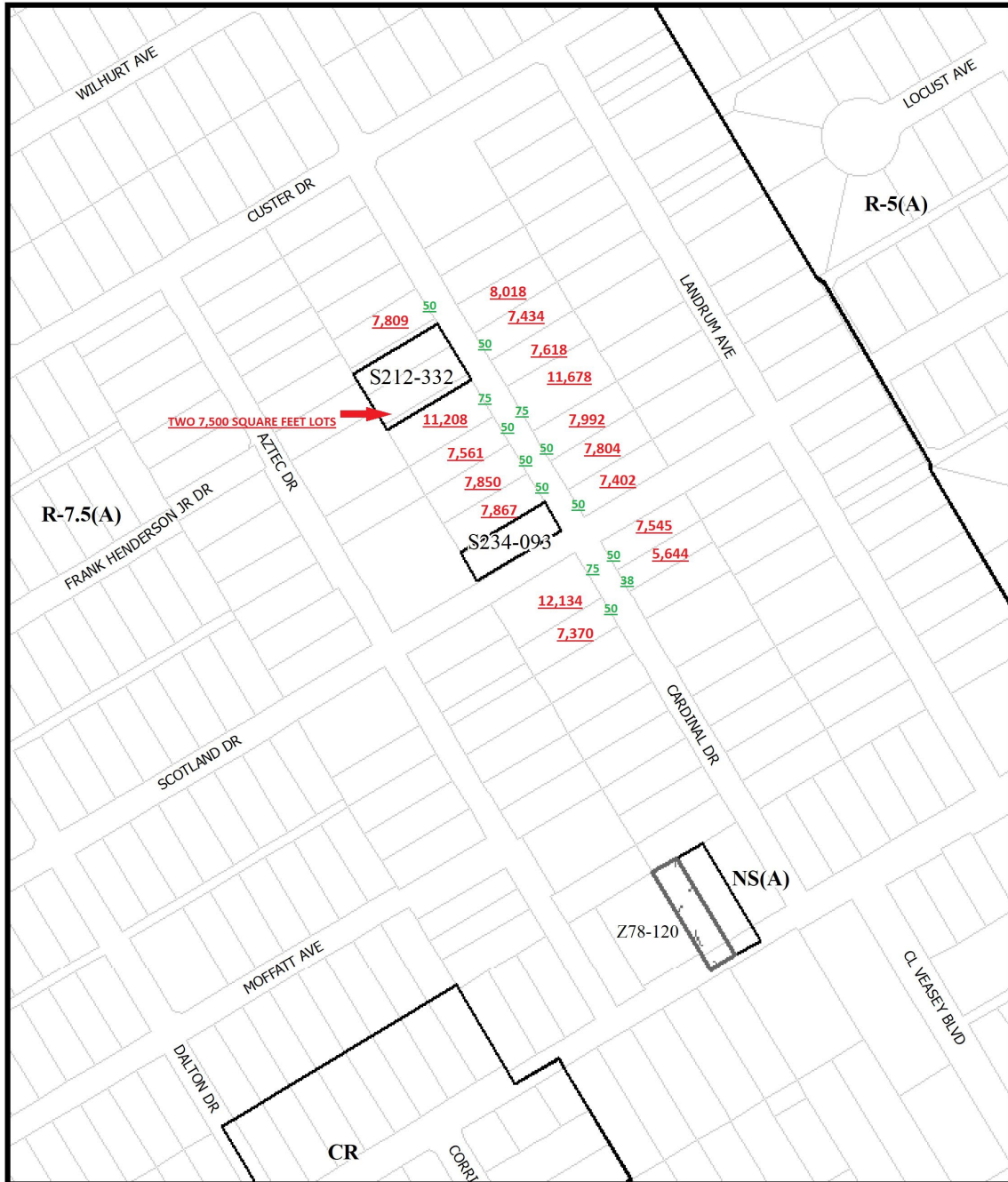
**Survey (SPRG) Conditions:**

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.

**GIS, Lot & Block Conditions:**

19. On the final plat, identify the property as Lot 27A in City Block 7/6083.

ALL AREAS ARE IN SQUARE FEET



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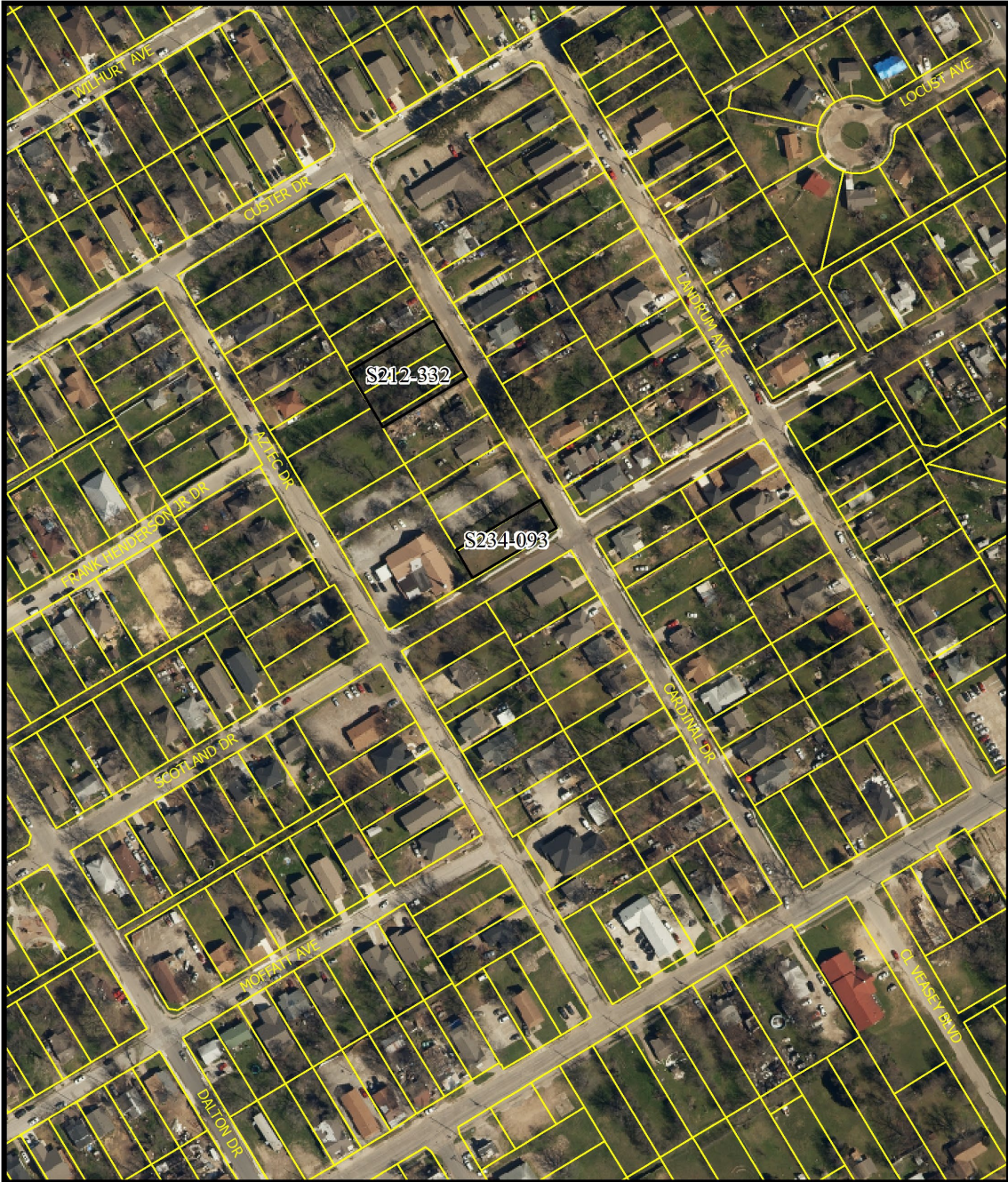
**EXISTING AREA ANALYSIS MAP**

- Area of Request
- Recent History

Case no: **S234-093**

Date: **4/19/2024**





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# AERIAL MAP

- Area of Request
- Recent History

Case no: **S234-093**

Date: **4/19/2024**

04/09/2024

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

***S234-093***

### ***31 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	4249 CARDINAL DR	RANGEL ARACELY
2	4245 CARDINAL DR	ALSEED LYALI TAHER ALI
3	4303 AZTEC DR	SOUL WINNER FOR CHRIST
4	4311 CARDINAL DR	MACK ARTHUR
5	4309 CARDINAL DR	RANGEL JUVENCIO DIAZ &
6	4301 CARDINAL DR	PEREZ ALBERTO &
7	4312 AZTEC DR	GIRON GABRIEL & ADRIANA VEGA
8	4308 AZTEC DR	DESANTIAGO ERNESTO R
9	4306 AZTEC DR	SANTIAGO ERNESTO DE
10	4300 AZTEC DR	LIMON JOSE M SILVA &
11	4316 CARDINAL DR	VAZQUEZ CLARO ARANDA ETAL
12	4310 CARDINAL DR	CRUZ FERNANDO GIJON &
13	4312 CARDINAL DR	HERNANDEZ RAMON JIMENEZ
14	4302 CARDINAL DR	CRUZ FERNANDO GIJON &
15	4301 LANDRUM AVE	STARR ROBERT JR
16	4248 CARDINAL DR	SCOTT TESSIE B LIFE ESTATE
17	4244 CARDINAL DR	CORONADO DOMINGO EST OF & MARIA
18	4240 CARDINAL DR	MARSHALL GALE G
19	4234 CARDINAL DR	MANCILLA JENARO ORTIZ
20	4230 CARDINAL DR	JUAREZ JOSE CARLOS & BEATRIZ
21	4249 LANDRUM AVE	Taxpayer at
22	4245 LANDRUM AVE	LOPEZ KEVIN ALEXANDER
23	4241 LANDRUM AVE	RICHARDSON ERMA J
24	2507 SCOTLAND DR	ANTIOCH MISSIONARY BAPTIST CHURCH
25	4236 AZTEC DR	TRUSTEES OF THE ANTIOCH
26	4232 AZTEC DR	MOLINA HECTOR E

04/09/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	4241 CARDINAL DR	ELBERT TAKENDRA &
28	4237 CARDINAL DR	WATSON OBIE
29	4233 CARDINAL DR	AWP PROPERTIES LLC SERIES 8
30	4249 AZTEC DR	SANCHEZ SANDRA PATRICIA &
31	4245 AZTEC DR	PINON TOMASITA





 1:2,400	<b>NOTIFICATION</b>		Case no: <b>S234-093</b>
	<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;">31</div> NUMBER OF PROPERTY OWNERS NOTIFIED		Date: <b>4/19/2024</b>

