

CITY PLAN COMMISSION**THURSDAY, MAY 22, 2025****FILE NUMBER:** S245-155**SENIOR PLANNER:** Hema Sharma**LOCATION:** Cheyenne Road at Martin Street, northeast corner**DATE FILED:** April 23, 2025**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 5**SIZE OF REQUEST:** 0.9183-acres**APPLICANT/OWNER:** Belen Gomez, Tulum Homes LLC

REQUEST: An application to create 3 lots ranging in size from 0.2089-acre (9,100 square feet) to 0.4591-acre (20,000 square feet) from a 0.9183-acre tract of land in City Block F/6730 on property located on Cheyenne Road at Martin Street, northeast corner.

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

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 east line of Cheynne Road have widths ranging in size from 100 feet to 210 feet and areas ranging in size from 19,116 square feet to 42,216 square feet and are zoned an R-7.5(A) Single Family District. *(refer to the existing area analysis and aerial map)*
- The properties to the west line of Cheynne Road have widths ranging in size from 82 feet to 143 feet and areas ranging in size from 7,924 square feet to 20,958 square feet and are zoned an R-7.5(A) Single Family District. *(refer to the existing area analysis and aerial map)*

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.

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 three lots with lot widths ranging in size from 45.50 feet to 100 feet and lot areas ranging in size from 0.2089 acre (9,100 square feet) to 0.4591 acre (20,000 square feet) and are zoned an R-7.5(A) Single Family District.

Staff concludes that there is not an established pattern in the immediate area of the request and the request complies with the requirements of Section 51A-8.503 and R-7.5(A) Single Family District; 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)*.

Right-of way Requirements Conditions:

14. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Martin Street. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*
15. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of Cheyenne Road & Martin Street. Section 51A 8.602(d)(1)
16. A larger corner clip may be requested during engineering plan and traffic review to accommodate an adequate turning radius, or to maintain public/traffic appurtenances, within the area of the corner clip. *Section 51A 8.602(d)(1), 51A 8.608(a)*

Survey (SPRG) Conditions:

17. Prior to final plat, submit a completed final plat checklist and all supporting documents.
18. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
19. On the final plat, show or list the prior plat on the map, in the legal description, and/or title block.
20. On the final plat, show unrecorded addition.

Subdivision Conditions:

21. On the final plat, minimum setbacks must be maintained between structures to remain and property lines.

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

22. Prior to final plat, compliance with City's street lighting standards including illumination standards, material, installation, and activation per Street Design Manual.
23. On the final plat, change "Martin Street" to "Martin Street (AKA Martin Lane)". Section 51A-8.403(a)(1)(A)(xii).
24. On the final plat, identify the property as Lots 1 through 3 in City Block F/6730.

ALL AREAS ARE IN SQUARE FEET







