

**CITY PLAN COMMISSION**

**THURSDAY, JANUARY 18, 2024**

**FILE NUMBER:** S234-038

**SENIOR PLANNER:** Sharmila Shrestha

**LOCATION:** Bagley Street, north of Darwin Street

**DATE FILED:** December 21, 2023

**ZONING:** R-7.5(A)

**CITY COUNCIL DISTRICT:** 3

**SIZE OF REQUEST:** 0.603-acre

**APPLICANT/OWNER:** Olegario Estrada

**REQUEST:** An application to replat a 0.603-acre tract of land containing all of Lots 8, 9, and 10 in City Block 17/8342 to create one lot on property located on Bagley Street, north of Darwin Street.

**SUBDIVISION HISTORY:**

1. S212-213 was a request at the same location as the present request to replat a 0.6026-acre tract of land containing all of Lots 8, 9, and 10 in City Block 17/8342 to create one lot on property located on Bagley Street, south of Jefferson Street. The request was denied on June 2, 2022.
2. S201-731 was a request northwest of the request to replat a 0.639-acre tract of land containing all of Lots 1, 2, and 3 in City Block 18/8342 to create one lot on property located on Jefferson Boulevard at Bagley Street, northwest corner. The request was approved on September 2, 2021, but has not been recorded.

**PROPERTY OWNER NOTIFICATION:** On December 29, 2023, 18 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 property to the north of the request has lot width of 152 feet and lot area of 20,255 square feet and are zoned CR Community Retail District. (*Refer to the existing area analysis map and aerial map*)
- The properties to the east of the request have lot widths ranging in size from 100 feet to 180 feet and lot areas ranging in size from 17,380 square feet to 33,785 square feet and are zoned CR Community Retail District. (*Refer to the existing area analysis map and aerial map*)
- The property to the south of the request has lot width of 100 feet and lot area of 17,650 square feet and are zoned an R-7.5(A) Single Family District. (*Refer to the existing area analysis map and aerial map*)

- The properties to the west of the request have lot widths ranging in size from 50 feet to 123 feet and lot areas ranging in size from 8,750 square feet to 27,834 square feet and are zoned an R-7.5(A) Single Family District. (*Refer to the existing area analysis and aerial 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 26,250-square foot lot and the width of the proposed lot is 150 feet.

Staff finds that there is a variation in lot pattern within the immediate vicinity of the request. The request complies with the zoning requirement of the R-7.5(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 one.

**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:**

15. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Bagley Street. *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.

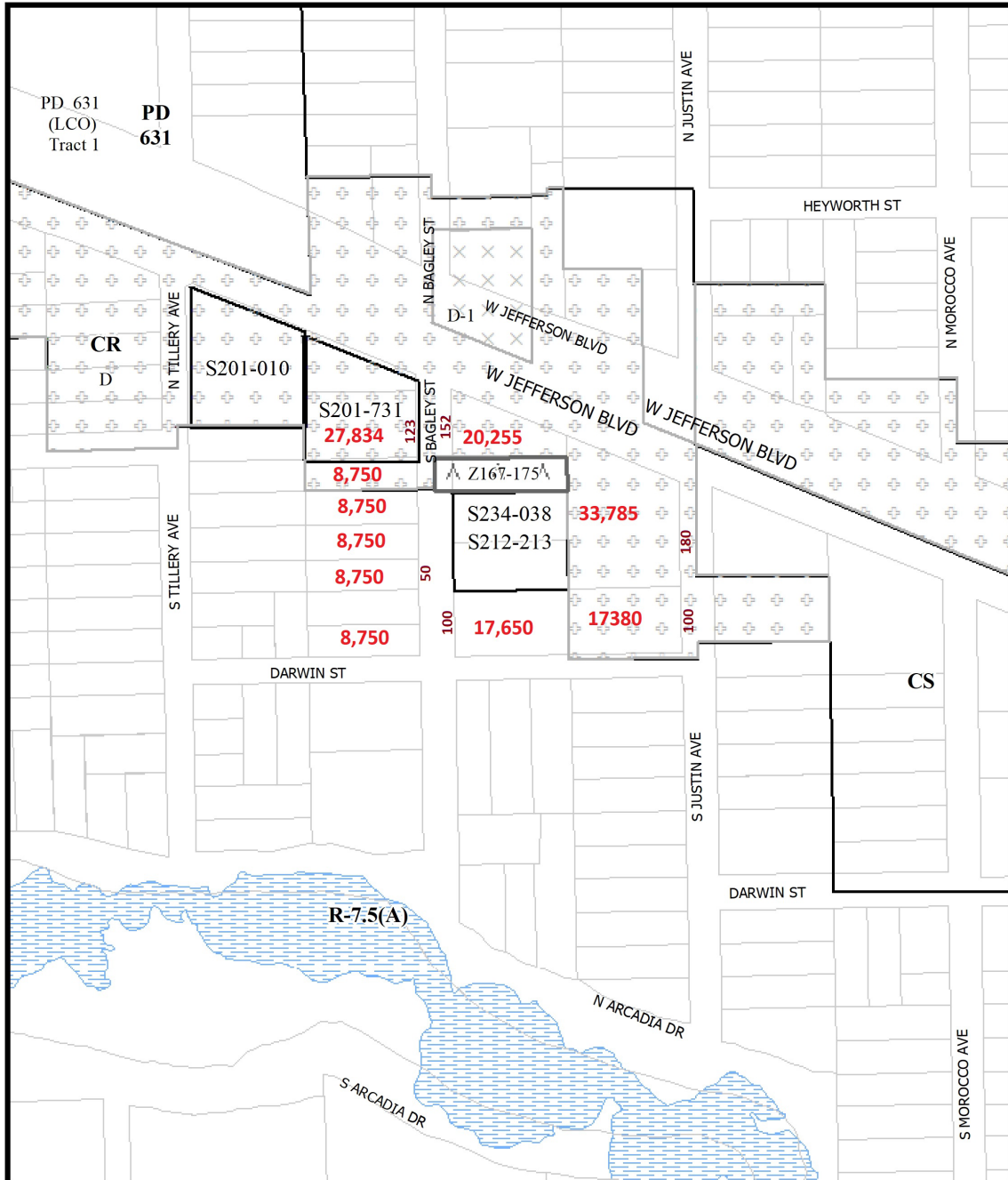
**Dallas Water Utilities Conditions:**


18. 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.

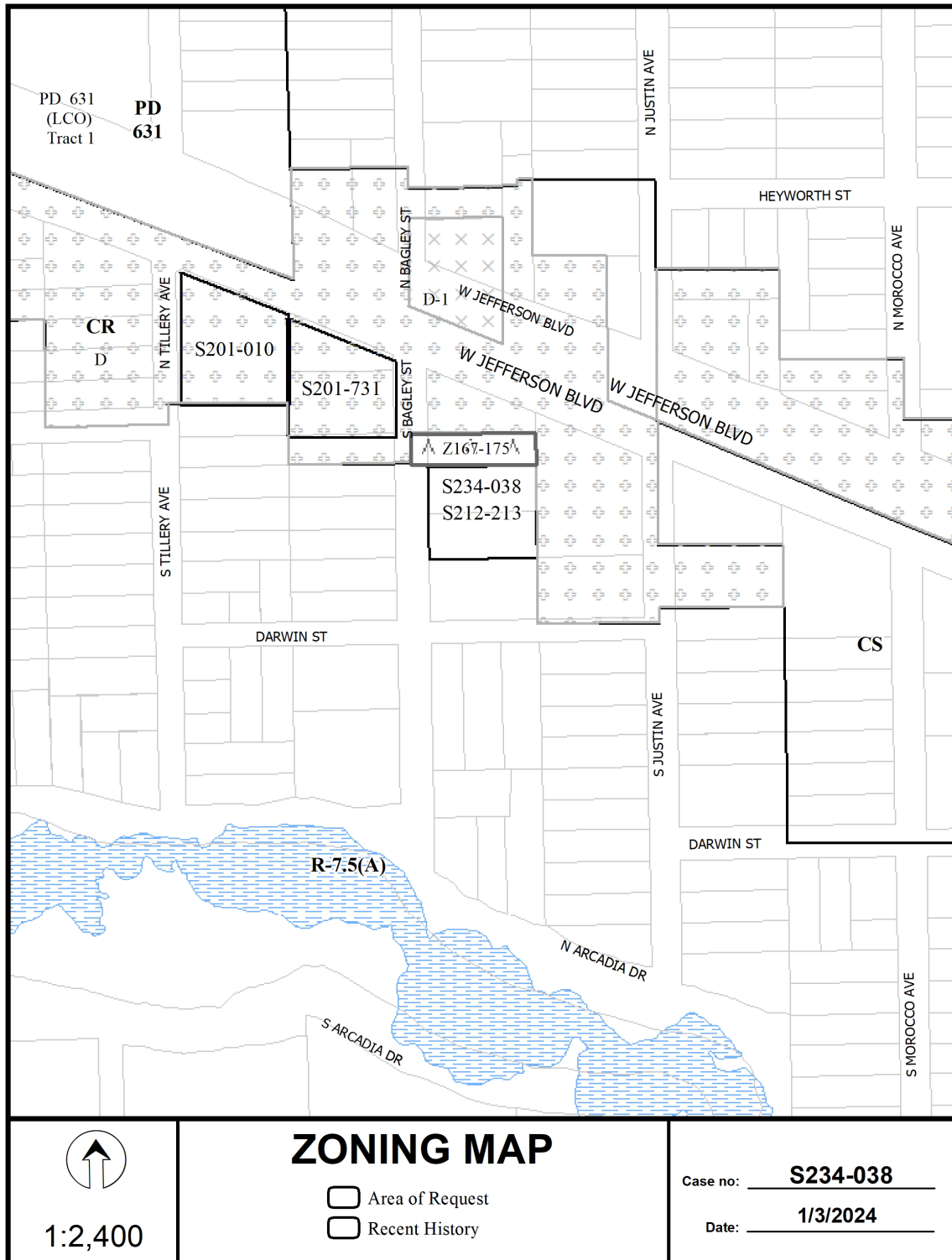
**Street Name / GIS, Lot & Block Conditions:**

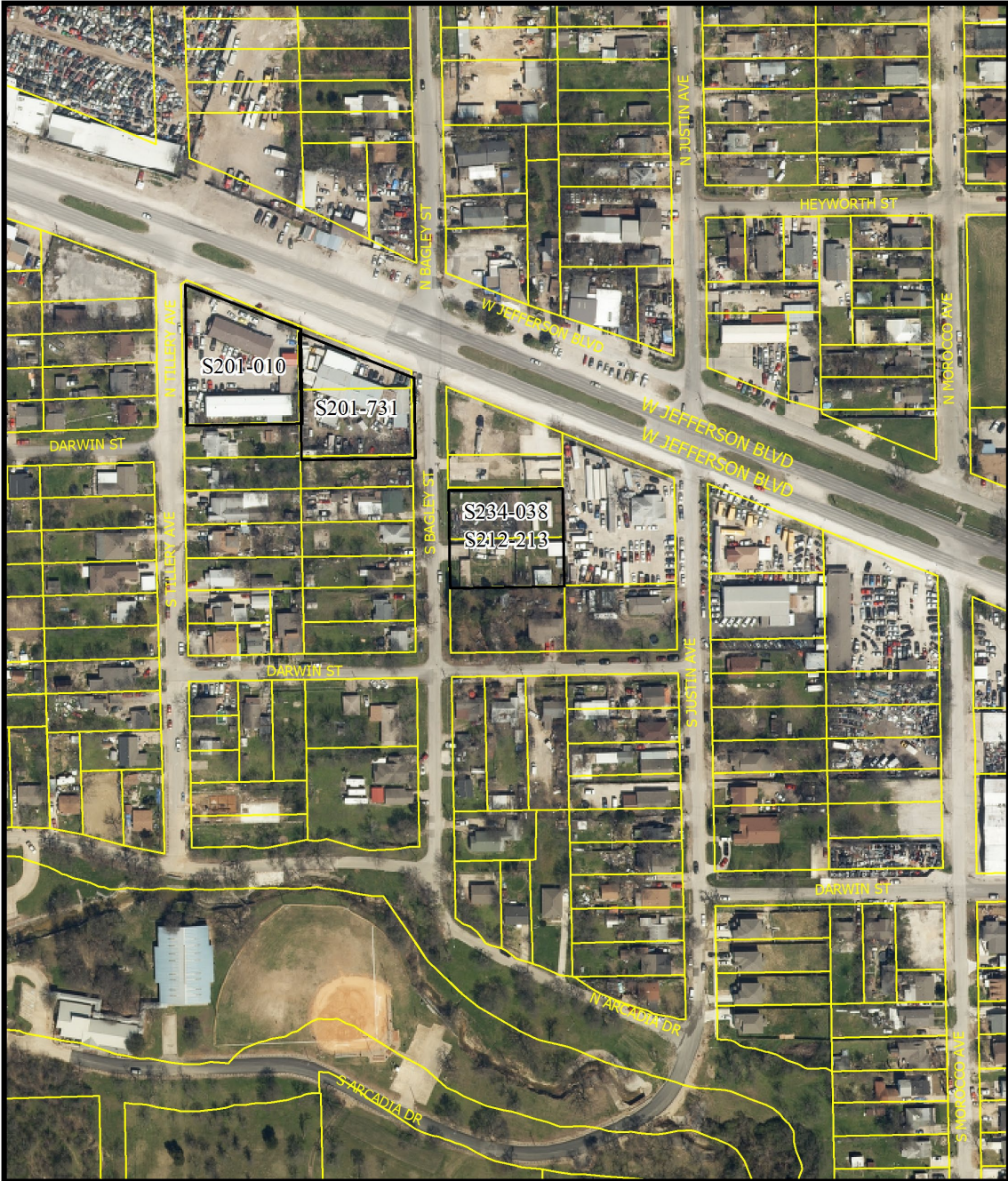
19. On the final plat, change "Bagly Street (FKA Katharyn Avenue)" to "Bagley Street (FKA Katharyn Avenue)".
20. On the final plat, change "Darwin Street" to "Darwin Street (FKA Laredo Street FKA Live Oak Street)".
21. On the final plat, change "Jefferson Boulevard" to "Jefferson Boulevard (AKA Jefferson Avenue)".
22. On the final plat, identify the property as Lot 8A in City Block 17/8342.


ALL AREAS ARE IN SQUARE FEET

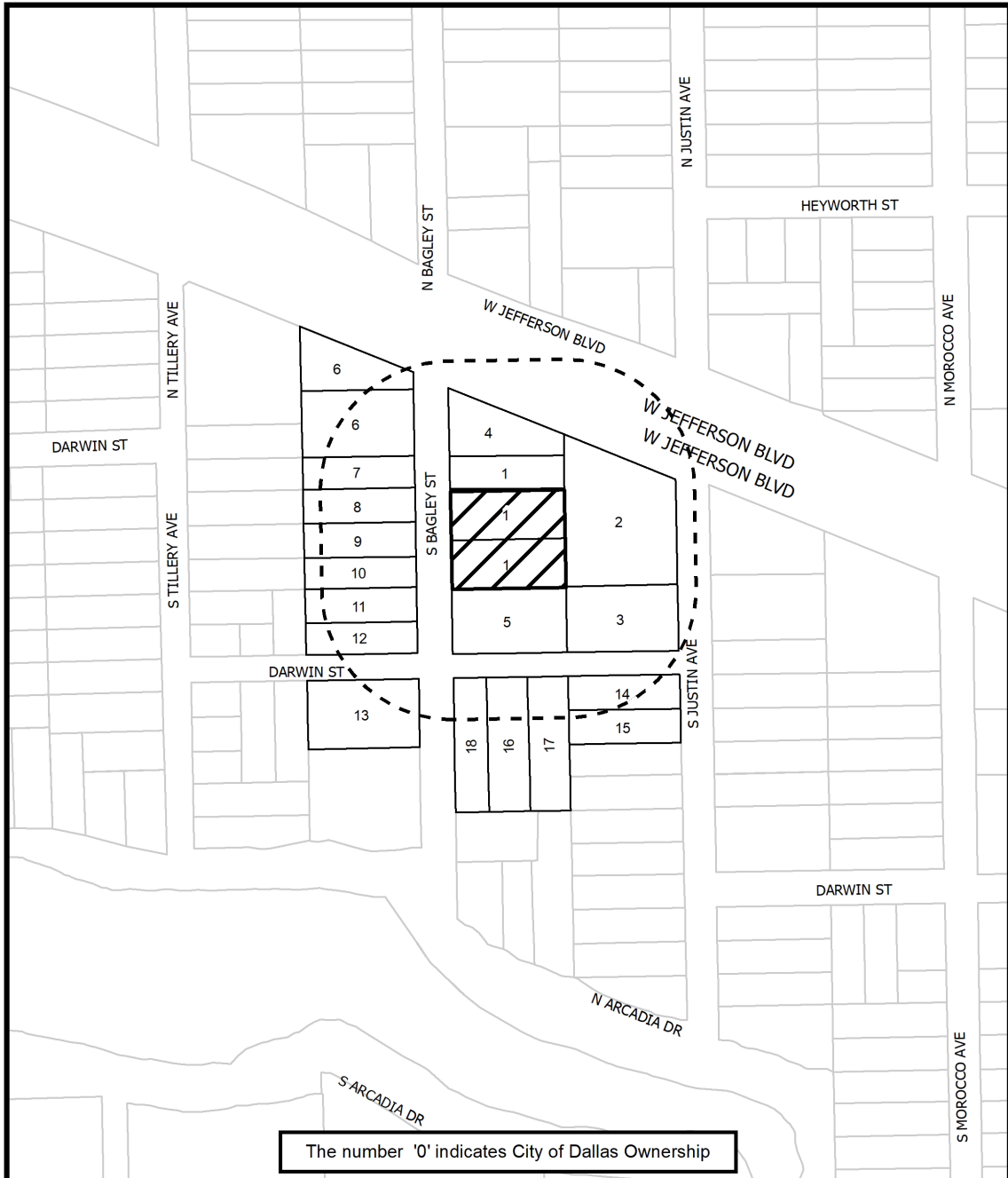


 1:2,400	<p align="center"><b>EXISTING AREA ANALYSIS MAP</b></p> <p> <input type="checkbox"/> Area of Request  <input type="checkbox"/> Recent History                 </p>	Case no: <b>S234-038</b> Date: <b>1/3/2024</b>
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 1:2,400	<h2>AERIAL MAP</h2> <ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Area of Request</li> <li><input type="checkbox"/> Recent History</li> </ul>	Case no: <u>      <b>S234-038</b>      </u> Date: <u>      <b>1/3/2024</b>      </u>
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 1:2,400	<b>NOTIFICATION</b>		Case no: <b>S234-038</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;">18</div> NUMBER OF PROPERTY OWNERS NOTIFIED		Date: <b>1/3/2024</b>

12/28/2023

City Plan Commission Date: 1/18/2024

47(g)

S234-038

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

***S234-038***

## ***18 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	102 S BAGLEY ST	ESTRADA OLEGARIO
2	103 S JUSTIN AVE	LOPEZ JESUS FRANCO &
3	115 S JUSTIN AVE	IGLESIA DE FE ESPERANZA Y
4	5224 W JEFFERSON BLVD	ESTRADA MANUEL
5	5213 DARWIN ST	MICHAEL KYLAN
6	5300 W JEFFERSON BLVD	GONZALEZ GUSTAVO JR &
7	101 S BAGLEY ST	VELAZQUEZ HURVANO
8	107 S BAGLEY ST	OJEDA MIGUEL A
9	111 S BAGLEY ST	VAZQUEZ SYLVIA
10	115 S BAGLEY ST	VASQUEZ HIPOLITO &
11	119 S BAGLEY ST	SIERRA MANUEL S
12	123 S BAGLEY ST	BRIONEZ FRANCISCA
13	203 S BAGLEY ST	MARTINEZ LUCY
14	203 S JUSTIN AVE	URBINA ARMANDO RAMON
15	207 S JUSTIN AVE	PINEDA FRANKLIN L &
16	5216 DARWIN ST	SUSTAITA LYDIA
17	5212 DARWIN ST	MALDONADO PEDRO C
18	5220 DARWIN ST	MUNIZ ANTONINO



