

**CITY PLAN COMMISSION****THURSDAY, FEBRUARY 1, 2024****FILE NUMBER:** S234-041**SENIOR PLANNER:** Hema Sharma**LOCATION:** Wisteria Street, west of Knoxville Street**DATE FILED:** January 4, 2024**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 3**SIZE OF REQUEST:** 0.688-acres**APPLICANT/OWNER:** Vanessa D. Garcia Paddilla/ Angela G. Garcia Padilla

**REQUEST:** An application to replat a 0.688-acre (30,000-square foot) tract of land containing all of Lot 40 in City Block 2/8016 to create two 15,000-square foot lot each on property located on Wisteria Street, west of Knoxville Street.

**SUBDIVISION HISTORY:**

1. S234-028 was a request northeast of the present request to replat a 0.688-acre tract of land containing all of Lot 23 in City Block 1/8016 to create two 7,500-square foot lots and one 15,000-square foot lot on property located between La Rue Street and Wyoming Street, west of Knoxville Street. The request was approved on January 18, 2024 but has not been recorded.
2. S234-013 was a request north of present request to replat a 0.689-acre (30,000-square foot) tract of land containing all of Lot 21 in City Block 2/8016 to create one 12,000-square foot lot and one 18,000-square foot lot on property located on Larue Street, west of Knoxville Street. The request was approved on December 7, 2024 but has not been recorded.

**PROPERTY OWNER NOTIFICATION:** On January 12, 2024, 24 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, east, south, and west of the request have lot widths ranging in size from 50 feet to 172 feet and lot areas ranging in size from 15,000 square feet to 60,000 square feet and are zoned R-7.5(A). *(Please refer to the existing area analysis)*

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 to create two 15,000-square foot lot each with lot widths of 50 feet each.

Staff finds that there is a variation in lot pattern within the immediate vicinity of the request (*Refer to the existing area analysis map and aerial map*). 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 2.

**Paving & Drainage Conditions:**

12. Submit a full set of Civil Engineering Plans (drainage, paving, street signage/marketing/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 Wisteria Street. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*
16. 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.

**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 how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
26. On the final plat, show recording information on all existing easements within 150 feet of the property.
27. On the final plat, clarify flood plain.
28. On the final plat, show 50 feet building line.

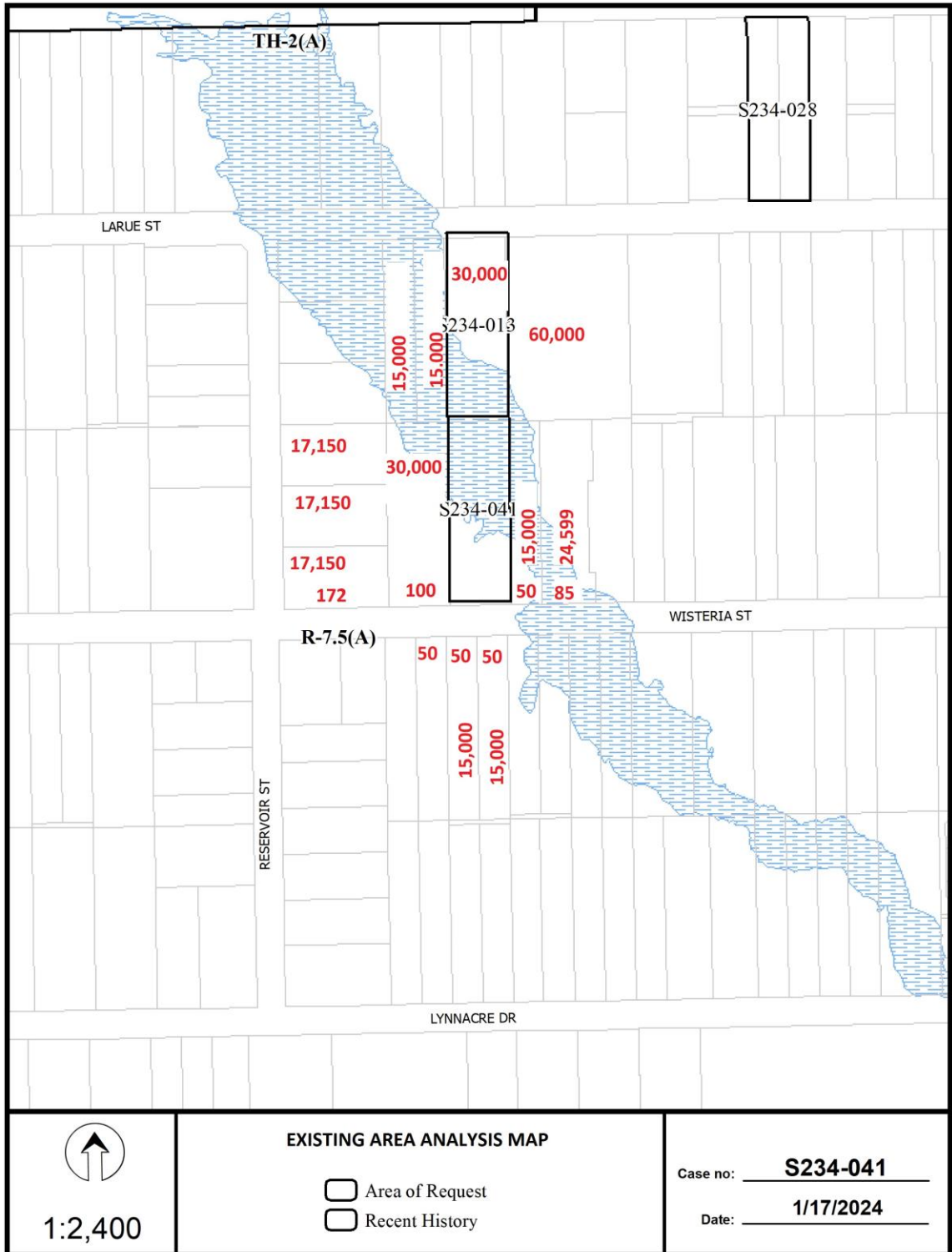
**Dallas Water Utilities Conditions:**

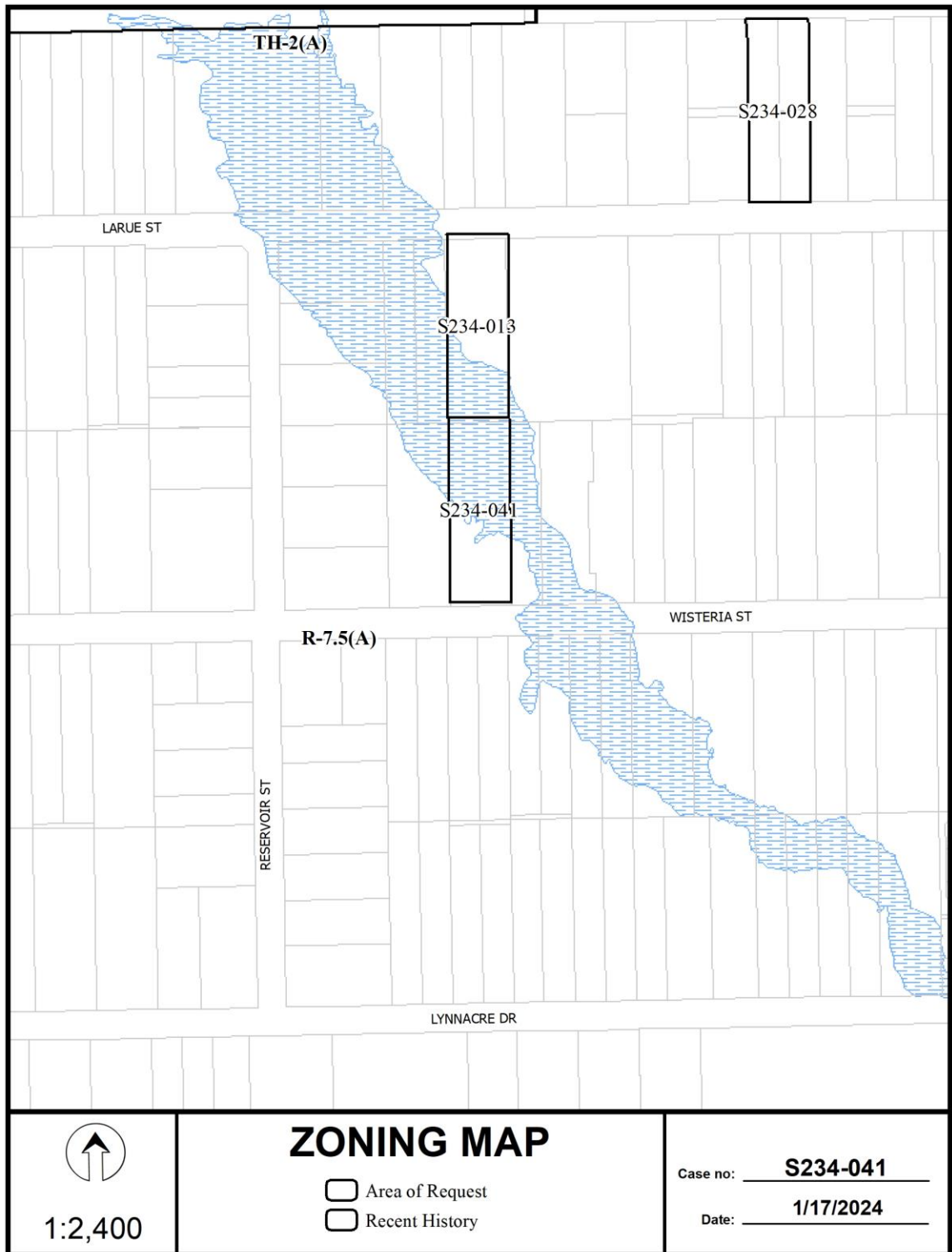
29. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
30. 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.

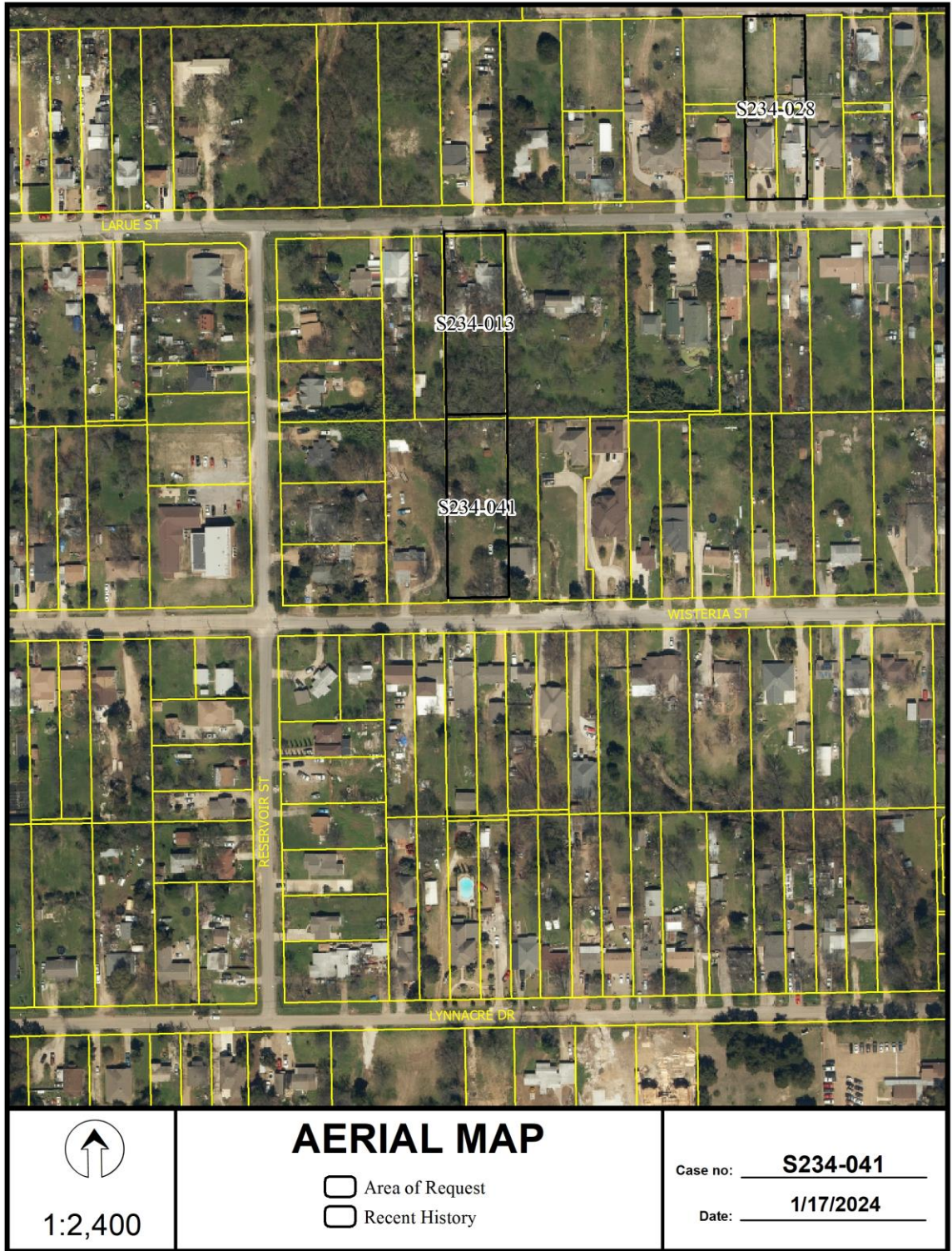
**Street Name / GIS, Lot & Block Conditions:**

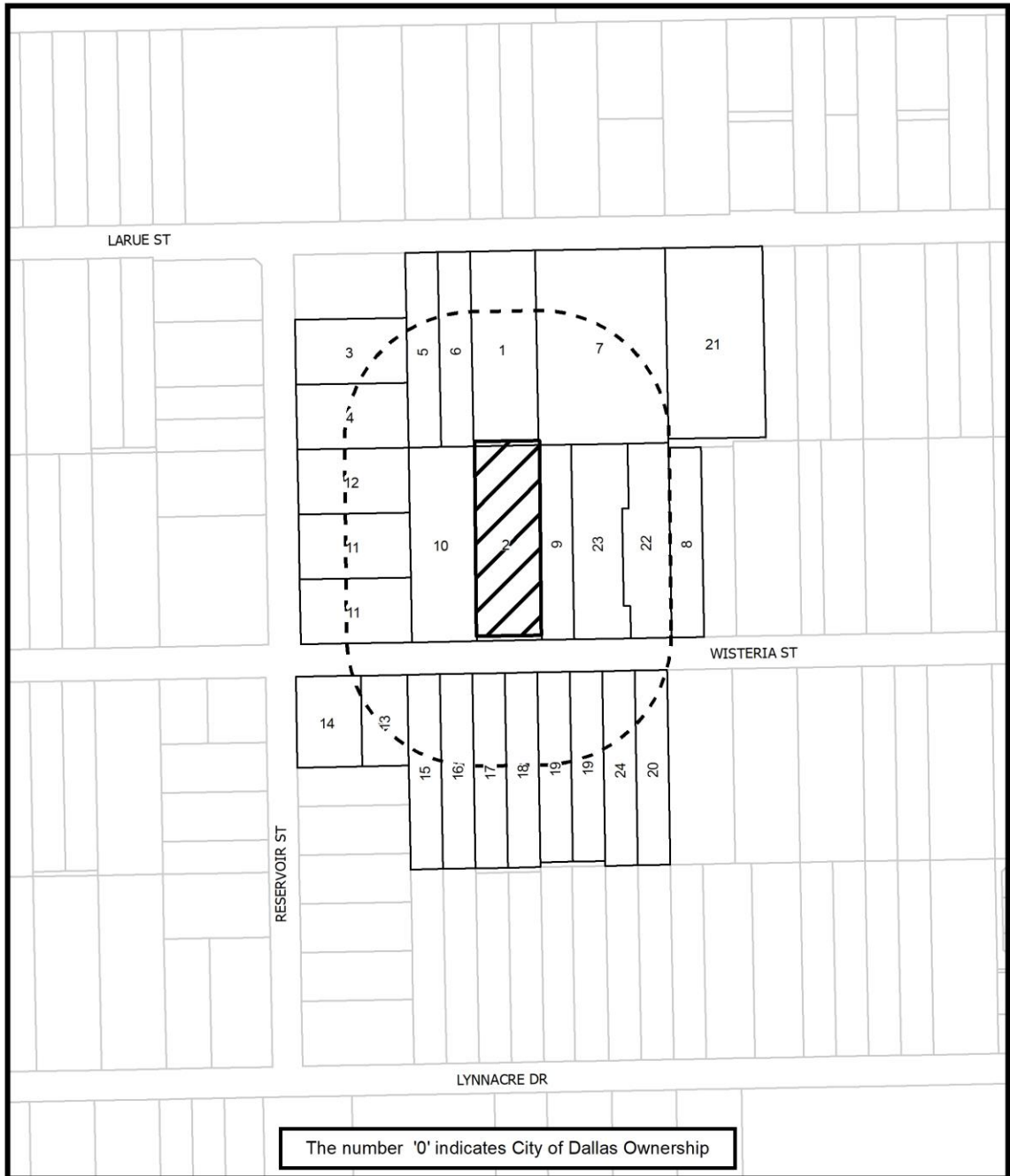
31. Prior to the final plat, change “Wisteria Street” to “Wisteria Street (FKA Eureka Street)”.
32. On the final plat, identify the property as Lots 40A & 40B in City Block 2/8016.

ALL AREAS ARE IN SQUARE FEET









 1:2,400	<b>NOTIFICATION</b>	Case no: <b>S234-041</b>			
	<table border="1"> <tr> <td style="text-align: center;"><b>200'</b></td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="text-align: center;"><b>24</b></td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	<b>200'</b>	AREA OF NOTIFICATION	<b>24</b>	NUMBER OF PROPERTY OWNERS NOTIFIED
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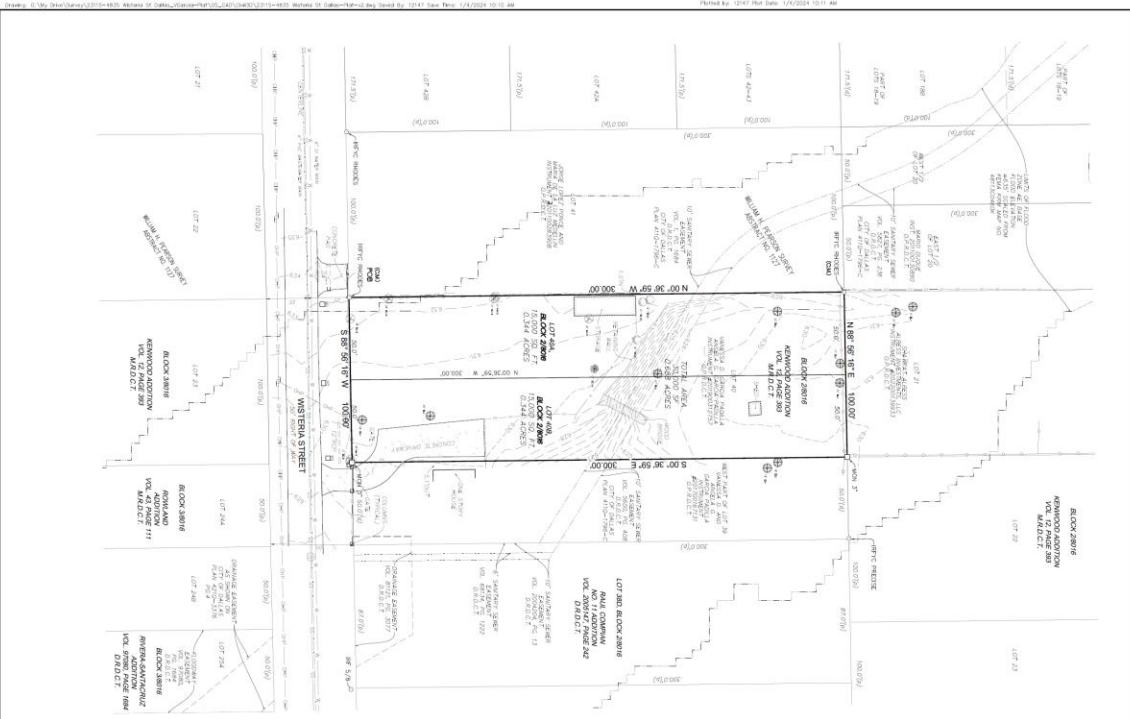
01/08/2024

## *Notification List of Property Owners*

**S234-041**

*24 Property Owners Notified*

<b>Label #</b>	<b>Address</b>	<b>Owner</b>
1	4840 LARUE ST	Taxpayer at
2	4835 WISTERIA DR	PADILLA VANESSA D GARCIA &
3	2914 RESERVOIR ST	GUTIERREZ FRANK JR &
4	2922 RESERVOIR ST	Taxpayer at
5	4844 LARUE ST	DUQUE MARIO
6	4846 LARUE ST	KATHERINE TEAMES
7	4820 LARUE ST	TEAMES JUDY KAY
8	4811 WISTERIA DR	HERNANDEZ JOSE & SALUSTIA
9	4825 WISTERIA ST	PADILLA ANGELA G GARCIA
10	4841 WISTERIA ST	PONCE JORGE LOPEZ &
11	2938 RESERVOIR ST	ESTRADA ALEJANDRO &
12	2930 RESERVOIR ST	VALDIVIA MARIANO
13	4848 WISTERIA ST	NAVA ISIDRO JAVIER
14	4842 WISTERIA ST	THOMAS LETA RUTH ESTATE
15	4834 WISTERIA DR	LOPEZ GABRIEL &
16	4838 WISTERIA ST	VILLANUEVA FRANCISCO R &
17	4826 WISTERIA DR	RODRIGUEZ DAVID AVELAR
18	4830 WISTERIA ST	GARCIA MARIA E
19	4822 WISTERIA DR	GARZA GUADALUPE J &
20	4800 WISTERIA ST	JOVE NELIDA
21	4806 LARUE ST	VO VI DALLAS FT WORTH FRIENDSHIP ASSOC
22	4819 WISTERIA ST	ALEMAN ARNULFO & MONICA
23	4821 WISTERIA ST	ROJAS JORGE J
24	4818 WISTERIA DR	SANTACRUZ ELI



**OWNERS DECLARATION**

NOVA THEATRE, INC. AND ALL THE OTHERS HEREIN...

**STATE OF TEXAS**

**COUNTY OF DALLAS**

NOVA THEATRE, INC. the undersigned, a limited liability company...

**STATE OF TEXAS**

**COUNTY OF DALLAS**

NOVA THEATRE, INC. the undersigned, a limited liability company...

**STATE OF TEXAS**

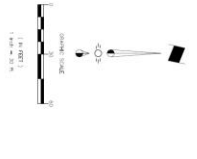
**COUNTY OF DALLAS**

NOVA THEATRE, INC. the undersigned, a limited liability company...

**STATE OF TEXAS**

**COUNTY OF DALLAS**

NOVA THEATRE, INC. the undersigned, a limited liability company...



**OWNER'S CERTIFICATE**

**STATE OF TEXAS**

**COUNTY OF DALLAS**

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**ARASURVEYING**

10000 W. HICKORY STREET, SUITE 100, DALLAS, TEXAS 75241

TEL: 214-343-7888 FAX: 214-343-7889

WWW.ARASURVEYING.COM

**PRELIMINARY PLAT**

**WISTERIA HEAVEN**

LOTS 6A AND 6B, BLOCK 2788B

A PART OF PT. 10 & 12, BLOCK 2788, RINGWOOD ADDITION

CITY OF DALLAS, DALLAS COUNTY, TEXAS

**CERTIFICATE OF APPROVAL**

I, the undersigned, County Clerk of Dallas County, Texas, do hereby certify that the within and foregoing plat was filed for approval in accordance with the provisions of the Texas Subdivision Act, Chapter 201, Acts of the 53rd Legislature, Regular Session, 1914, and the amendments thereto, and that the same has been approved by me on this 15th day of February, 2024.

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 County Clerk of Dallas County, Texas