

LOCATION: Woody Road, southwest of C. F. Hawn Freeway/ U.S. Highway No. 175

DATE FILED: April 17, 2024

ZONING: R-10(A)

CITY COUNCIL DISTRICT: 8

SIZE OF REQUEST: 1.435-acres

APPLICANT/OWNER: Correa Masonry, LLC

REQUEST: An application-to create a 5 lot-Shared Access Development ranging in size from 10,041 square feet to 10,354 square feet from a 1.435-acre tract of land in City Block 8806 on property located on Woody Road, southwest of C. F. Hawn Freeway/ U.S. Highway No. 175.

SUBDIVISION HISTORY:

1. S190-190 was a request southeast of present request to replat a 2.049-acre tract of land containing all of Lot 3 in City Block 8812 to create one 1.093-acre (47,606 square feet) lot and one 0.956-acre (41,661 square feet) lot on property located on Woody Road, north of Kleberg Road. The request was approved on August 6, 2020 but has not been recorded.

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, south, west and north of the request have lot widths ranging in size from 60 feet to 487 feet and lot areas ranging in size from 11,985 square feet to 487,442 square feet and are zoned R-10(A) Single Family District. *(Please refer to the existing area analysis)*

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 a 5-lot shared access development ranging in size from 10,041 square feet to 10,354 square feet and lot width ranging from 84 feet to 86 feet.

The lot is being created from a tract of land; therefore, it does not qualify for a residential replat and can be approved on the consent agenda.

Staff finds that there is a variation in the lot pattern in the immediate vicinity of the request. The request complies with the requirements of R-10(A) Single Family District and with the requirements of Section 51A-8.503; 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 5.

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)

Survey (SPRG) Conditions:

15. Prior to final plat, submit a completed final plat checklist and all supporting documents.
16. On the final plat, show recording information on all existing easements within 150 feet of the property.
17. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information.

Shared Access Conditions:

18. Provide additional shared access area easement, up to 26 feet, for compliance to Dallas Fire Code when building height is 30 feet or greater.
19. A water and wastewater easement at least 12 feet wide to be used exclusively for public water and wastewater below grade must be provided within the Shared Access Area Easement & labeled on the plat. Section 51A-4.411(d)(2) and Sections 49-60(d), 49-61(c)(5)(B), and Development Design Procedure and Policy Manual Section 6.2
20. No building permit may be issued to authorize work in the Shared Access Area Development until the final plat and the Shared Access Area Agreement have been recorded in the real property records of Dallas County, and the recording information has been placed on the face of the plat, and all other requirements of the Shared Access Area development have been met. Section 51A-4.411(c)(3)
21. Prior to submittal of the final plat the Shared Access Area Development must meet all of the requirements of Section 51A-4.411. Section 51A-4.411(c)
22. The recording information of the “Shared Access Area Agreement” must be placed on the final plat prior to being submitted to the City Plan Commission Chairman for signature. The Shared Access Area Agreement shall include a metes and bounds description of the shared access area as part of an attachment to the document. Section 51A-4.411(e)
23. A shared access development is treated as one lot for the purpose of setbacks and lot coverage.
24. Regardless of the minimum front yard setback of the applicable zoning district, the minimum front yard setback must be at least 20 feet from the right-of-way line of a street or alley if the parking space for the lot(s) is located in an enclosed structure and if the space faces upon or can be entered directly from the street or alley. Section 51A-4.411(f)(2)
25. Include the words “Shared Access Development” in the title block of the final plat. Platting Guidelines
26. Place a note on the final plat stating: “No vehicular access is permitted to adjacent property outside the platted property from the shared access area

except to a public or City Council approved Private Street.” Section 51A-4.411(d)(3), and 51A-4.411(d)(10)

27. If a guard house is provided, it must be at least 30 feet from the shared access point. Section 51A-4.411(d)(8)
28. The Shared Access Area Easement must be terminated a minimum of 3 feet from the adjacent property or right-of-way. Section 51A-8.618(b)
29. Provide guest parking at a rate of 0.25 spaces per dwelling unit and with adequate maneuverability per the Shared Access Development requirements.

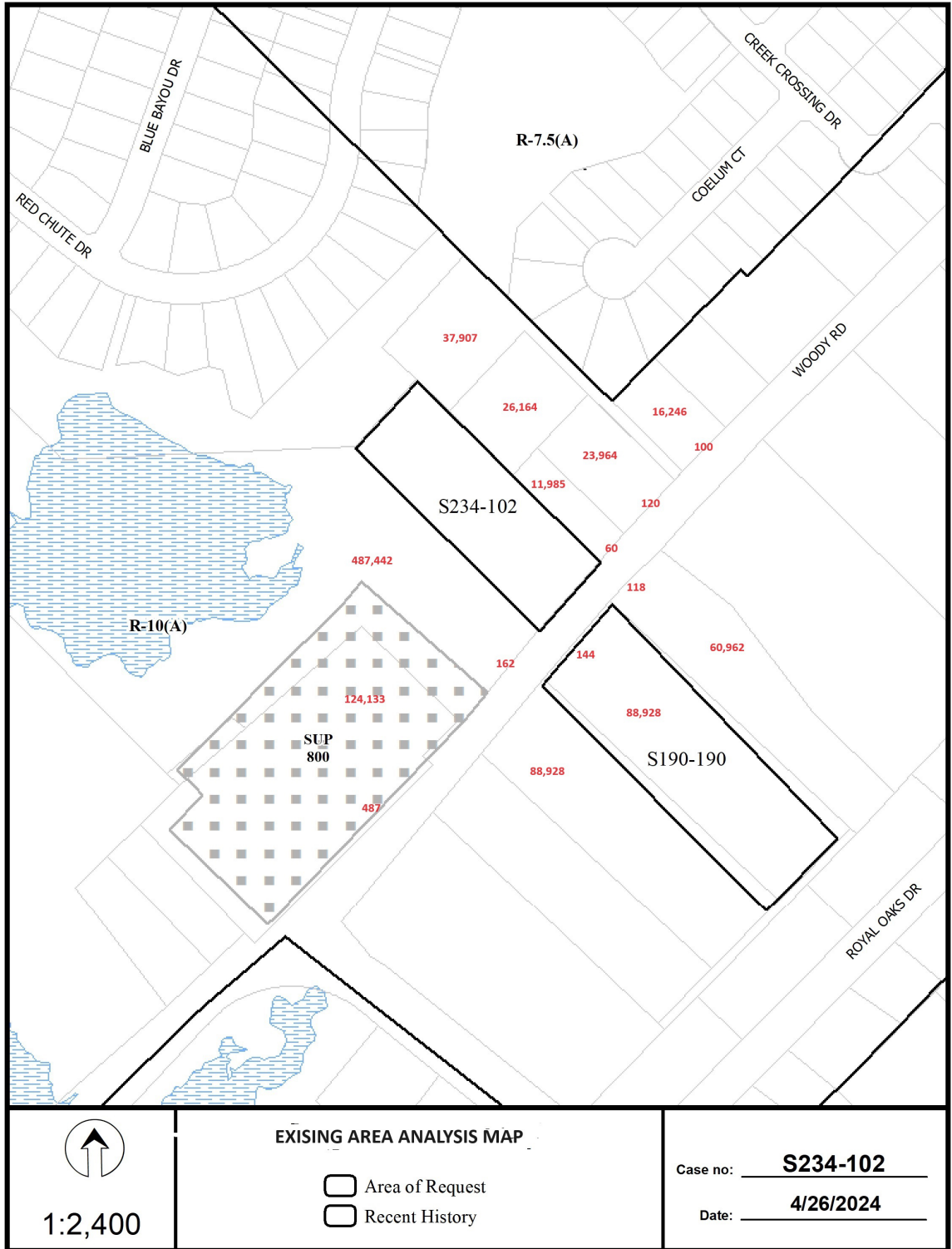
Dallas Water Utilities Conditions:

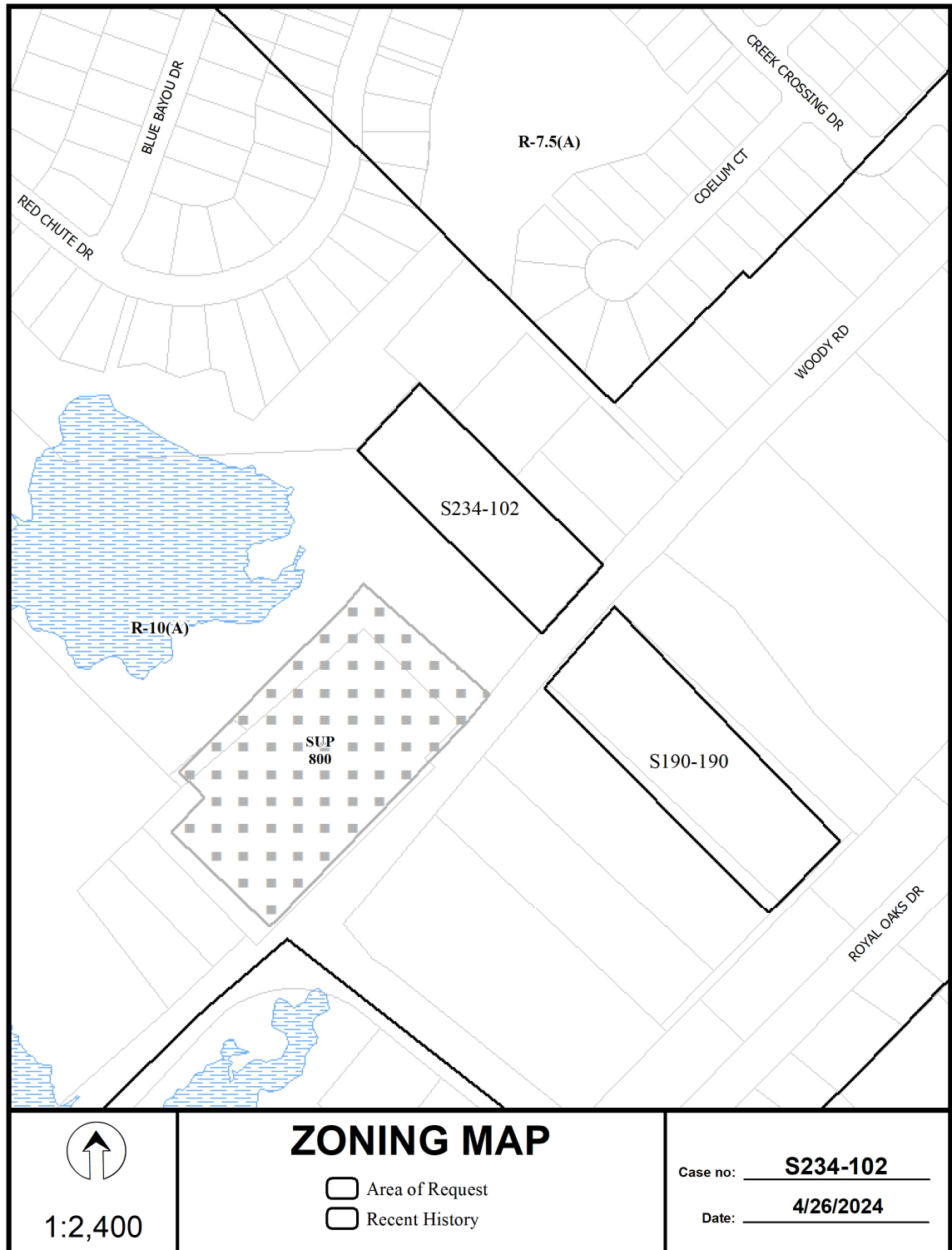
30. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f).
31. Additional design information is required for assessment. Site plan must be submitted showing proposed development, 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.
32. Water and wastewater main improvements are required by Private Development Contract. Submit water/wastewater Engineering Plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
33. Must comply with DWU design standard for all Water Wastewater construction in Shared Access Development.

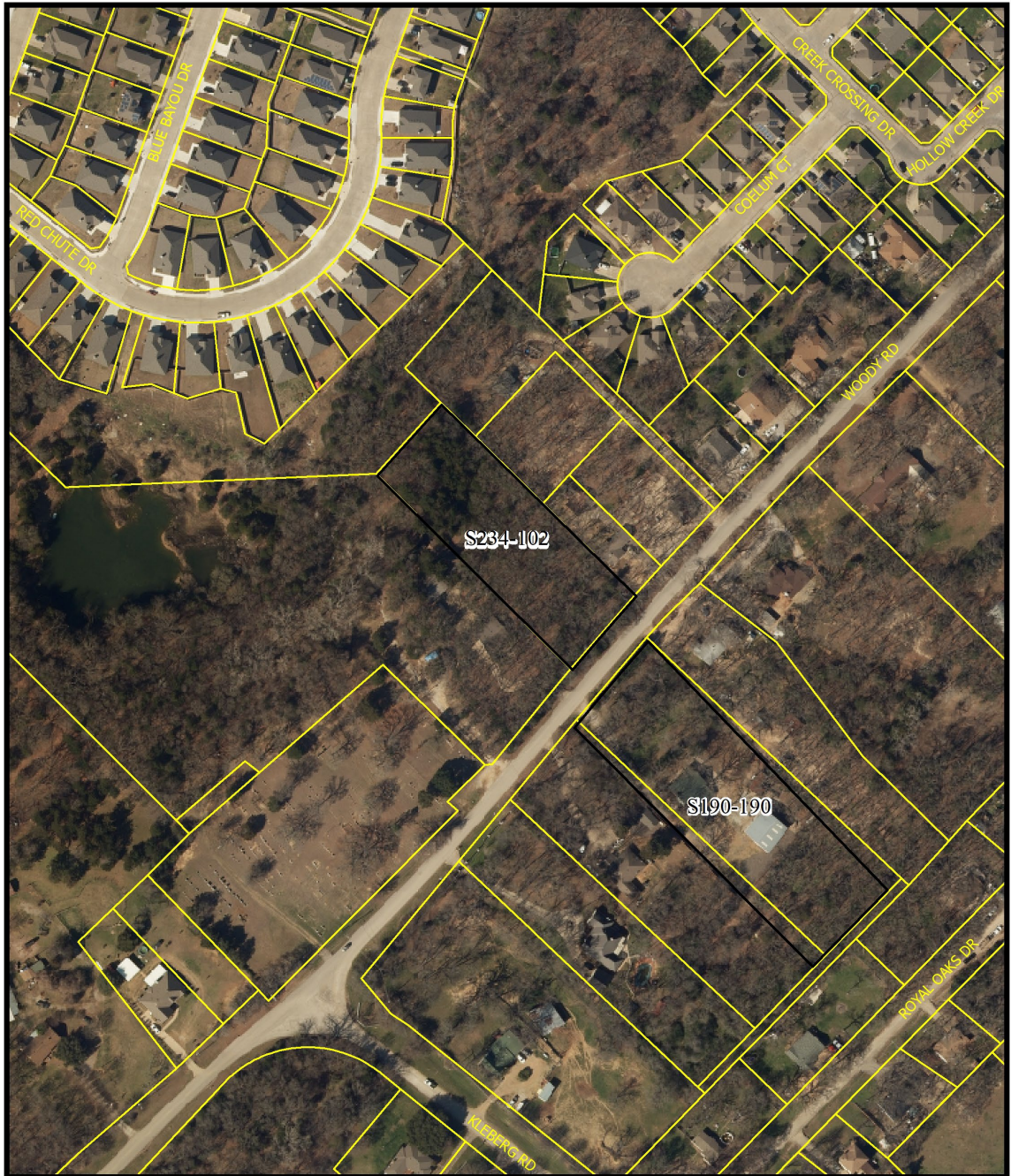
Real Estate/ Park/ Street Name/ GIS, Lot & Block Conditions:


34. Prior to final plat, portion of fencing appears to lie within right-of-way of Woody Road. Please relocate onto owner’s property or remove. Provide documentation to Real Estate to confirm.
35. On the final plat, in the vicinity map, remove the notation Park in the area to the southwest of the site and replace with Kleberg Cemetery-this is neither City - owned land nor a park.
36. On the final plat, change “Woody Road” to “Woody Road (AKA Woody Lane)”.
37. On the final plat, identify the property as Lots 1 through 5 in City Block P/8806.

ALL AREAS ARE IN SQUARE FEET





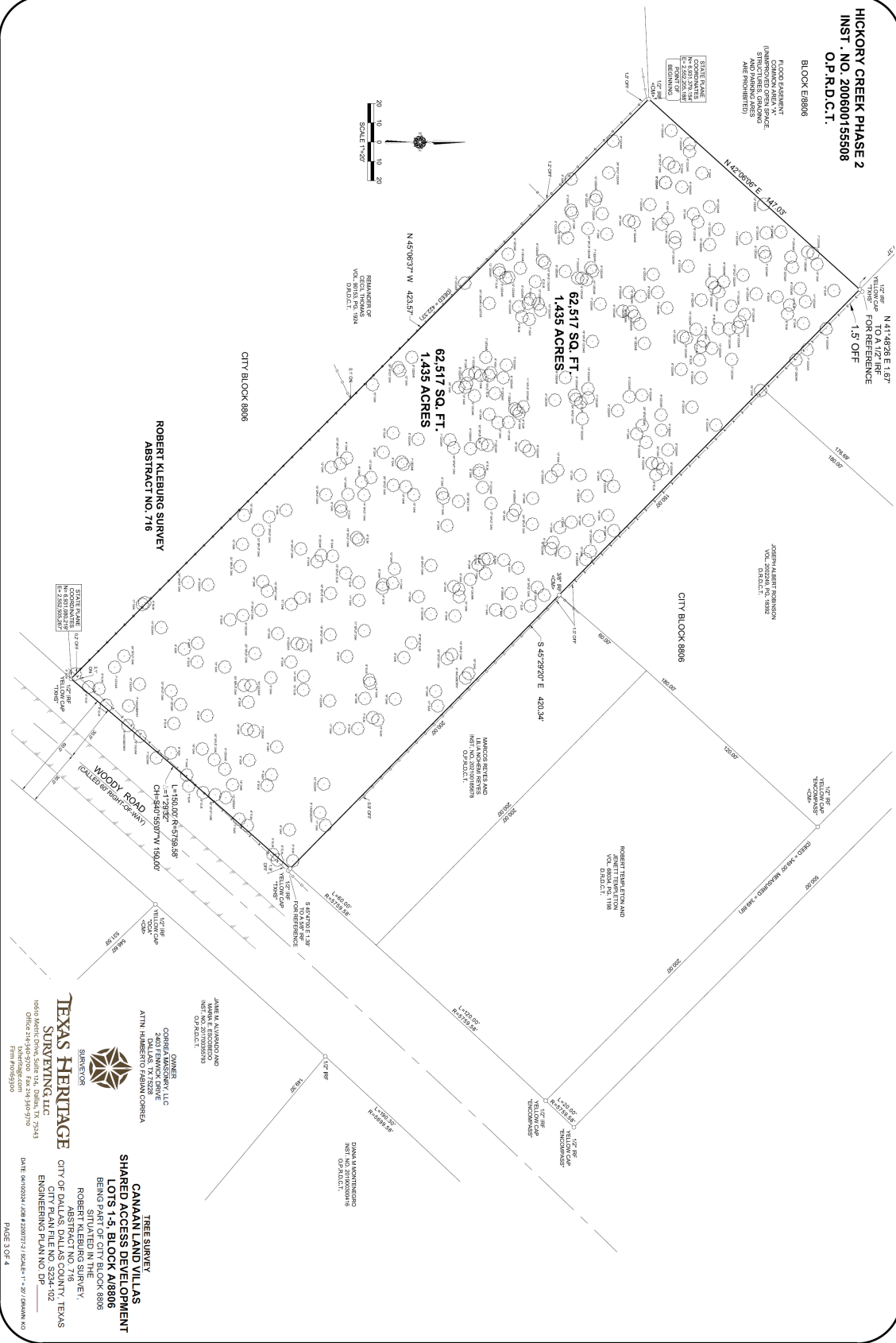


 1:2,400	<h3>AERIAL MAP</h3> <p><input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History</p>	Case no: <u>S234-102</u> Date: <u>4/26/2024</u>
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HICKORY CREEK PHASE 2
INST. NO. 200600155508
O.P.R.D. C.T.

FLOOD EMBANKMENT
 FLOODPLAIN AREA
 FLOOD CONTROL STRUCTURES, GRADING
 AND PROHIBITED

STATE EXAMINER
 COMMISSIONER
 E. J. BROWN
 BEGINNING



ROBERT KLEBURG SURVEY
ABSTRACT NO. 716

STATE EXAMINER
 COMMISSIONER
 E. J. BROWN
 BEGINNING

TEXAS HERITAGE
SURVEYING, LLC
 1860 MERIC DRIVE, SUITE 124, DALLAS, TX 75243
 214-340-9700
 texasheritage.com
 Form #0703930

OWNER:
 CANAAN LAND VILLAS
 3401 FORTWORTH DRIVE
 DALLAS, TX 75229
 ATTN: HOMEBUY/SALES/COMMERCIAL

SHARED ACCESS DEVELOPMENT
LOTS 1-5, BLOCK A18806
 BEING PART OF CITY BLOCK 8806
 ROBERT KLEBURG SURVEY,
 ABSTRACT NO. 716
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 ENGINEERING PLAN NO. 01_____
 DATE: 08/02/2024 / JOB # 2200772 / SCALE: 1" = 20' DRAWN: KO
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