

LOCATION: Bonnie View Road, south of Silverhill Drive**DATE FILED:** February 22, 2024**ZONING:** R-5(A)**CITY COUNCIL DISTRICT:** 8**SIZE OF REQUEST:** 7.943-acres**APPLICANT/OWNER:** Herack Estates, Inc.

REQUEST: An application to create a 48-lot residential subdivision ranging in size from 5,437 square feet to 6,977 square feet and one common area from a 7.943-acre tract of land in City Block 6870 on property located on Bonnie View Road, south of Silverhill Drive.

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 south of the request have an average lot width of 60 feet and lot areas ranging in size from 6,961 square feet to 7,682 square feet and are zoned R-5(A) Single Family District. *(Please refer to the existing area analysis)*
- The properties to the east of the request have an average lot width of 60 feet and lot areas ranging in size from 8,019 square feet to 9,902 square feet and are zoned R-5(A) Single Family District. *(Please refer to the existing area analysis)*
- The properties to the north of the request have lot widths ranging in size from 51.79 feet to 170 feet and lot areas ranging in size from 8,819 square feet to 19,889 square feet and are zoned R-5(A) Single Family District. *(Please refer to the existing area analysis)*

The request is to create 48 lots ranging in size from 5,437 square feet to 6,977 square feet and one common area.

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.

Staff finds that there is an established lot pattern in the immediate vicinity and the request is compatible with the existing lot pattern. The request complies with the requirements of R-5(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 48 and 1 common area.

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 50 feet of right-of-way (via fee simple) from the established center line of Bonnie View Road. *Section 51A 8.602(c)*
16. On the final plat, dedicate 56 feet of right-of-way (via fee simple or street easement) from the established centerline of St. Joseph Drive. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*
17. On the final plat, dedicate a minimum 10-foot by 10-foot corner clip (via fee simple or street easement) at the intersection of Bonnie View Road and St. Joseph Drive. *Section 51A 8.602(d)(1)*
18. Must coordinate with Transportation Department for any traffic signal requirements that are deemed necessary for improving pedestrian accessibility and safety related to site development. (Contact Srinivasa Veeramallu with Traffic Signals) *Section 51A-8.606, 51A-8.608*
19. The proposed public dead-end street must not exceed 650 feet in length and must provide turnaround (cul-de-sac) at the end. *Section 51A-8.506.*

Survey (SPRG) Conditions:

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

Dallas Water Utilities Conditions:

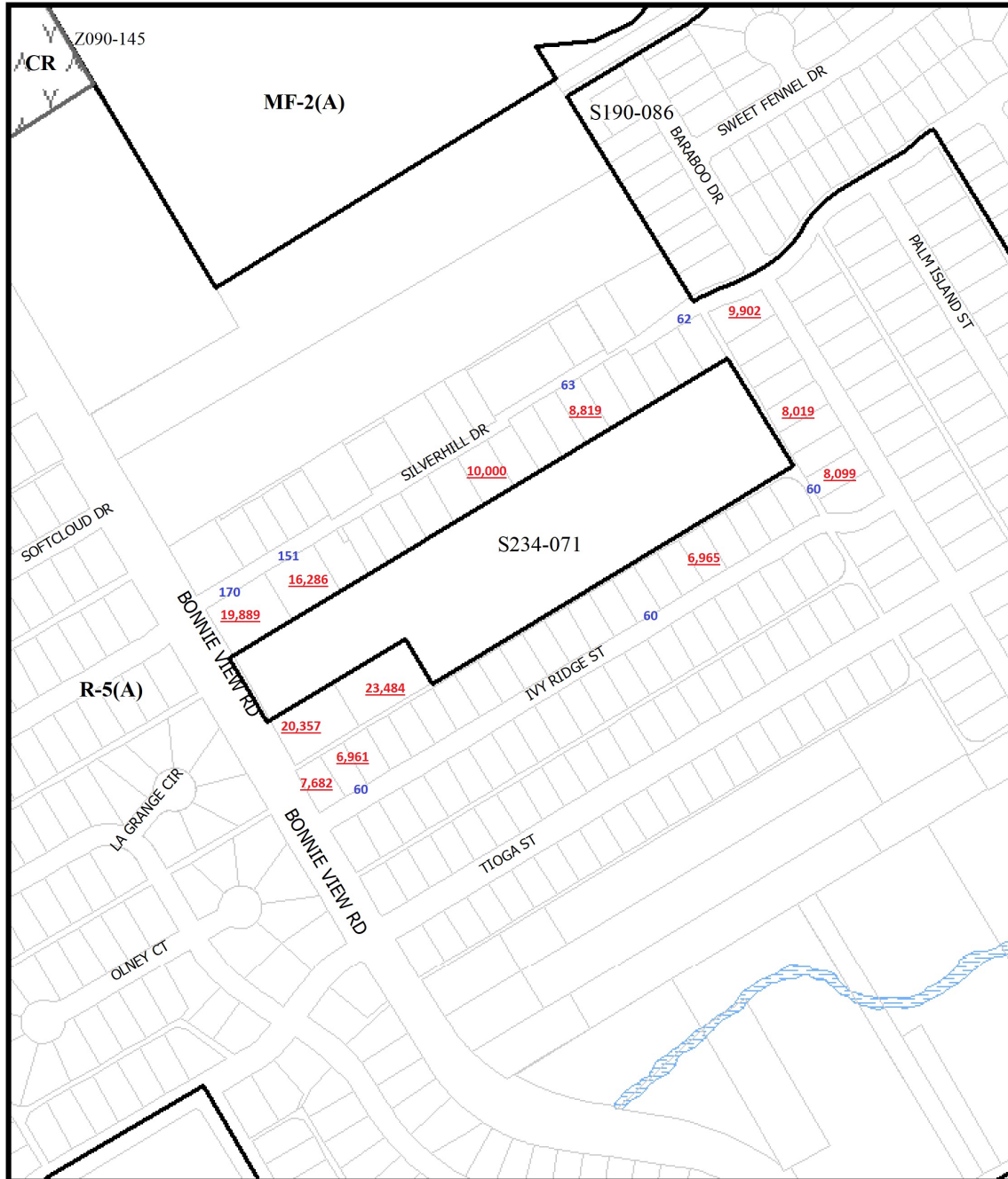
23. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
24. Engineer must 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).*
25. 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.

Street Name / GIS, Lot & Block Conditions:

26. On the final plat, change "Silver Hill Drive" to "Silverhill Drive (AKA Silver Hill Drive)".

27. Contact Addressing team for appropriate name for proposed right-of-way. "St. Joseph" already exists.
28. On the final plat, identify the property as Lots 1 through 19, Common Area CA "A" in City Block 8/6870, Lots 1 through 29 in City Block 9/6870.

ALL AREAS ARE IN SQUARE FEET



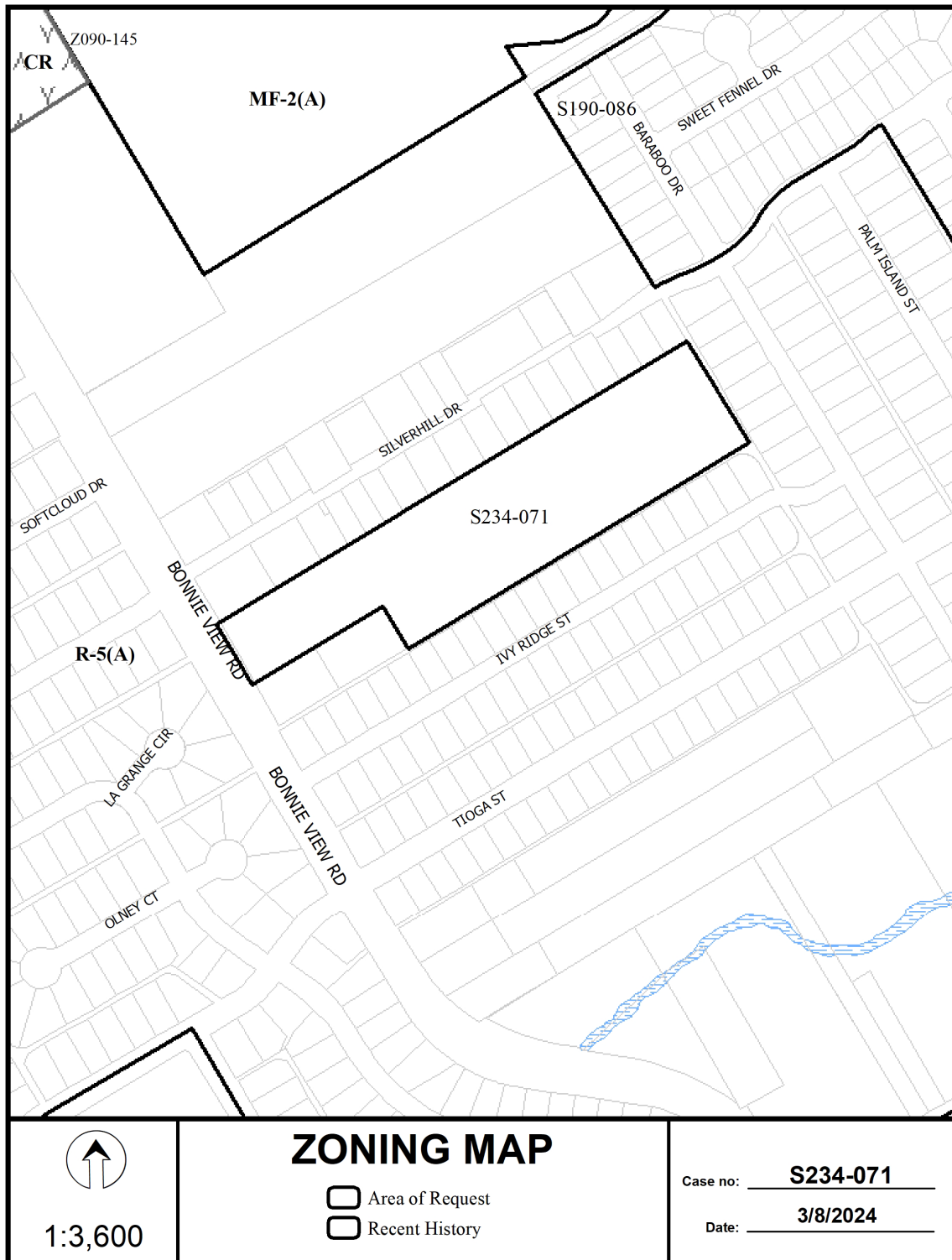
1:3,600

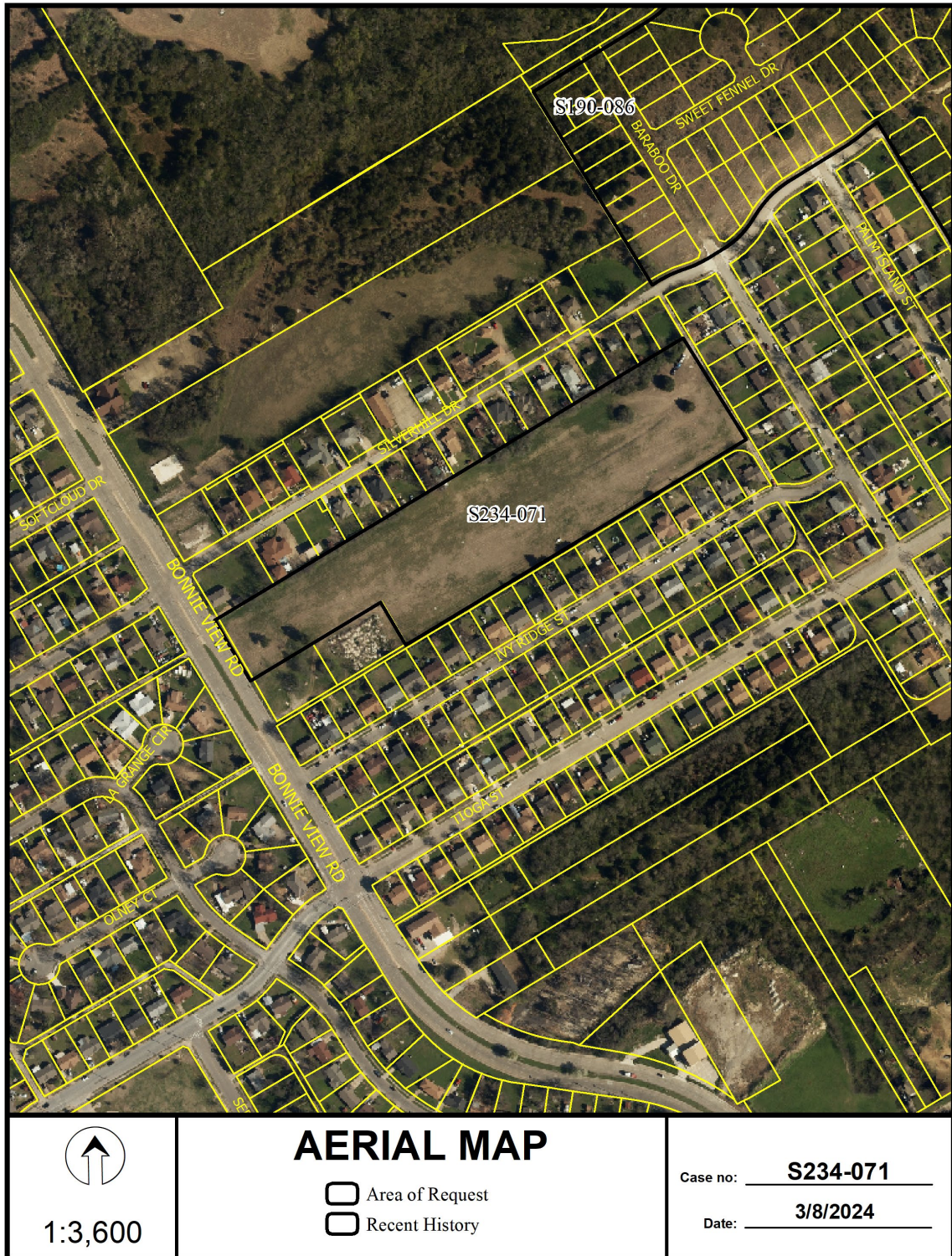
EXISTING AREA ANALYSIS MAP

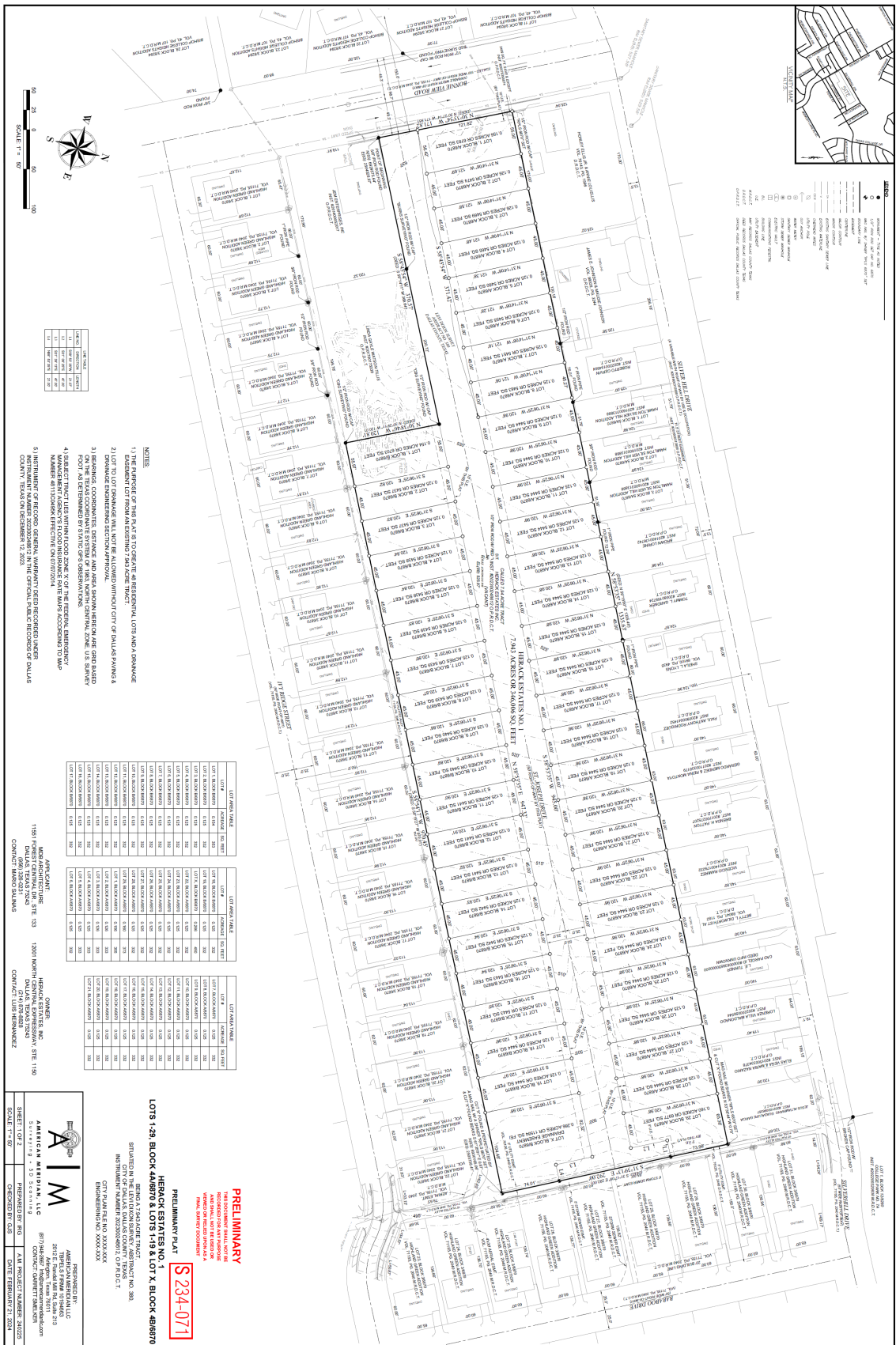
- ☐ Area of Request
- ☐ Recent History

Case no: **S234-071**

Date: **3/8/2024**







[illegible]