

CITY PLAN COMMISSION

THURSDAY, JANUARY 5, 2023

FILE NUMBER: S223-050

SENIOR PLANNER: Sharmila Shrestha

LOCATION: Southcrest Road, east of Crestline Avenue

DATE FILED: December 12, 2022

ZONING: R-16(A)

CITY COUNCIL DISTRICT: 13 **SIZE OF REQUEST:** 0.792-acre

MAPSCO: 24Q

OWNER: Paul M. and Susan S. Robinson

REQUEST: An application to replat a 0.792-acre tract of land containing all of Lots 8 and 9 in City Block 3/5538 to create one 0.385-acre (16,754.67 square foot) lot and one 0.407-acre (17,744.69 square foot) lot on property located on Southcrest Road, east of Crestline Avenue.

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

PROPERTY OWNER NOTIFICATION: On December 20, 2022, 17 notices were sent to property owners within 200 feet of the proposed plat.

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 request lies in an R-16(A) Single Family District which has a minimum lot area requirement of 16,000 square feet. The request is to move the existing internal lot line between two lots to create one 16,754.67-square foot lot and one 17,744.69-square foot. The front widths of the proposed lots are 100 feet, however; moving the existing lot line on the rear yard is changing the lot widths on rear yard to 83.77 feet and 116.23 feet. The proposed lots will vary in lot pattern compared to already established lot pattern in the immediate vicinity of the request.

Staff finds that the request is not compatible with the development pattern established within the subdivision. The request complies with the zoning requirement of the R-16(A) Single Family District, but is not in compliance with Section 51A-8.503; therefore, staff recommends denial of the request; however, should the request be approved, we recommend the approval be 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 structure, new or existing, 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 submittal of the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to issuance of 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. Lot-to-Lot drainage will not be allowed without proper **City of Dallas Engineering Division** approval (Note must be on Plat). Section 51A 8.611(e)
13. Submit drainage, paving, etc. plans prepared by a licensed (TX) Professional Engineer to Permit Center, Oak Cliff Municipal Center (i.e., non-311T/DP). Section 51A- 8.102 (c); 8.601(b)(4),(5),(6),(7),(8),(9)

Survey (SPRG) Conditions:

14. On the final plat, show recording information on all existing easements within 150 feet of property.
15. On the final plat, show all additions or tracts of land within 150 feet of property with recording information.
16. On the final plat, change the addition name from Robinson/Southcrest Addition to Robinson-Southcrest Addition (replacing "/" with "-").

Real Estate/ GIS, Lot & Block Conditions:

17. Provide documentation that glass sunroom with foundation and a/c units have been removed from utility easement.

18. On the final plat, identify the property as Lots 8A and 9B in City Block 3/5538. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).

ALL AREAS ARE IN SQUARE FEET

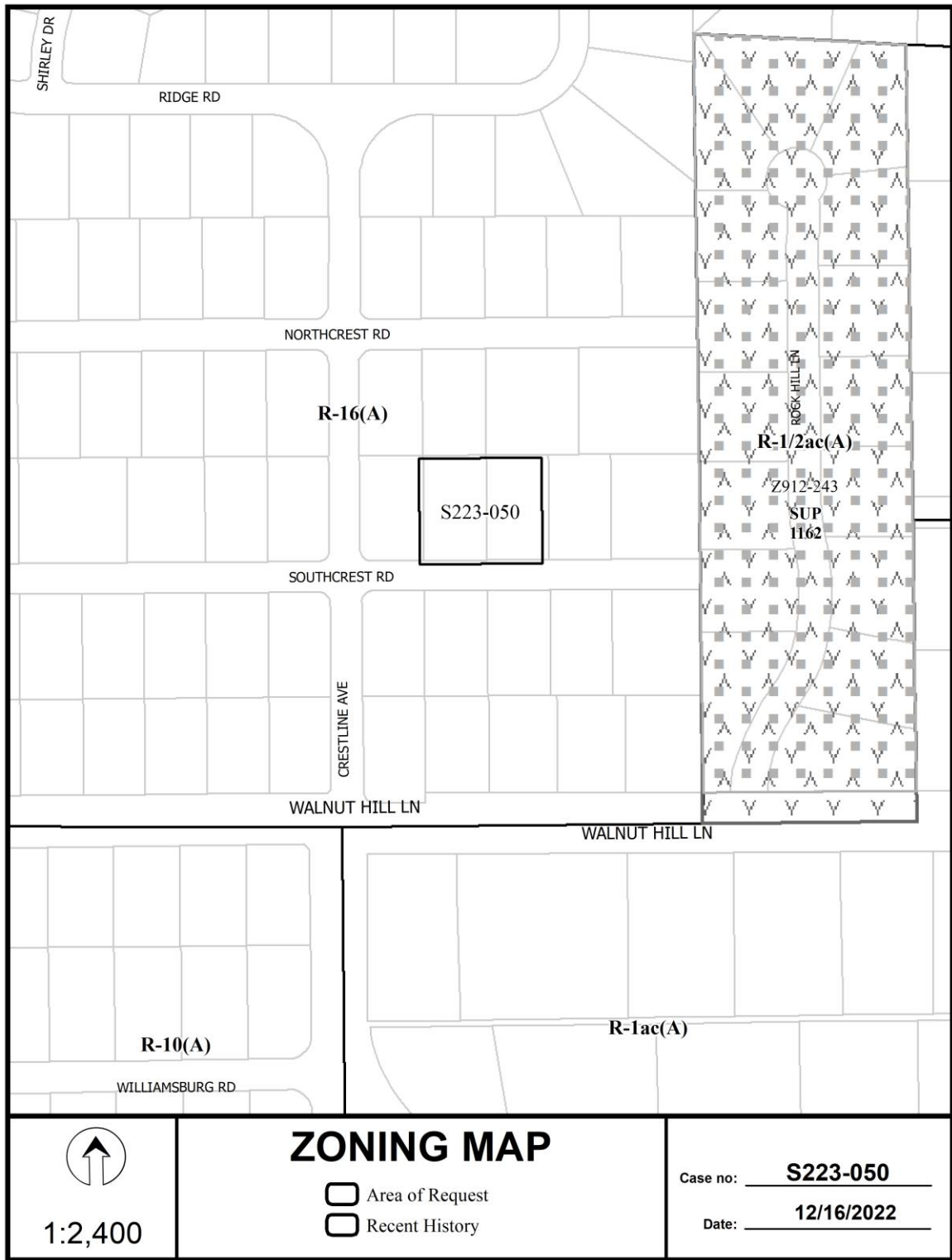


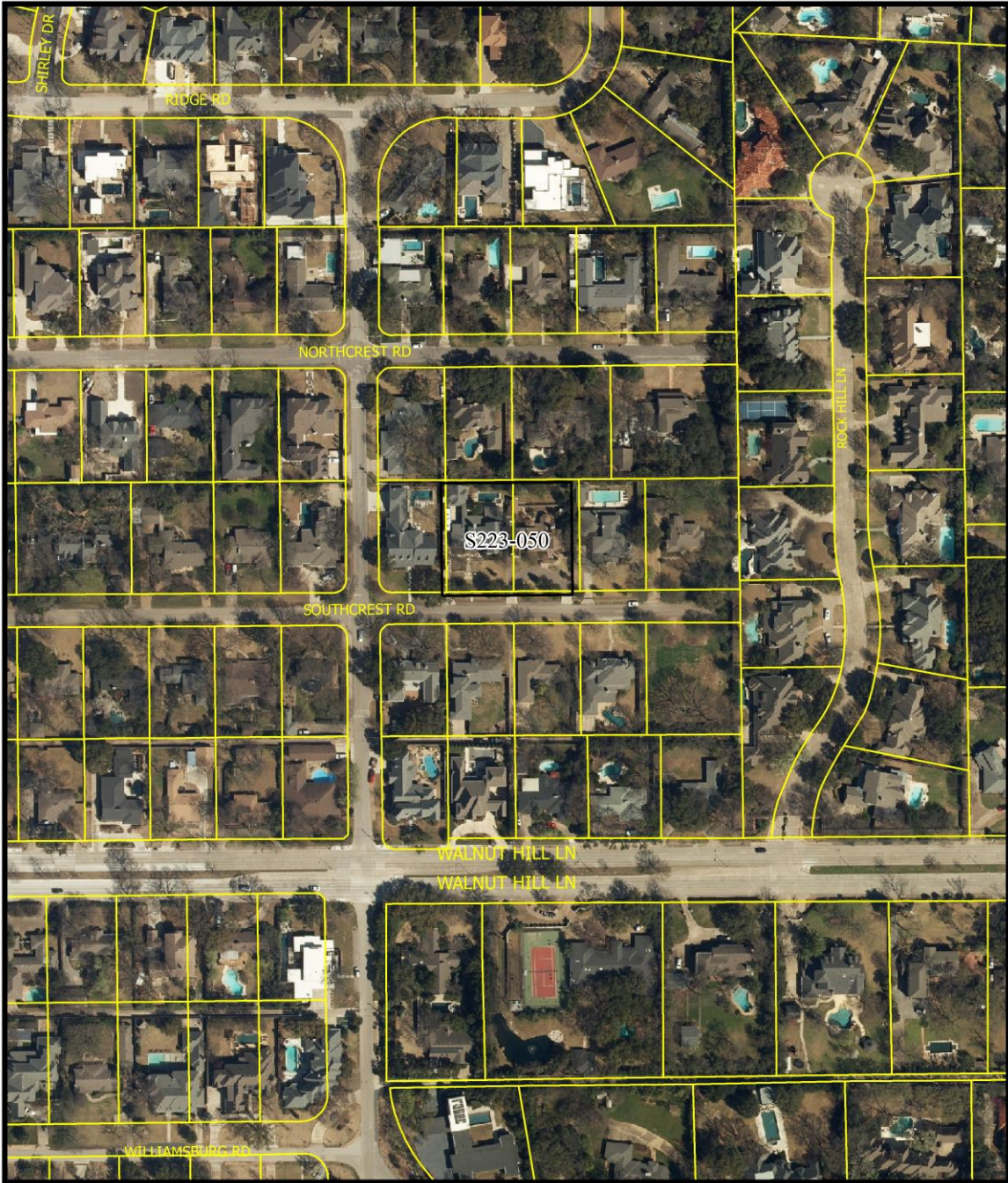
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EXISTING AREA ANALYSIS MAP

- Area of Request
- Recent History

Case no: S223-050
Date: 12/16/2022





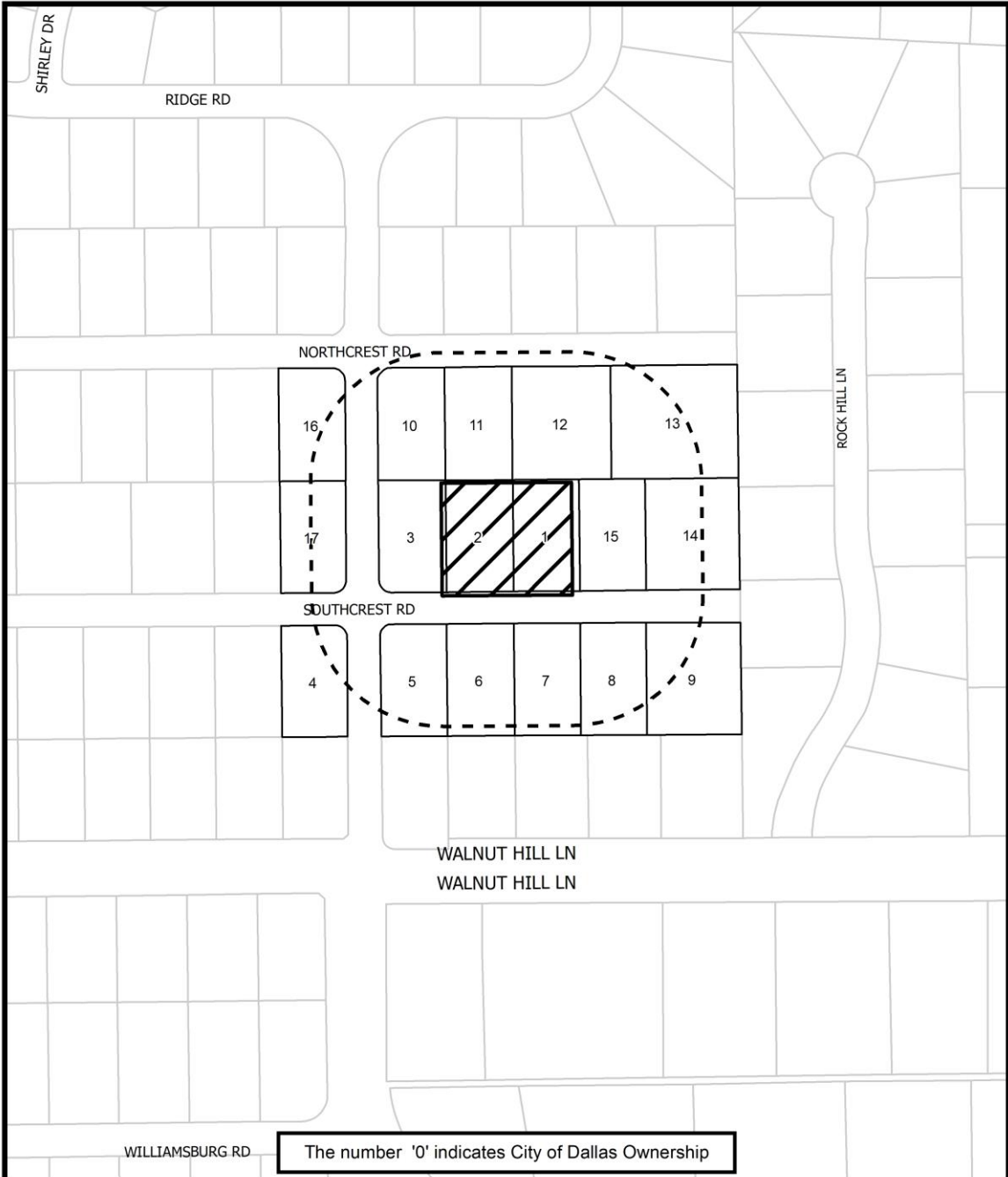
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AERIAL MAP

- Area of Request
- Recent History

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 1:2,400	<h2 style="text-align: center;">NOTIFICATION</h2> <table border="1" style="width: 100%;"> <tr> <td style="text-align: center;">200'</td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="text-align: center;">17</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	200'	AREA OF NOTIFICATION	17	NUMBER OF PROPERTY OWNERS NOTIFIED	Case no: <u>S223-050</u> Date: <u>12/16/2022</u>
200'	AREA OF NOTIFICATION					
17	NUMBER OF PROPERTY OWNERS NOTIFIED					

12/14/2022

Notification List of Property Owners

S223-050

17 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4423 SOUTHCREST RD	ROBINSON PAUL M &
2	4411 SOUTHCREST RD	ROBINSON PAUL M & SUSAN S
3	4407 SOUTHCREST RD	CHAREST DANIEL & MELANIE
4	4338 SOUTHCREST RD	EVERETT ANTHONY GRANT &
5	4406 SOUTHCREST RD	BERG AARON & LINDSEY
6	4414 SOUTHCREST RD	SKATTUM RANDALL R & KATY Z
7	4422 SOUTHCREST RD	STAGGS HORACE M
8	4430 SOUTHCREST RD	DELAROSA WALTER J
9	4442 SOUTHCREST RD	BEATTIE JOINT REVOCABLE
10	4406 NORTHCREST RD	GAMBOW DENNIS M & CHERYL L
11	4414 NORTHCREST RD	WILLINGHAM JOHN W & APRIL A
12	4422 NORTHCREST RD	TOMASO PAUL S & PATRICIA
13	4440 NORTHCREST RD	PARSONS BRAD D & ELIZABETH
14	4441 SOUTHCREST RD	EDWARDS GEORGE M
15	4431 SOUTHCREST RD	FARRELL MARK D
16	4334 NORTHCREST RD	TROWSDALE SARAH &
17	4339 SOUTHCREST RD	ALLEN LEELAND ANDREW &

