CITY PLAN COMMISSION

THURSDAY, JANUARY 23, 2025

FILE NUMBER: S245-063

SENIOR PLANNER: Hema Sharma

SIZE OF REQUEST: 0.570-acres

LOCATION: Cedar Hill Avenue at Greenbriar Lane, northeast corner

DATE FILED: December 27, 2024

CITY COUNCIL DISTRICT: 1

ZONING: R-7.5(A)

APPLICANT/OWNER: Gregory Weeter

REQUEST: An application to create one 0.256-acre lot and one 0.314-acre lot from a tract of land in City Block 4706 on property located on Cedar Hill Avenue at Greenbriar Lane, northeast corner.

SUBDIVISION HISTORY:

- 1. S223-165 was a request southeast of the present request to replat a 0.452-acre (19,680-square foot) lot containing all of Lots 12, 13, and part of Lot 14 in City Block 6/4640 to create one 7,606-square foot lot and one 12,074-square foot lot on property located on Junior Drive, east of Woodlawn Avenue. The request was approved on July 6, 2023 and recorded on February 1, 2024.
- 2. S190-079 was a request north of the present request to to create a 0.300-acre lot from a tract of land in City Block 4706 on property located on Cedar Hill Avenue, south of Evergreen Hills Road. The request was approved on February 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 north, east, south, and west of the request have lot widths ranging in size from 55 feet to 300 feet and lot areas ranging in size from 10,592 square feet to 100,051 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) which has a minimum lot area requirement of 7,500 square feet. The request is to create one 0.256-acre (11,153-square foot) lot and one 0.314-acre (13,698-square foot) with lot width of 160.64 feet and 130.29 feet respectively.

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 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*
- 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 <u>after</u> 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/marking/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 26.5 feet of right-of-way (via fee simple or street easement) from the established centerline of Cedar Hill Avenue. *Sections* 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).
- 16. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of Cedar Hill Avenue & Greenbriar Lane. Section 51A 8.602(d)(1)
- 17. A larger corner clip may be requested during engineering plan and traffic review to accommodate an adequate turning radius, or to maintain public/traffic appurtenances, within the area of the corner clip. *Section 51A 8.602(d)(1), 51A 8.608(a)*
- 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). *51A-8.606, 51A-8.608*

Flood Plain Conditions:

- 19. On the final plat, determine the 100-year water surface elevation across this addition.
- 20. 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. <u>51A 8.611(d); DWU Floodplain</u> <u>Management; Drainage Design Manual Addendum V</u>
- 21. On the final plat, include additional paragraph in Owner's Certificate (pertaining to the floodplain). <u>51A 8.611(d); DWU Floodplain Management; Drainage Design</u> <u>Manual Addendum V</u>
- 22. On the final plat, specify minimum fill and minimum finished floor elevations. *Section 51A-8.611(d), Trinity Watershed Management.*
- 23. 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.*
- 24. 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)
- 25. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for.

Survey (SPRG) Conditions:

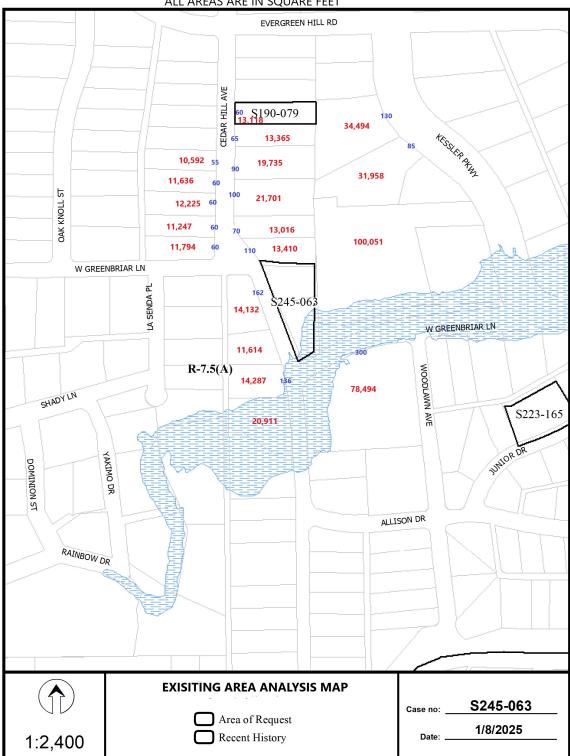
- 26. Prior to final plat, submit a completed final plat checklist and all supporting documents.
- 27. On the final plat, show recording information on all existing easements within 150 feet of the property.
- 28. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.

Dallas Water Utilities Conditions:

- 29. 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).
- 30. 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.
- 31. Water and Wastewater main improvements is required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
- 32. 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:

- 33. On the final plat, change "Cedar Hill Avenue" to "Cedar Hill Avenue (AKA Cedar Hill Drive FKA Rock Lodge Road)". Section 51A-8.403(a)(1)(A)(xii).
- 34. On the final plat, identify the property as Lots 1 & 2 in City Block B/4706.



ALL AREAS ARE IN SQUARE FEET

