

CITY PLAN COMMISSION

THURSDAY, FEBRUARY 6, 2025

FILE NUMBER: S245-068

SENIOR PLANNER: Hema Sharma

LOCATION: Gladiolus Lane, west of Deerfield Lane

DATE FILED: January 8, 2025

ZONING: R-10(A)

CITY COUNCIL DISTRICT: 3

SIZE OF REQUEST: 1.006-acres

APPLICANT/OWNER: Joshua Gallini, Garcia Enterprise Trust

REQUEST: An application to create one 1.006-acre lot from a tract of land in City Block 6970 on property located on Gladiolus Lane, west of Deerfield Lane.

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 north, east, south, and west of request have lot areas ranging in size from 9,562 square feet to 119,051 square feet and lot widths ranging from 72 feet to 282 feet and are zoned an R-10(A) Single Family District. *(refer to the existing area analysis and aerial map)*

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 one 1.006-acre (43,833-square foot) lot and width of the proposed lot is 234.20 feet.

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-10(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 one.

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)
15. 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.

Right-of way Requirements Conditions:

16. On the final plat, dedicate 7.5 feet of right-of-way (via fee simple) from the established center line of Alley. *Section 51A 8.602(c)*

Survey (SPRG) Conditions:

17. Prior to final plat, submit a completed final plat checklist and all supporting documents.
18. On the final plat, show recording information on all existing easements within 150 feet of the property.
19. Prior to final plat, additional documentation required supporting that the Garcia Enterprise Trust is the owner of parcel quitclaimed deed recorded as instrument 202300045900 O.P.R.D.C.T. It is recommended that a warranty deed should be filed to clear title altogether.
20. Prior to final plat, City of Dallas record shows a wastewater line and storm sewer line traversing proposed plat property in north-south direction. Research for possible existing easements for these utility lines or coordinate with the City Engineering Department of "PDD" for width of any proposed easements for these lines.

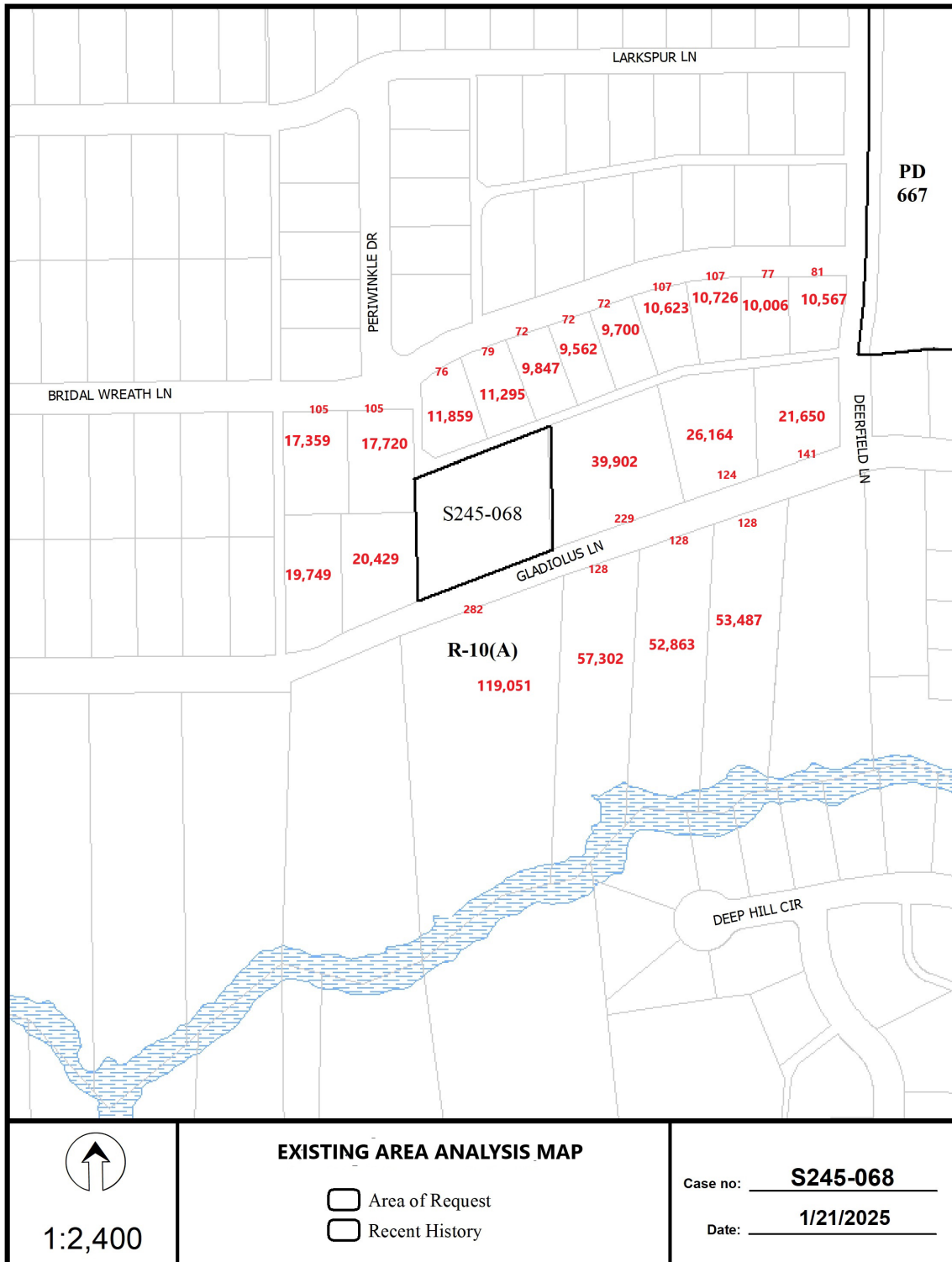
Dallas Water Utilities Conditions:

21. 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.
22. Wastewater main improvements may be required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
23. 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:

24. On the final plat, change "Gladiolus Lane" to "Gladiolus Lane (FKA Crow Creek Drive)". Section 51A-8.403(a)(1)(A)(xii).
25. On the final plat, identify the property as Lot 18 in City Block D/6970.

ALL AREAS ARE IN SQUARE FEET







[illegible]

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this _____ day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____.

Notary Public in and for Dallas County, Texas

QUESTIONS AND ANSWERS OF OFFICE FILE _____ day of _____, 20____

Notary Public, issued for Public County, Texas

PRELIMINARY PLAT
GLADIOLUS ADDITION
4.83 SQ/ARE FEET (1.06 ACRES)
BINGING IN THE THOMAS LANDLEY SURVEY, ABSTRACT NO. 779
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAT NO. 500 _____

SUBDIVISION
THOMAS LANDLEY SURVEY
DALLAS COUNTY, TEXAS
ADDITION, PLAT 50006
PLAT (B) 25-725

STATE OF TEXAS)
) COUNTY OF DALLAS)
BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day _____, known to be the person whose name is subscribed to the foregoing personally appeared _____, known to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein

By: _____, Member

This plan approves subject to all planning ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS, my hand at Dallas, Texas, this _____ day of _____, 20__.

 Jacob's Forrester Trust

Water main and wastewater elements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as installed.

parts of any building, fences, trees, shrubs, or other improvements or growth which in any way may encroach or interfere with the construction, maintenance or efficiency of any public utility system, and all public utilities shall at all times have the full right of ingress and egress to and from any and all public utility systems for the purpose of constructing, reconstructing, inspecting, protecting, maintaining and repairing the same.

use for any streets, alleys, and floodway management areas shown thereon. The easement shown thereon are hereby reserved for the purposes indicated. The utility and fire line easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and the fire easements is the responsibility of the property owner. No buildings, fences, trees, shrubs, or other improvements shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements shall be subject to the provisions of the City of Chicago's Public Works Department.

OWNER'S DEDICATION:

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
That Hildy Avenue Developments LLC, acting by and through its duly authorized agent, Jordan Love,

THENCE SOUTHL 68° 54' 28" WEST, with the south property line of the Garfield Elementary Trust tract and with the said north-right-of-way line of Gladstone Lane a distance of 234.20 feet to the corner of the north-right-of-way line of Gladstone Lane; and

THE NCE
SOUTH 01° 15' 00" EAST, departing the said Alley right-of-way line, with the east
property line of the *Garcia Energy Trust* tract and with the west property line of the
property line of the *Garcia Energy Trust* tract and with the west property line of the
described in the Deed to *Amey Higgins and Genetress Rowland*, as recorded in
Instrument Number 20030253194, O.P.R.D.C.T.:

THENCE NORTH 68° 34' 55" EAST, departing the said lot line, with the north property line of the *Garcia Estero* Tract (L&L 101) and w. the south right-of-way line of the said Alley a right thereof recorded in Volume 29, Page 187, M.R.D.C.;

line of the said *Garcinia* *Esperanza* *Trino* tract and with the east lot line of said Lot 17, a distance of 146.68 feet to a 3/4 inch rebar found at the northeast lot corner of said Lot 17, same being the southeast lot corner of Lot 15 of said Alexander Subdivision.

property corner of the said *Grand Enterprise Trust* tract, being the southeast lot corner of Lot 17, Block D8970, *Alexander Subdivision*, an addition in the City of Dallas, Dallas County, Texas according to the plat thereof recorded in Volume 70227, Page 1723, Map Records, Dallas County, Texas (MRD.C.T.) and being a point on the north right-of-way line of (Childs) is and shall be a 60 foot right-of-way:

WHEREAS, Garcia Enterprise Trust, is the owner of that certain tract or land situated in the Thomas Langley Survey, Abstract No. 779, City of Dallas, Dallas County, Texas, being a portion of City Block 6970, being the same tract described in the Quitclaim Deed to Garcia Enterprise Trust, as recorded in Instrument Number 202100045900, Official Public Records, Dallas County, Texas (O.P.R.D.C.T.), the

OWNERS CERTIFICATE:

STATE OF TEXAS §

PRELIMINARY PLAT
GLADIOLUS ADDITION
4.83 SQ/ARE FEET (1.06 ACRES)
BING IN THE THOMAS LANDLEY SURVEY, ABSTRACT NO. 779
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAT NO. 500 _____

SUBDIVISION
THOMAS LANDLEY SURVEY
DALLAS COUNTY, TEXAS
ADDITION, PLAT 50006
Plat No. (B) 25-7126

Abstract

Security

Chairperson or Vice Chairperson
City Plan Commission

CERTIFICATE OF APPROVAL

I, Tom Shabel, Chairman of Board of the City of Dallas, State of Texas, hereby certify that the attached plan was duly filed for approval with the City of Dallas on the _____ day of _____, A.D. 20____ and same was

4. Coordinates shown herein are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on grid coordinate values, no scale and no projection.

7. Designs are based on the State Farm Corporation system, Texas North Central Zone, North American Datum of 1983 (2011).
8. The purpose of this Plan is to create 1 lot.
9. Easement/distance will not be allowed without Engineering.

IN 1.25, FOR 10 YEARS
CM Controlling Monument
P.D.E. Private Drainage Easement

LEGEND OF ABBREVIATIONS

M.R.D.C.T. = Map Records of Dallas County, Texas
O.P.R.D.C.T. = Official Public Records of Dallas County, Texas
D.R.D.C.T. = Deed Records of Dallas County, Texas
VOL./PG./INST# = Volume/Page/Instrument Number

MEMORANDUMS / DATING / IMAGING BIAS
Measurements are found if not marked MNS or CRS.
CRS ☐ 1/2" ruler stamped "TEXTURA SURVEYOR" and
MNS ☐ 1/2" nail & washer stamped "TEXTURA SURVEYOR" and
