

CITY PLAN COMMISSION**THURSDAY, FEBRUARY 20, 2025****FILE NUMBER:** S245-079**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** La Vista Drive, west of Auburn Avenue**DATE FILED:** January 23, 2025**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 14**SIZE OF REQUEST:** 0.3723-acres**APPLICANT/OWNER:** Douglas Hildinger

REQUEST: An application to replat a 0.3723-acre (16,218-square foot) tract of land containing all of Lot 1 in City Block 2770 to create one 7,810-square foot lot and one 8,408-square foot lot on property located on La Vista Drive, west of Auburn Avenue.

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

PROPERTY OWNER NOTIFICATION: On February 3, 2025, 16 notices were sent to property owners within 200 feet of the proposed plat boundary.

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 line of La Vista Drive have lot widths of 54 feet and lot areas ranging in size from 8,428 square feet to 9,028 square feet and are zoned R-7.5(A) Single Family District. (*Refer to the existing area analysis map and aerial map*)
- The properties to the south line of La Vista Drive have lot widths of 54 feet and lot areas ranging in size from 7,584 square feet to 8,501 square feet and are zoned R-7.5(A) Single Family District. (*Refer to the existing area analysis map and aerial map*)

The request lies in an R-7.5(A) Single Family District which has a minimum lot area requirement of 7,500 square feet. The proposed lot widths are 61 feet, and 105 feet and lot areas are 7,810 square feet and 8,408 square feet respectively.

Staff finds that there is an established 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*
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 2.

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 Conditions:

15. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of La Vista Drive. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*

Survey (SPRG) Conditions:

16. Prior to final plat, submit a completed final plat checklist and all supporting documents.

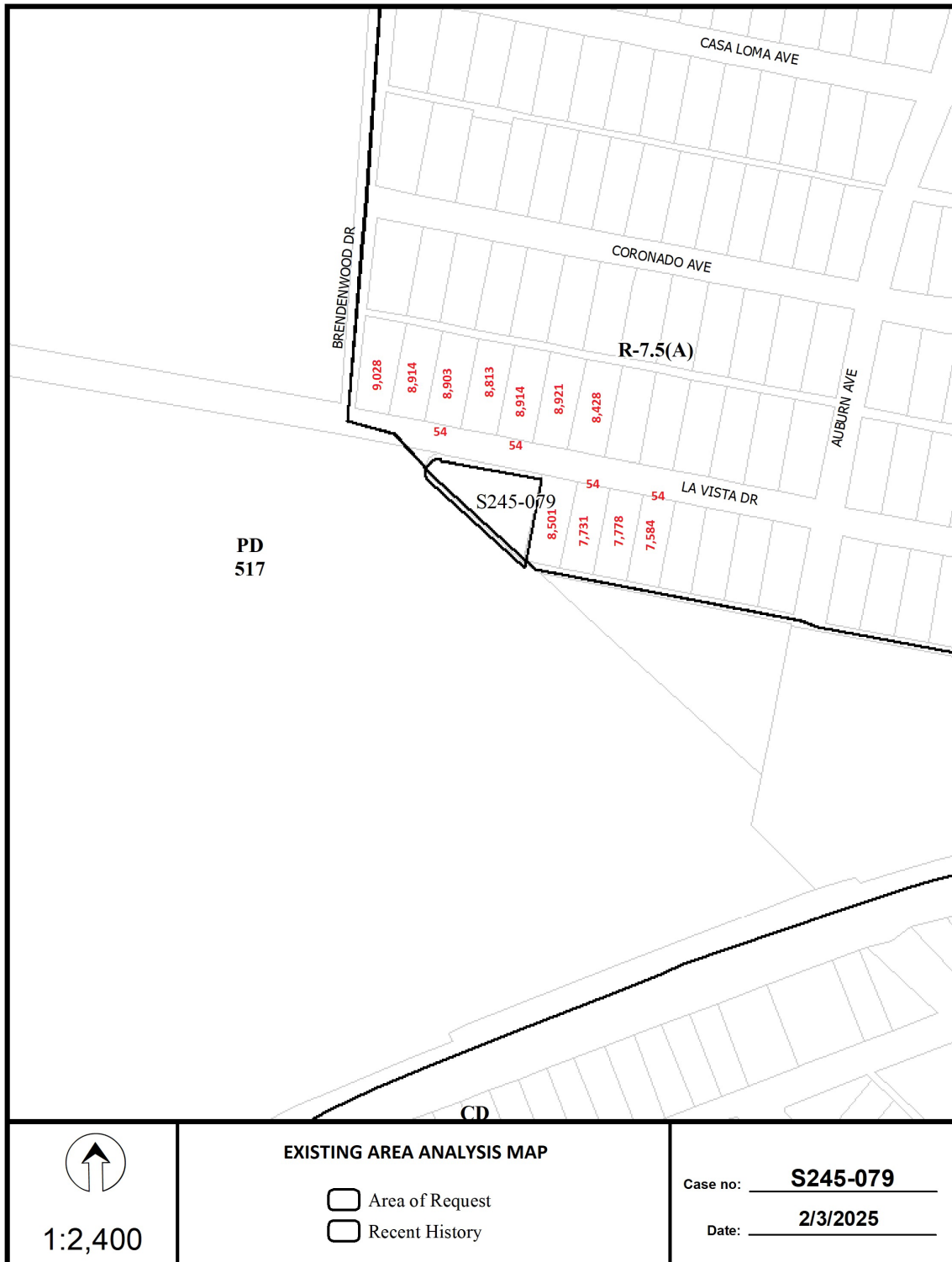
Dallas Water Utilities Conditions:

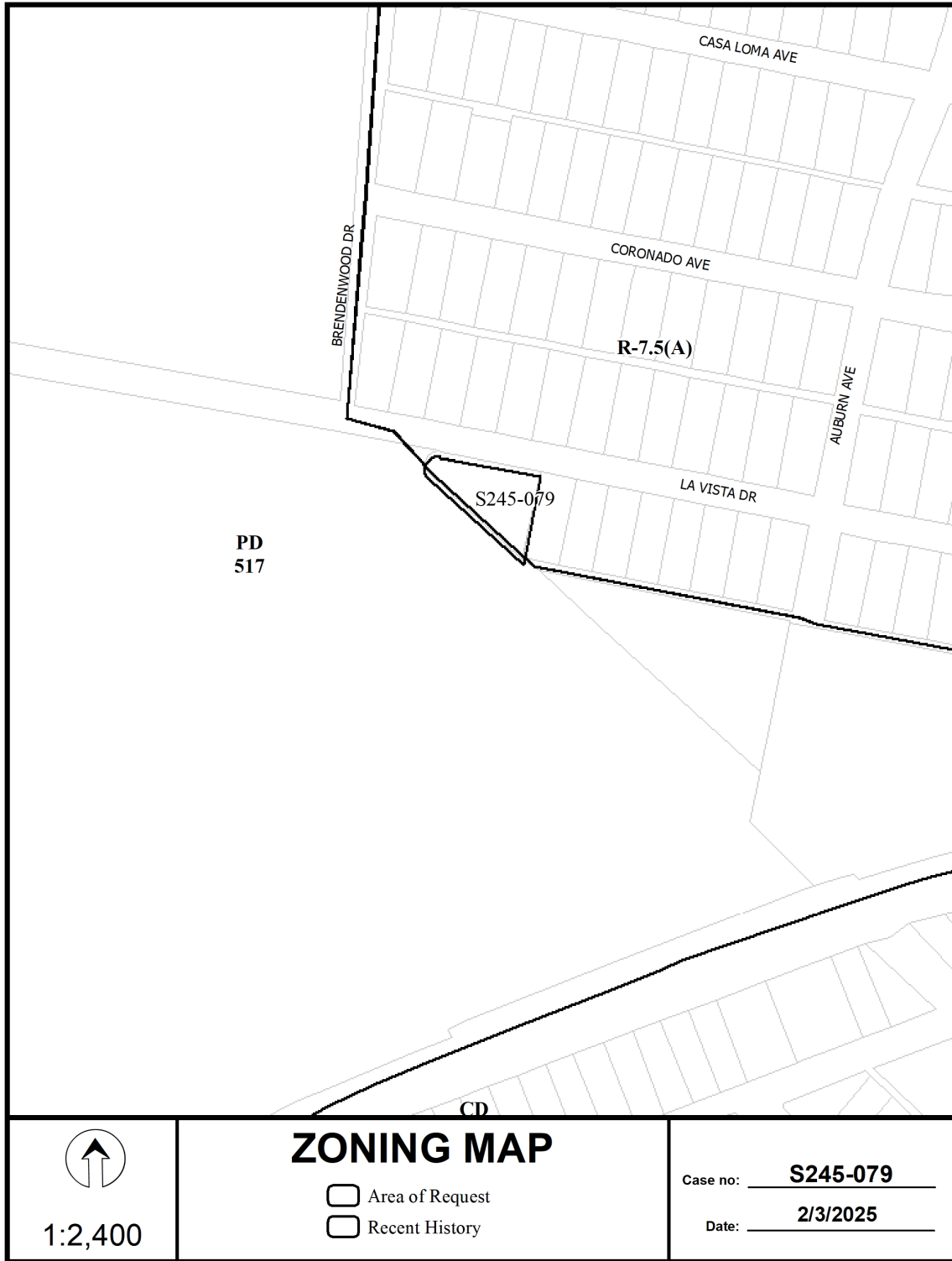
17. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
18. 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.

Streetlight/ Real Estate/ GIS, Lot & Block Conditions:

19. Prior to final plat, compliance with City's Street lighting standards including illumination standards, material, installation, and activation per Street Design Manual.
20. Prior to the final plat, please show the abandonment of Tennison Memorial Road as follows: abandonment authorized by Ordinance No. 4305, recorded as Vol. _____, Pg. Nos. _____. (Cert. ORD No. _____, QCD No. _____). Utility Easements retained.
21. On the final plat, identify the property as Lots 1A, & 1B in City Block 2770.

ALL AREAS ARE IN SQUARE FEET







GENERAL NOTES

1. THE PROPERTY IS BEING OFFERED FOR SALE BY THE LANDOWNER, AND THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
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LEGEND

Symbol	Description
1	1. LOT
2	2. LOT
3	3. LOT
4	4. LOT
5	5. LOT
6	6. LOT
7	7. LOT
8	8. LOT
9	9. LOT
10	10. LOT
11	11. LOT
12	12. LOT
13	13. LOT
14	14. LOT
15	15. LOT
16	16. LOT
17	17. LOT
18	18. LOT
19	19. LOT
20	20. LOT

OWNER'S CERTIFICATE

I, the undersigned, do hereby certify that the above is a true and correct copy of the original record of the property, as the same appears in the records of the County of Los Angeles, California.

Witness my hand and seal of office, this _____ day of _____, 20__.

Recorder

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