

CITY PLAN COMMISSION**THURSDAY OCTOBER 6, 2022****FILE NUMBER:** S212-332**SENIOR PLANNER:** Mohammad H. Bordbar**LOCATION:** Cardinal Drive, south of Custer Drive**DATE FILED:** September 8, 2022**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 4 **SIZE OF REQUEST:** 0.344-acres**MAPSCO:** 65D**OWNERS:** Hedgestone Investment, LLC

REQUEST: An application to replat a 0.344-acre tract of land containing all of Lots 38 and 39 in City Block 7/6083 to create two 7,500 square foot lots on property located on Cardinal Drive, south of Custer Drive.

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

PROPERTY OWNER NOTIFICATION: On September 20, 2022, 32 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, south and west of the request have lot widths ranging in size from 25 feet to 150 feet and lot areas ranging in size from 3,625 square feet to 23,485 square feet and are zoned R-7.5(A) Single Family District. Some of the lots are nonconforming and they do not meet the minimum lot area of R-7.5(A) Single Family District. The required minimum lot area for the R-7.5(A) Single Family District is 7,500 square feet. *(Please refer to the existing area analysis)*

The request is to create two 7,500 square foot lots from a 15,000 square foot tract of land containing all of Lots 38 and 39 in City Block 7/6083. Lot 39 have width of 75 feet and lot area of 11,250 square feet and Lot 38 have width of 25 feet and lot area of 3,750 which is nonconforming and does not have the minimum lot requirement of the R-7.5(A) Single Family District.

Staff concludes that there is not a lot pattern and the request complies with the requirements of Section 51A-8.503 and the R-7.5(A) Single Family District; 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 two.

Paving & Drainage Conditions:

12. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. *Section 51A-8.611(c)*.
13. 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)*
14. 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)*

Right-of way Requirements Conditions:

15. On the final plat, dedicate 25 feet of right-of-way (via fee simple or street easement) from the established centerline of Cardinal Drive. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*

Survey (SPRG) Conditions:

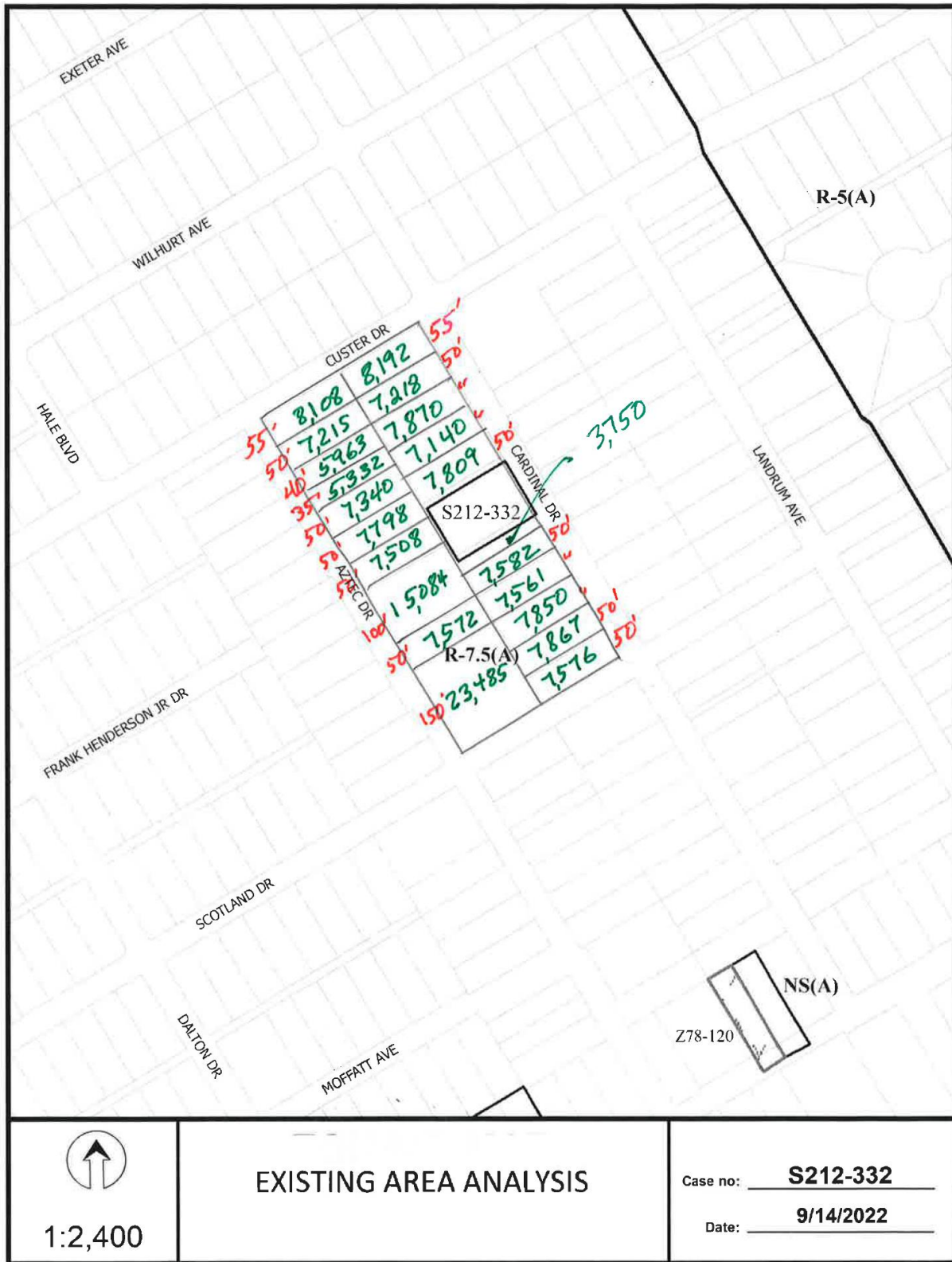
16. Prior to final plat, submit a completed final plat checklist and all supporting documents.
17. On the final plat, chose a new or different addition name. Platting Guidelines.

Dallas Water Utilities Conditions:

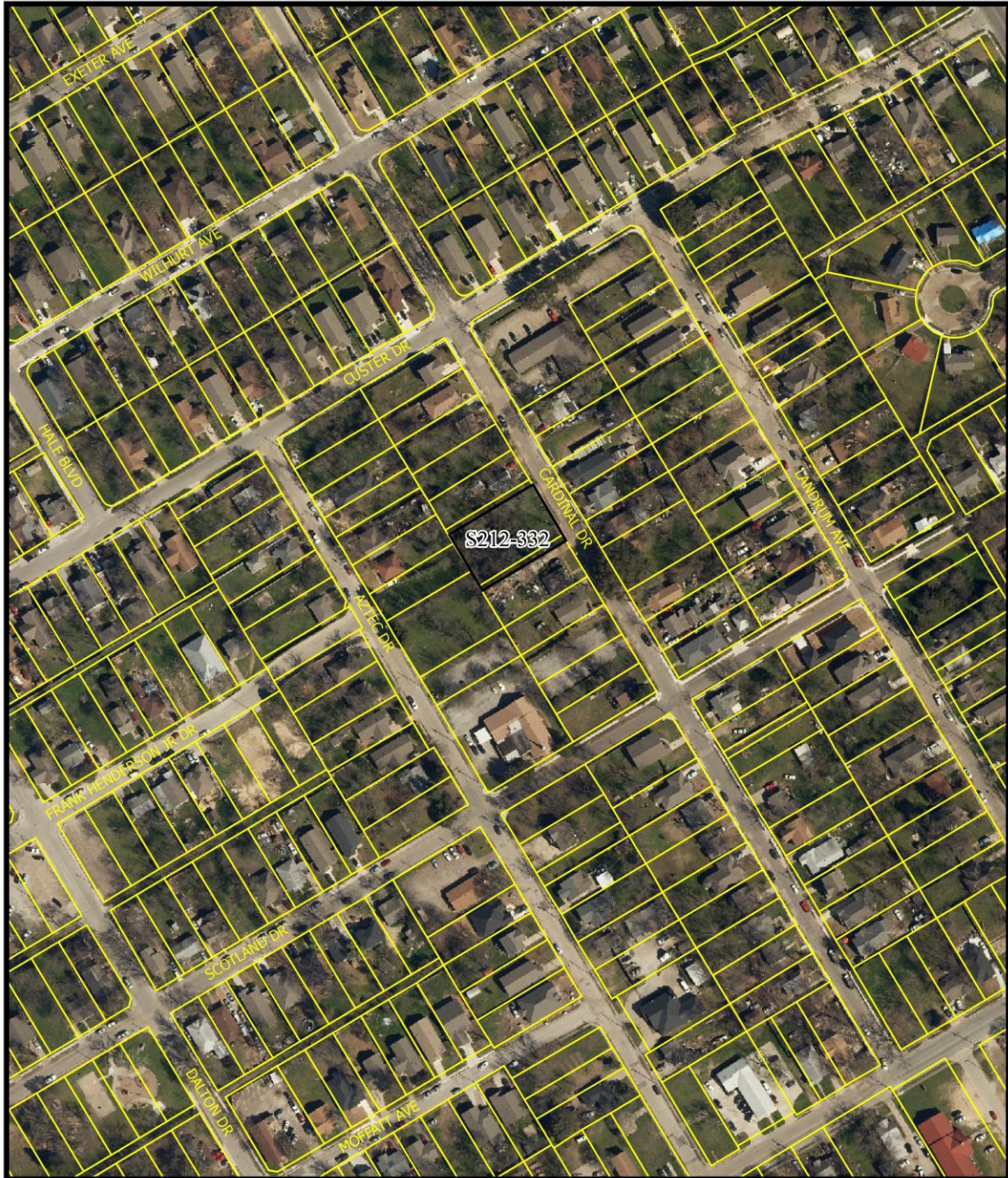
18. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering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

Real Estate / Arborist / Street Name / GIS, Lot & Block Conditions:

19. On the final plat, identify the property as Lot 38A and 39A in City Block 7/6083. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).







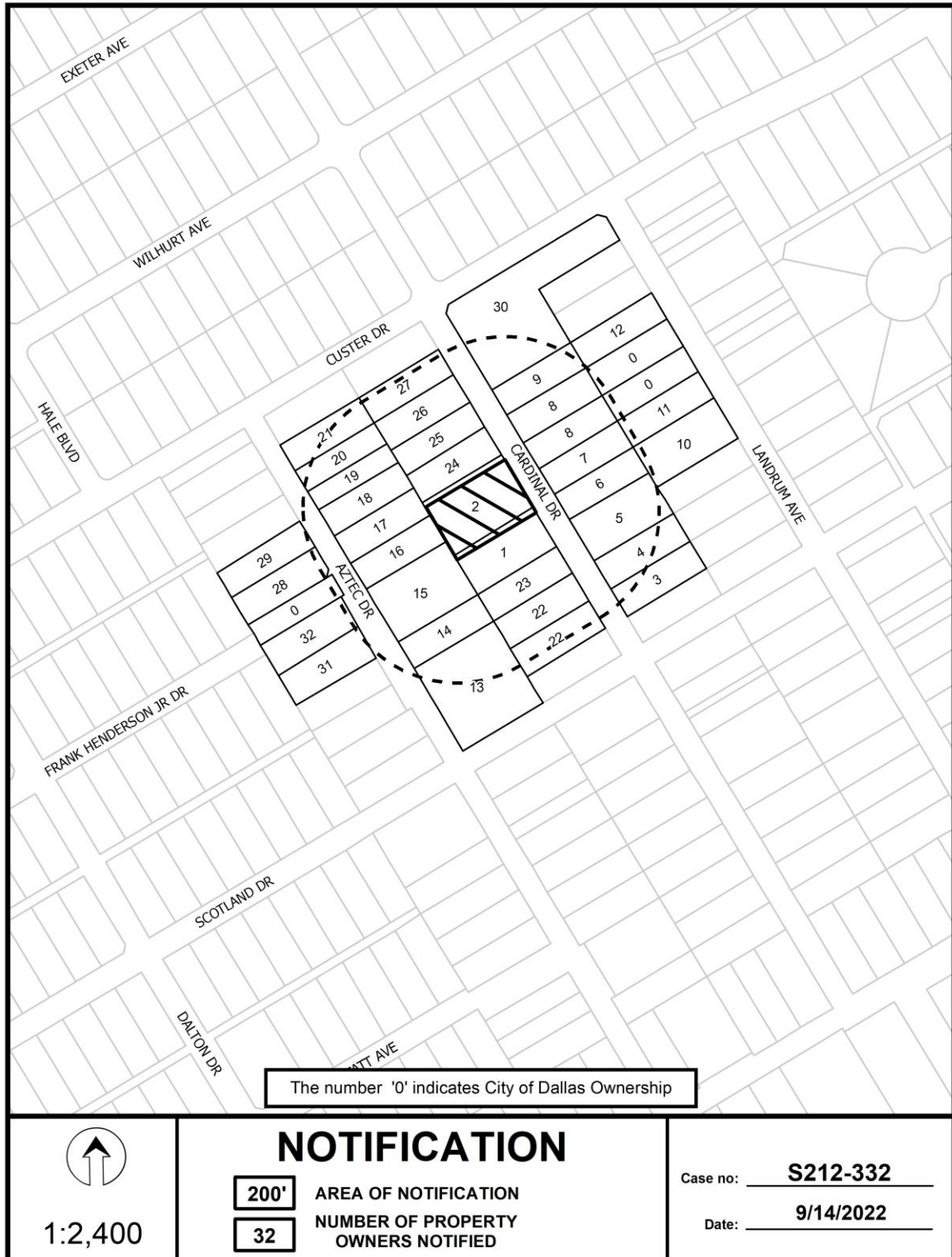
1:2,400

AERIAL MAP

- ☐ Area of Request
- ☐ Recent History

Case no: **S212-332**

Date: **9/14/2022**



09/13/2022

Notification List of Property Owners

S212-332

32 Property Owners Notified

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|-----------------------|-----------------------|-----------------------------------|
| 1 | 4233 CARDINAL DR | AWP PROPERTIES LLC SERIES 8 |
| 2 | 4221 CARDINAL DR | HEDGESTONE INVESTMENTS LLC |
| 3 | 4244 CARDINAL DR | CORONADO DOMINGO & MARIA |
| 4 | 4240 CARDINAL DR | MARSHALL GALE G |
| 5 | 4234 CARDINAL DR | MANCILLA JENARO ORTIZ |
| 6 | 4230 CARDINAL DR | JUAREZ JOSE CARLOS & BEATRIZ |
| 7 | 4226 CARDINAL DR | GUTIERREZ MANUEL N |
| 8 | 4222 CARDINAL DR | LLANAS SOFIA |
| 9 | 4212 CARDINAL DR | HERNANDEZ ARTURO & MARIA C |
| 10 | 4233 LANDRUM AVE | VELASQUEZ CARMEN & |
| 11 | 4227 LANDRUM AVE | PAD ENTERPRISE LLC |
| 12 | 4213 LANDRUM AVE | BURCIAGA CARLOS E |
| 13 | 2507 SCOTLAND DR | ANTIOCH MISSIONARY BAPTIST CHURCH |
| 14 | 4236 AZTEC DR | TRUSTEES OF THE ANTIOCH |
| 15 | 4232 AZTEC DR | MOLINA HECTOR E |
| 16 | 4224 AZTEC DR | OMEGA MANSORY INC |
| 17 | 4220 AZTEC DR | GREEN ERNEST |
| 18 | 4216 AZTEC DR | BAILEY MILLIE C |
| 19 | 4212 AZTEC DR | LAY EAI & EH THYU PAW |
| 20 | 4208 AZTEC DR | ARRONA MARTHA A |
| 21 | 4206 AZTEC DR | HDZ CUSTOM PAINTING SERV |
| 22 | 4245 CARDINAL DR | KTJ RAMIREZ HOMES LLC |
| 23 | 4237 CARDINAL DR | WATSON OBIE |
| 24 | 4217 CARDINAL DR | THOMPSON FRANKIE & |
| 25 | 4213 CARDINAL DR | SPENCER LESLIE NICOLE & |
| 26 | 4209 CARDINAL DR | DAVIS DAVID |

09/13/2022

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|----------------|------------------|---------------------------|
| 27 | 4205 CARDINAL DR | LEON SAMUEL RIVERA & |
| 28 | 4221 AZTEC DR | CAMPUZANO JOSE & MARIA |
| 29 | 4217 AZTEC DR | COLEMAN DEBRA A |
| 30 | 4204 CARDINAL DR | TRUE BELIEVERS TABERNACLE |
| 31 | 4233 AZTEC DR | RISER SHIRLEY EST OF |
| 32 | 4229 AZTEC DR | WILSON SHIRLEY A |

