

**CITY PLAN COMMISSION****THURSDAY, NOVEMBER 3, 2022****FILE NUMBER:** S223-011**SENIOR PLANNER:** Mohammad H. Bordbar**LOCATION:** Camellia Drive at Mum Place, north corner**DATE FILED:** October 7, 2022**ZONING:** R-16A)**CITY COUNCIL DISTRICT:** 13 **SIZE OF REQUEST:** 0.775-acres**MAPSCO:** 25F**OWNERS:** Warren and Jamie Nugent

**REQUEST:** An application to replat a 0.775-acre (33,775 square feet) tract of land containing all of Lots 1 and 2 in City Block 2/5499 to create one lot on property located on Camellia Drive at Mum Place, north corner.

**SUBDIVISION HISTORY:**

1. S212-355 was a request on the same property as the present request to replat a 0.775-acre (33,775 square feet) tract of land containing all of Lots 1 and 2 in City Block 2/5499 to create one lot on property located on Camellia Drive at Mum Place, north corner. The request was withdrawn September 30, 2022.

**PROPERTY OWNER NOTIFICATION:** On October 19, 2022, 15 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, east, and south of the request have lot widths ranging in size from 95 feet to 132 feet and lot areas ranging in size from 16,764 square feet to 23,600 square feet and are zoned R-16(A) Single Family District. *(Please refer to the existing area analysis)*

The request is to create a 33,775 square foot lot with lot width of 236 feet by combining Lot 1 (17,488 square feet) and lot 2 (16,551 square feet) in City Block 2/5499.

Staff concludes that the request does not comply with the requirements of Section 51A-8.503; therefore, staff recommends denial; however, should commission approve the request, staff recommend that the approval be subject to 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)

**Right-of way Requirements Conditions:**

15. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of Mum Place and Camellia Drive Section 51A 8.602(d)(1)
16. On the final plat, dedicate a 15-foot by 15-foot Alley Sight Easement at the intersection of Mum Place the alley. Section 51A-8.602(e)
17. Prior to final plat, 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)*

**Survey (SPRG) Conditions:**

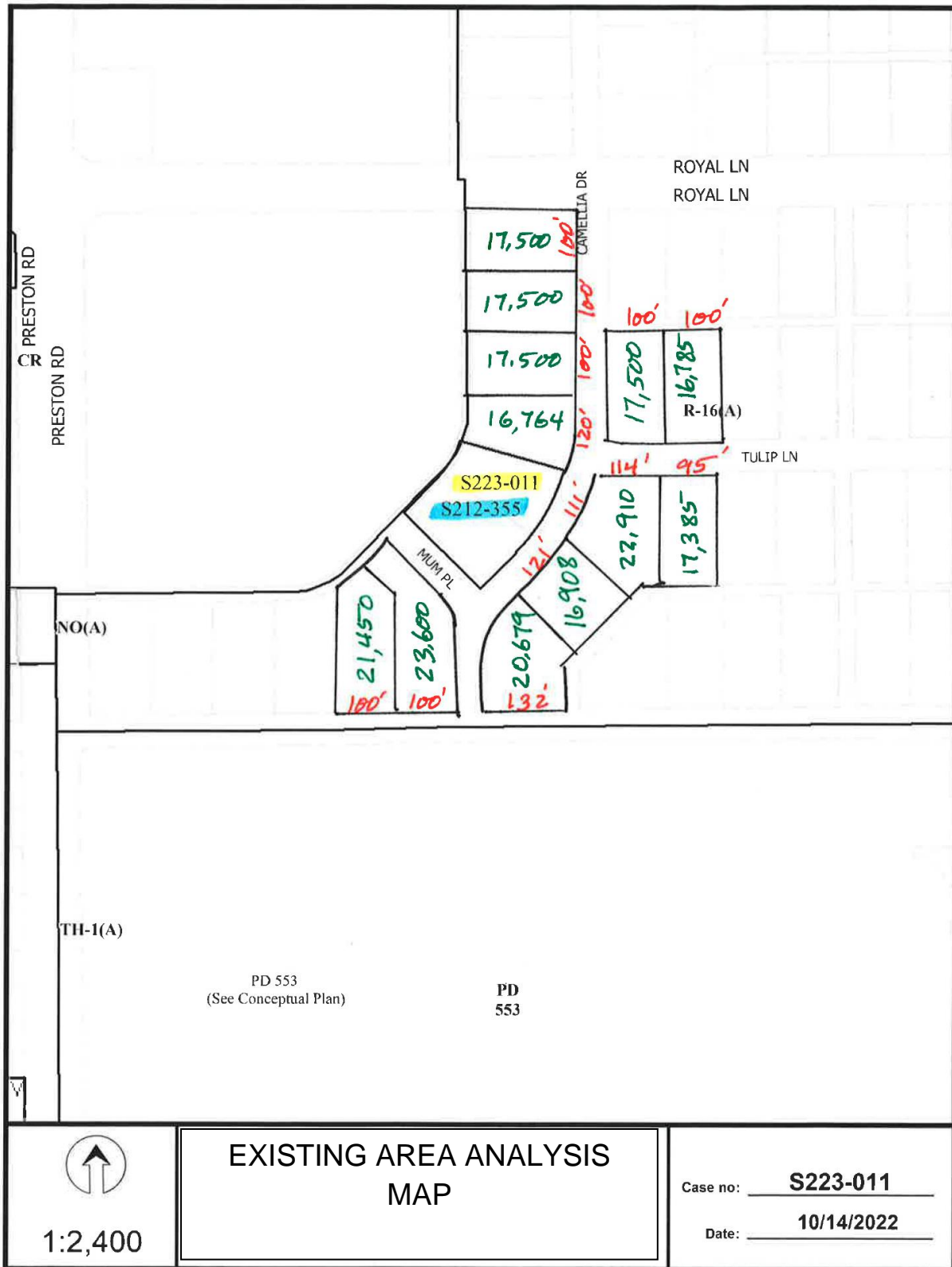
18. Prior to final plat, submit a completed final plat checklist and all supporting documents.
19. On the final plat, show distances/width across all adjoining right-of-way. Platting Guidelines.
20. On the final plat, show recording information on all existing easements within 150 feet of the property.

**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.

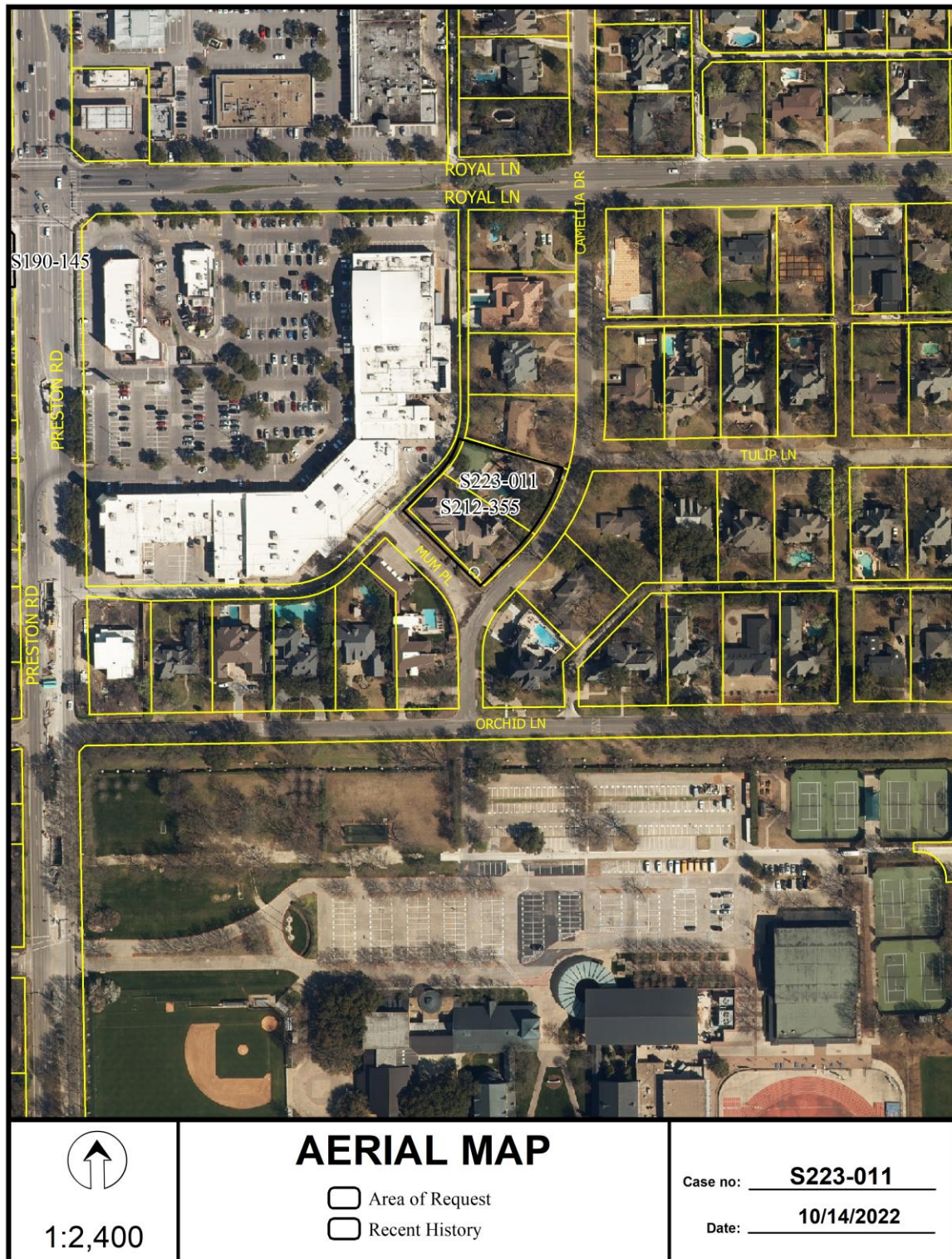
**Real Estate / Arborist / Street Name / GIS, Lot & Block Conditions:**

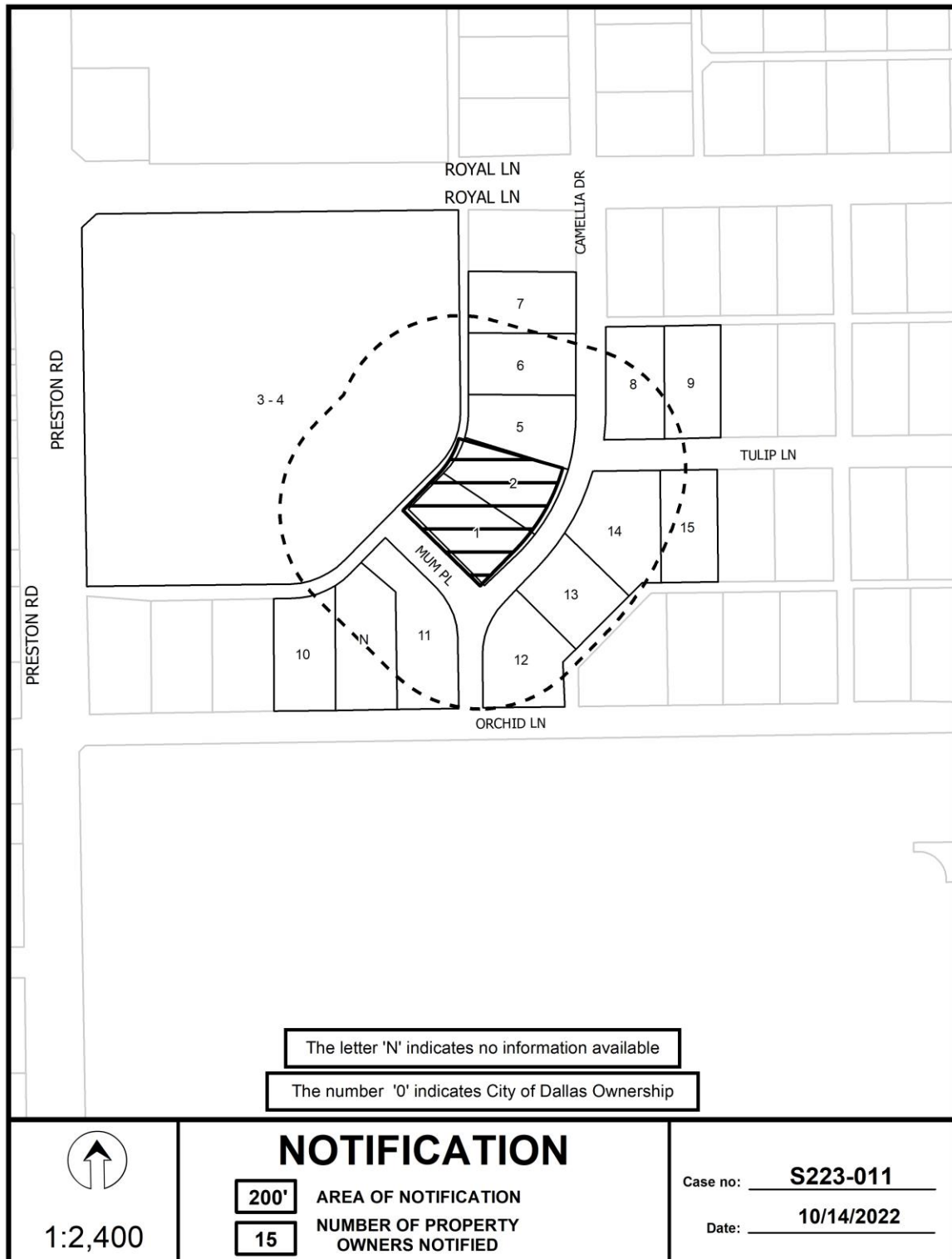
22. On the final plat, change “Camellia Street” to “Camellia Street (A.K.A. Camellia Drive)”. Section 51A-8.403(a)(1)(A)(xii)
23. On the final plat, identify the property as Lot 1A in City Block 2/5499. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).











10/07/2022

## ***Notification List of Property Owners***

***S223-011***

### ***15 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	10727 CAMELLIA DR	NUGENT WARREN &
2	10735 CAMELLIA DR	NUGENT CHRISTOPHER WARREN &
3	10720 PRESTON RD	SEPR REGENCY LLC
4	10720 PRESTON RD	BAI MAC INC
5	10743 CAMELLIA DR	PINKERTON JOHN C &
6	10751 CAMELLIA DR	NAWAZ OMAR & STEPHANIE
7	10759 CAMELLIA DR	WANG BIN & MEIJUAN
8	6107 TULIP LN	LOWE KRISTOPHER LAWRENCE &
9	6115 TULIP LN	SUBBAIYAN JAIKUMAR &
10	6031 ORCHID LN	SARDAS JACQUES R TRUST
11	6047 ORCHID LN	THE SHELLY M ROBINSON REVOCABLE TRUST
12	6109 ORCHID LN	LEE CLYDE R & JULIE L
13	10722 CAMELLIA DR	LEE CLYDE R & JULIA L
14	6106 TULIP LN	ODOGWU MADUKA & ATULA
15	6114 TULIP LN	DENNER DANIEL & DARYL ANN



