

**CITY PLAN COMMISSION****THURSDAY NOVEMBER 17, 2022****FILE NUMBER:** S223-020**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** 9210 Teagarden Road, east of Dowdy Ferry Road**DATE FILED:** October 21, 2022**ZONING:** R-10(A)**CITY COUNCIL DISTRICT:** 8 **SIZE OF REQUEST:** 4.286-acres**MAPSCO:** 69S**OWNERS:** LB DR LLC/ 4307 DR LLC, Felix Bahena Solano, Dagoberto Guzmán  
Bahena, Umberto Guzmán Bahena**REQUEST:** An application to create one 4.286-acre (186,701-square foot) lot from a tract of land in City Block 8514 on property located at 9210 Teagarden Road, east of Dowdy Ferry Road.**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 request lies in an R-10(A) Single Family District which has a minimum lot area requirement of 10,000 square feet for single family structures. The request is to create one 4.286-acre (186,701-square foot) lot. (*please refer to the existing area analysis map*)

Staff finds that there are variety of lot widths and lot areas within the immediate vicinity of the request and the request complies with the requirements of Section 51A-8.503 and the R-10(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 structure, new or existing, 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 submittal of the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to issuance of 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 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. Section 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. Lot-to-Lot drainage will not be allowed without proper **City of Dallas Engineering Division** approval (Note must be on Plat). Section 51A 8.611(e)

#### **Survey (SPRG) Conditions:**

15. On the final plat, show recording information on all existing easements within 150 feet of property.
16. On the final plat, show how all adjoining right-of-way was created.
17. On the final plat, reference board of "Professional Engineers and Land Surveyors" in Surveyor's statement.

#### **Dallas Water Utilities Conditions:**

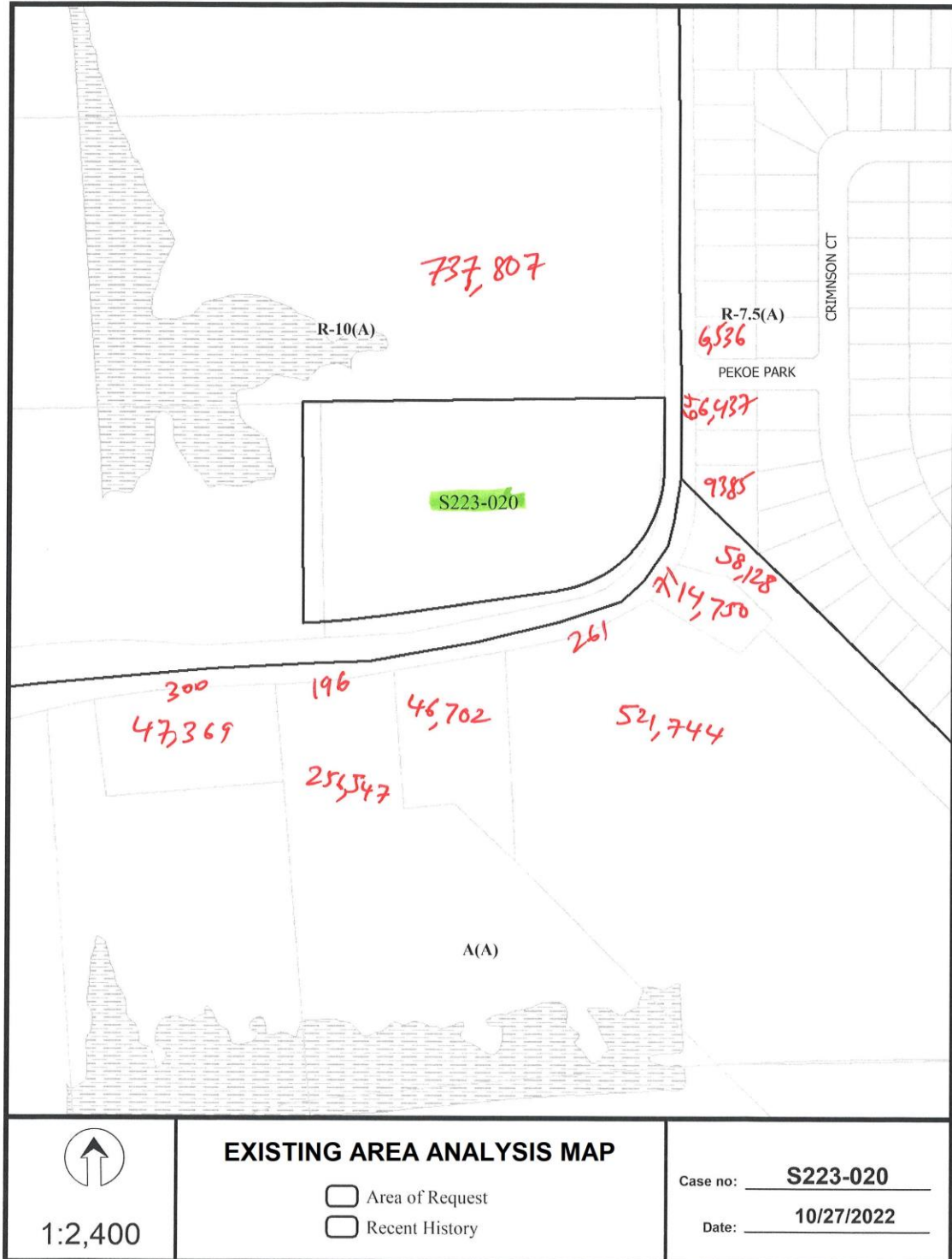
18. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering

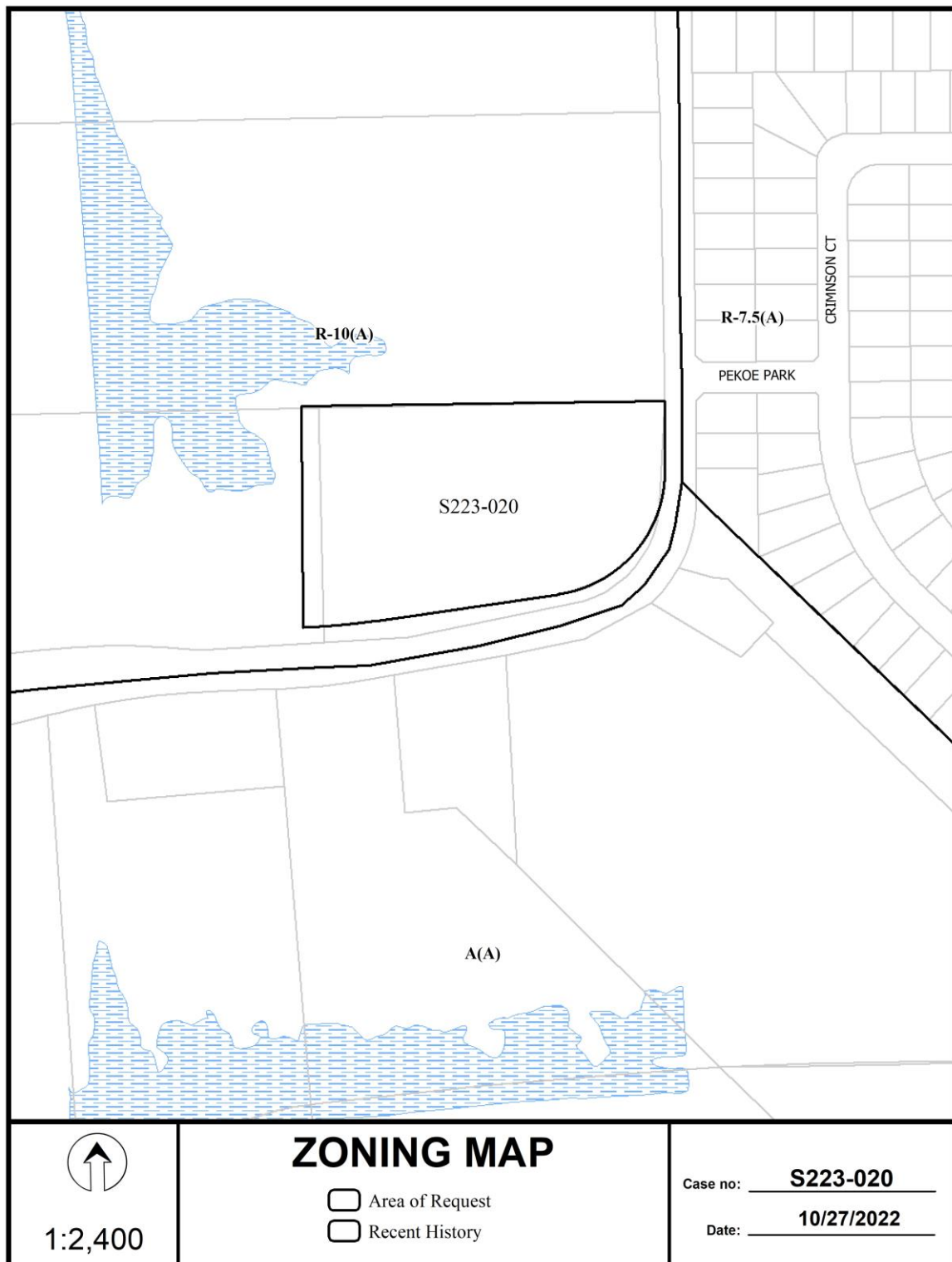
plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

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

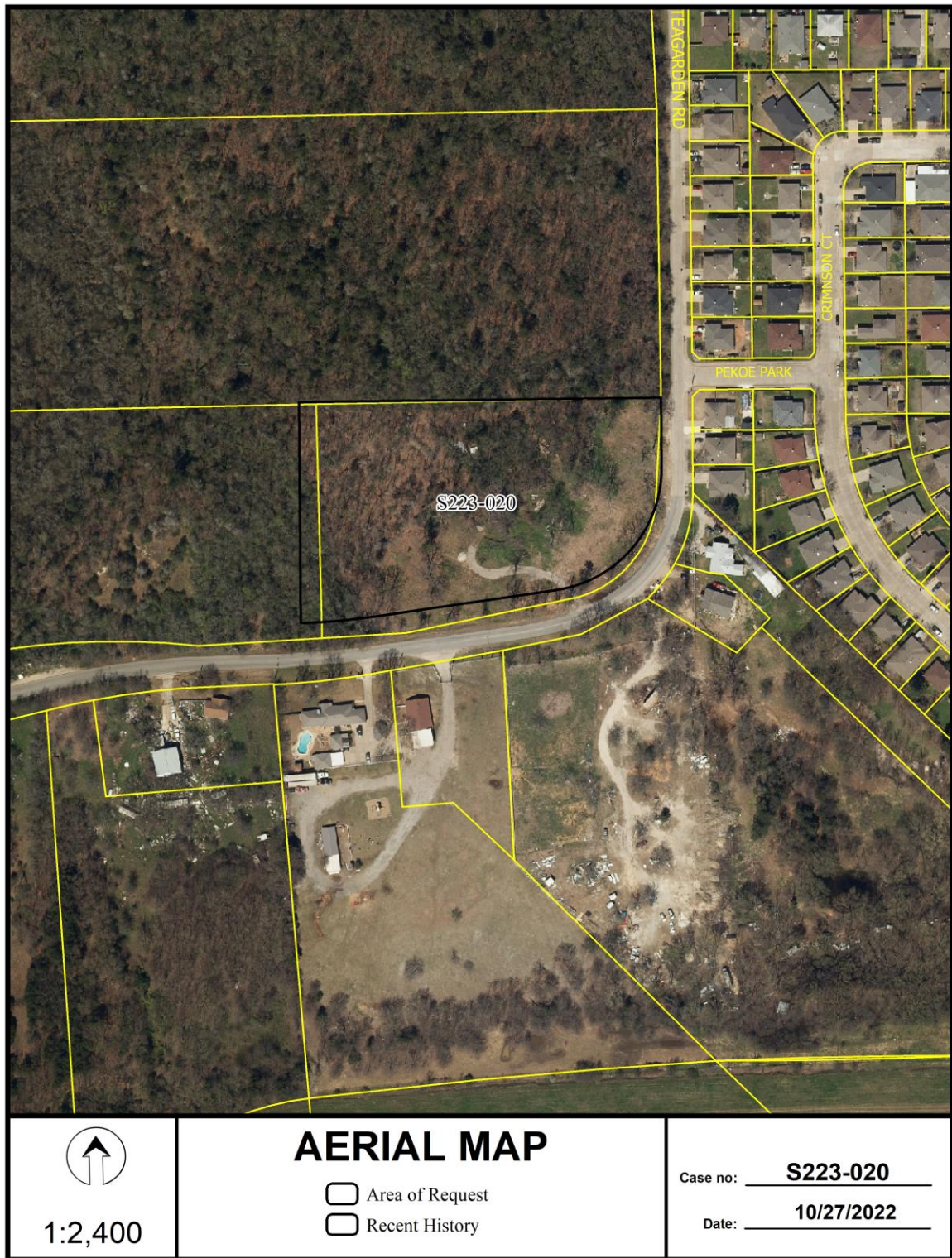
19. On the final plat, identify the property as Lot 1 in City Block A/8514. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).

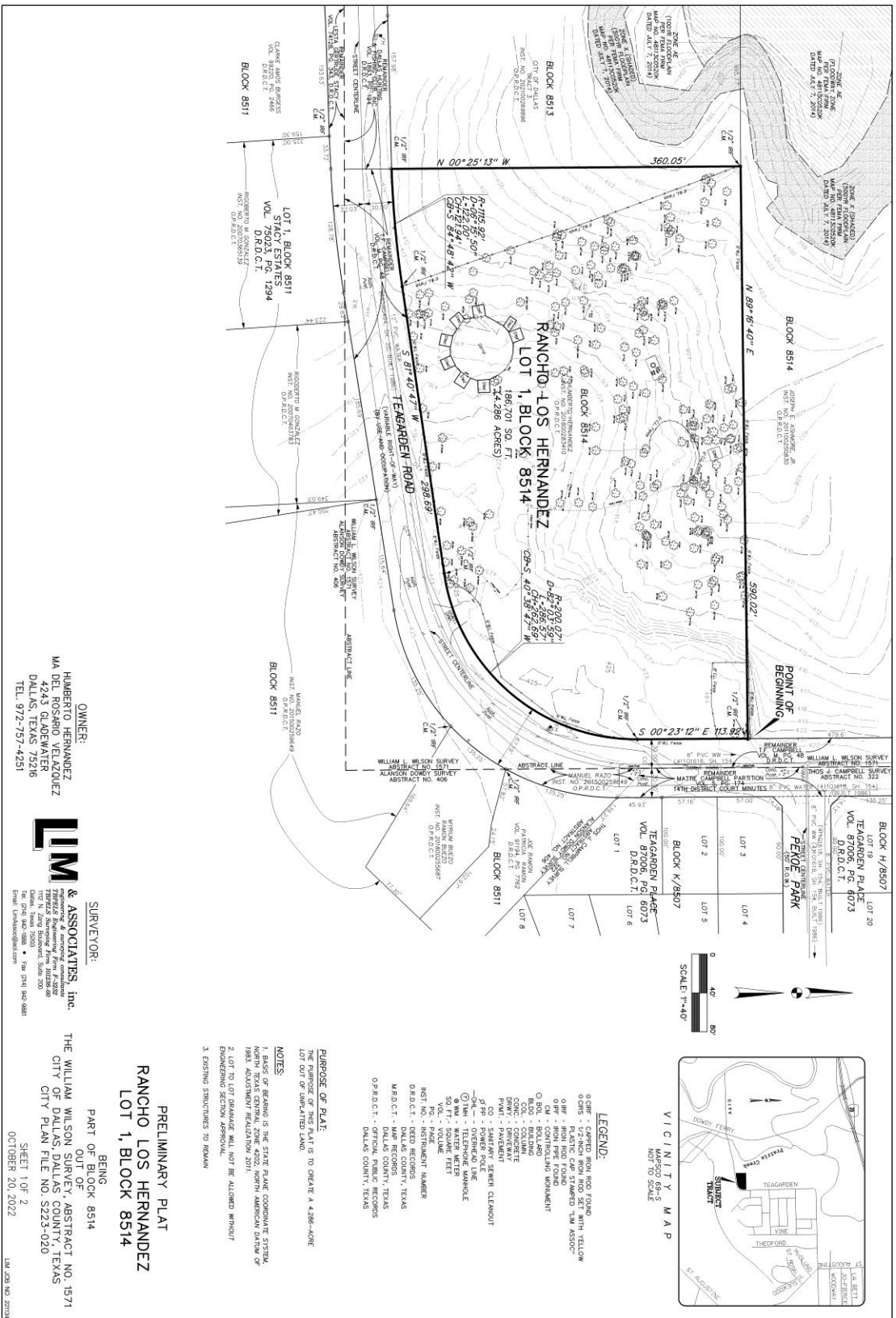
ALL AREAS ARE IN SQUARE FEET











STATE OF TEXAS  
COUNTY OF DALLA[illegible]

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS

[illegible]

4. DANIEL S. LIM, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plot was prepared under my direct supervision, from records

**BEFORE ME**, the undersigned authority, a History Public In and for the said County as State, on this day personally appeared Daniel S. Lim, 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 expressed and under oath stated that the

Notary Public in and for the State of Texas  
My commission expires:

## PRELIMINARY

LOT 1, BLC

OUT  
THE WILLIAM WILSON SUR  
ASSOCIATES, inc.

NO. 1571

214) 942-1888 • Fax (214) 942-9881

2000 JOURNAL OF DOCUMENTATION

LIM JOB NO. 22134

**S223-020**