

**CITY PLAN COMMISSION****THURSDAY NOVEMBER 17, 2022****FILE NUMBER:** S223-022**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Skyfrost Drive, west of Oak Avenue**DATE FILED:** October 21, 2022**ZONING:** R-1/2ac(A)**CITY COUNCIL DISTRICT:** 8    **SIZE OF REQUEST:** 14.92-acres**MAPSCO:** 70L**OWNER:** Ginza Investments, LLC

**REQUEST:** An application to create an 11-residential lot development ranging in size from 0.5 acre to 1.76 acre and to dedicate a public right-of-way from a 14.92-acre tract of land in City Block 8817 on property located on Skyfrost Drive, west of Oak Avenue.

**SUBDIVISION HISTORY:**

1. S212-188 was a request located at the same location as the present request to create a 14-lot residential lot ranging in size from 0.5 acre to 0.58 acre and to dedicate a public right-of-way from an 8.47-acre tract of land in City Block 8817 on property located on Skyfrost Drive, west of Oak Avenue. The request was approved on May 19, 2022 and was withdrawn on October 18, 2021.

**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-1/2ac(A) Single Family District which has a minimum lot area requirement of 0.5 acre for single family structure. The request is to create a 11-lot residential lot ranging in size from 0.5 acre to 1.76 acre.

Staff finds that there is no established lot pattern within the immediate vicinity of the area (*refer to existing area analysis map*); and the request is in compliance with Section 51A-8.503 and also with the requirements of the R-1/2ac(A) Single Family District; 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 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 11.

#### **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)

#### **Right of Way 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 Skyfrost Drive and Oak Boulevard on both sides. Section 51A 8.602(d)(1).
16. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or Street easement) at the intersection of Ginza Court and Oak Boulevard on both sides. Section 51A 8.602(d)(1).
17. 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 with the area of corner clip. Section 51A 8.602(d)(1), Section 51A-8.608(a)

18. Provide turn around per City of Dallas standards at the end of Morehead Road. Section 51A-8.506(b)
19. Construct full width of the (Oak Boulevard and Ginza Court) minor street requirements within the boundaries of the proposed plat per City of Dallas standard.

**Survey (SPRG) Conditions:**

20. On the final plat, show recording information on all existing easements within 150 feet of property.
21. Show correct recording information for subject property.
22. On the final plat, show how all adjoining right-of-way was created.
23. On the final plat, reference board of "Professional Engineers and Land Surveyors" in Surveyor's statement.
24. On the final plat, size up plat text as required for compliance with platting guidelines.

**Dallas Water Utilities Conditions:**

25. 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.
26. Engineer shall furnish plans for water and sanitary sewer. Developer shall furnish a contract for water and sanitary sewer.

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

27. On the final plat, change "Skyfrost Drive" to "Skyfrost Drive (F.K.A. Humpherys Road).
28. On the final plat, add a label for "Oak Avenue".
29. On the final plat, add a label for "Cheery Street".
30. Contact City of Dallas Addressing for help determining acceptable names for the new street.
31. On the final plat, identify the property as Lots 1 through 5 in City Block B/8817 and Lots 1 through 6 in City Block C/8817. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).

ALL AREAS ARE IN SQUARE FEET













