

**LOCATION:** White Rock Trail, north of Church Road**DATE FILED:** December 8, 2022**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 10**SIZE OF REQUEST:** 0.267-acre**MAPSCO:** 27K**OWNER:** Richardson Independent School District

**REQUEST:** An application to create one 0.267-acre lot and to dedicate right-of-way from a 2.315-acre tract of land in City Block A/8138 on property located on White Rock Trail, north of Church Road.

**SUBDIVISION HISTORY:**

1. S178-273 was a request east of the present request to replat a 46.869-acre tract of land containing all of Lots 1 and 2 in City Block A/8138 to create one lot on property located on Church Road at White Rock Trail, northeast corner. The request was approved on August 16, 2018 and recorded on December 10, 2020.

**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-7.5(A) Single Family District. The request is to create one 0.267-acre lot and is owned by Richardson Independent School District. Staff finds that there is no established lot pattern within the immediate vicinity of the request and the request complies with the requirements of R-7.5(A) Single Family District and complies with the Section 51A-8.503; 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 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)

**Survey (SPRG) Conditions:**

13. On the final plat, show recording information on all existing easements within 150 feet of property.
14. On the final plat, show all additions or tracts of land within 150 feet of property with recording information.

**Dallas Water Utilities Conditions:**

15. 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.

**GIS, Lot & Block Conditions:**

16. On the final plat, identify the property as Lot 1 in City Block B/8138. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).









