

LOCATION: Seagoville Road at Edgeworth Drive, southwest corner

DATE FILED: January 4, 2023

ZONING: R-10(A)

CITY COUNCIL DISTRICT: 5 SIZE OF REQUEST: 3.266-acre

MAPSCO: 59Z

APPLICANT/OWNER: Arturo, Abraham, and Mayela Quintanilla

REQUEST: An application to create 9 residential lots ranging in size from 12,609 square feet to 29,619 square feet from a 3.266-acre tract of land in City Block 7780 on property located on Seagoville Road at Edgeworth Drive, southwest corner.

SUBDIVISION HISTORY:

1. S190-048 was a request south of the present request to create an 11-lot subdivision with lots ranging in size from 10,005 square feet to 10,294 square feet from a 2.841-acre tract of land in City Block 7780 on property located on Turnbow Drive, between Haymarket Drive and Edgeworth Drive. The request was approved on December 12, 2019 and recorded on October 24, 2022.

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 and east of the request are in the City of Balch Springs.
- The properties to the south (S190-048) was a request to create an 11-lot subdivision with lots ranging in size from 10,005 square feet to 10,294 square feet and Lot Width of 51 feet each. The properties to the west of the request have lot widths ranging in size from 56 feet to 61 feet and lot areas ranging in size from 11,395 square feet to 16,253 square feet and are zoned R-10(A) Single Family District. *(Please refer to the existing area analysis)*

The request is to create 9 lots with lot widths ranging in size from 50 feet to 116 feet and lot area ranging in size from 12,592 square feet to 29,619 square feet and are zoned the R-10(A) Single Family District.

The lot is being created from a tract of land; therefore, it does not qualify for a residential replat and can be approved on the consent agenda.

Staff concludes that there is not an established lot pattern in the immediate area of the request and the request complies with the requirements of Section 51A-8.503 and 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 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 are nine.

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. Provide approval from the City of Balch Springs for any work within their jurisdiction.

Survey (SPRG) Conditions:

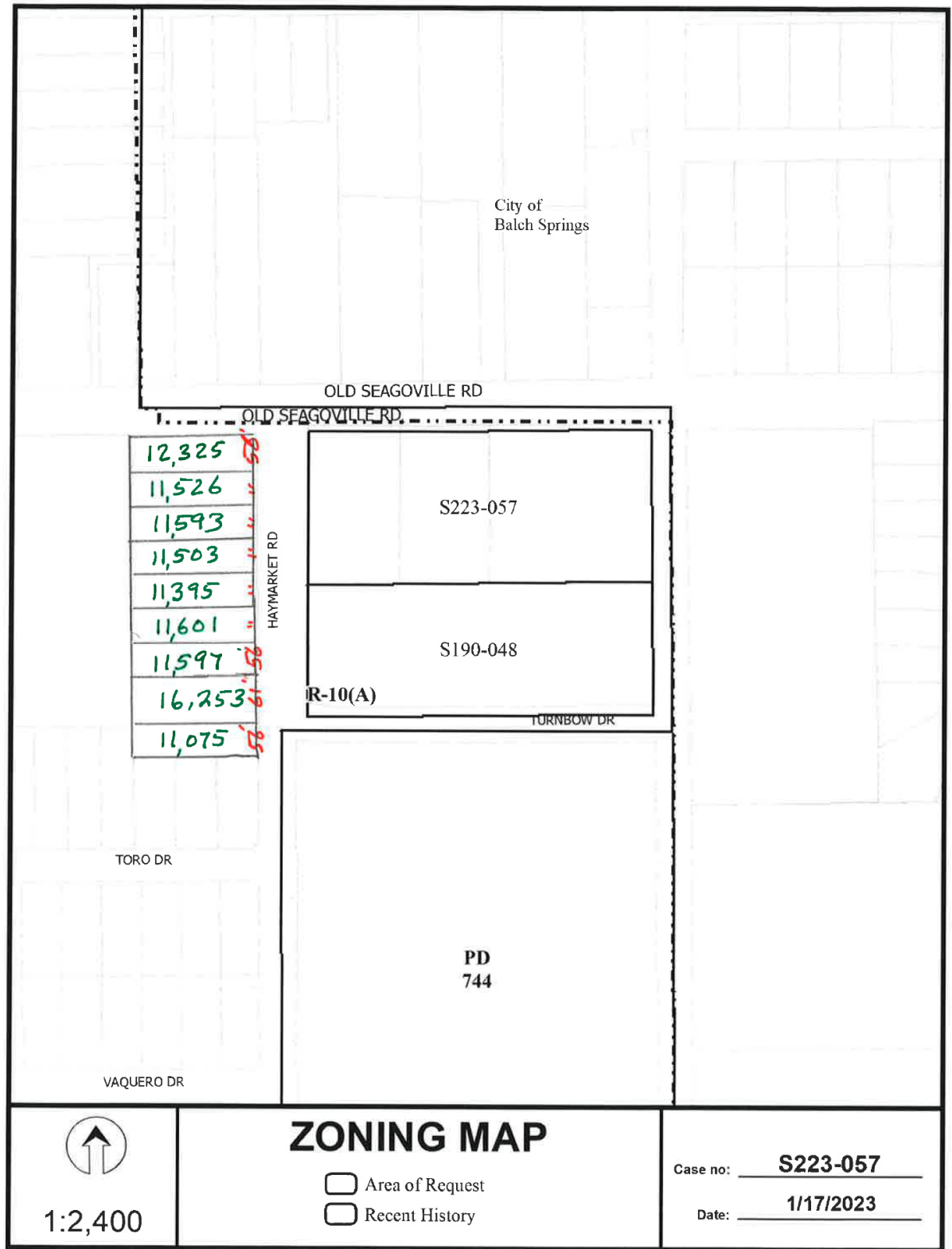
16. Prior to final plat, submit a completed final plat checklist and all supporting documents.
17. On the final plat, show recording information on all existing easements within 150 feet of the property.

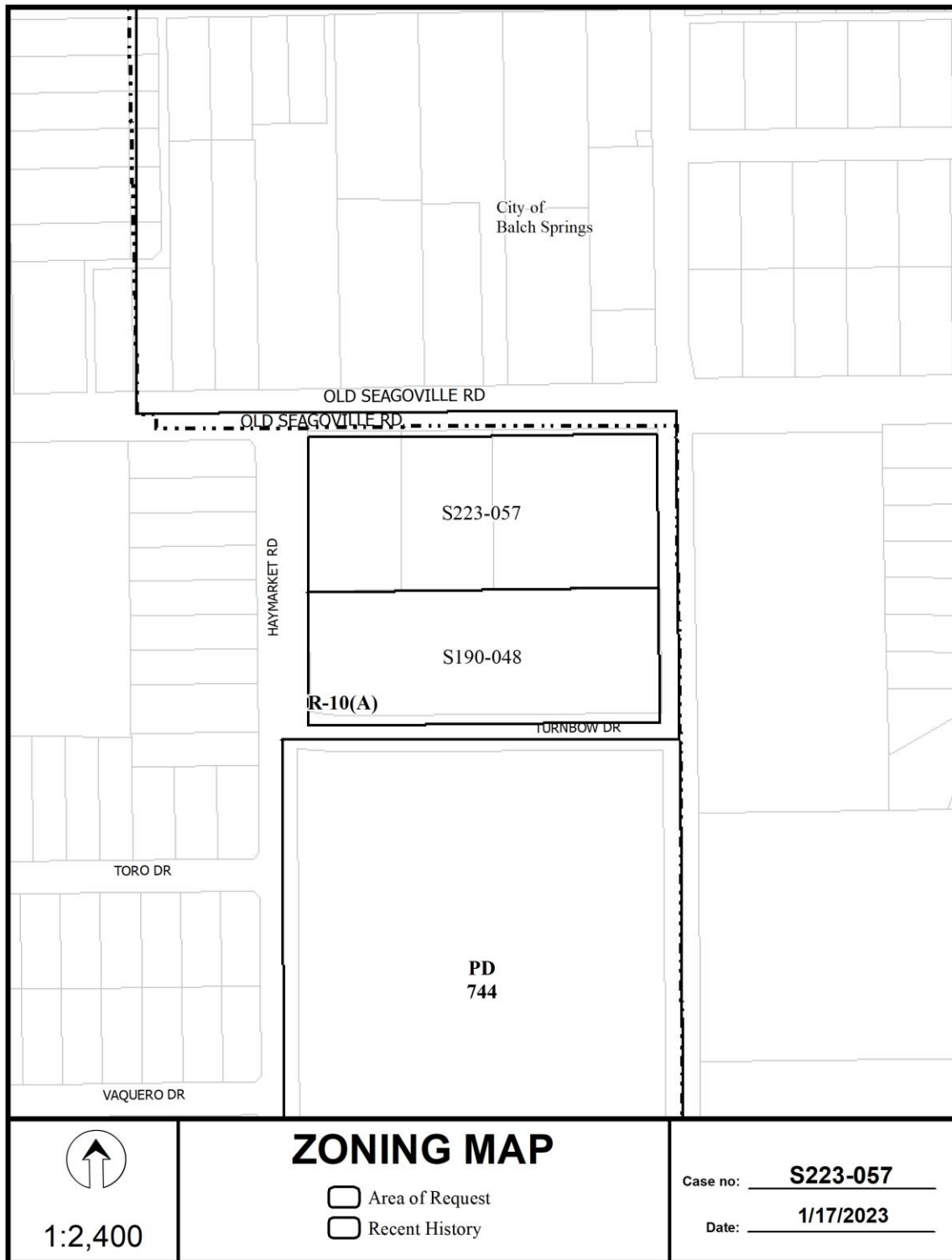
Dallas Water Utilities Conditions:

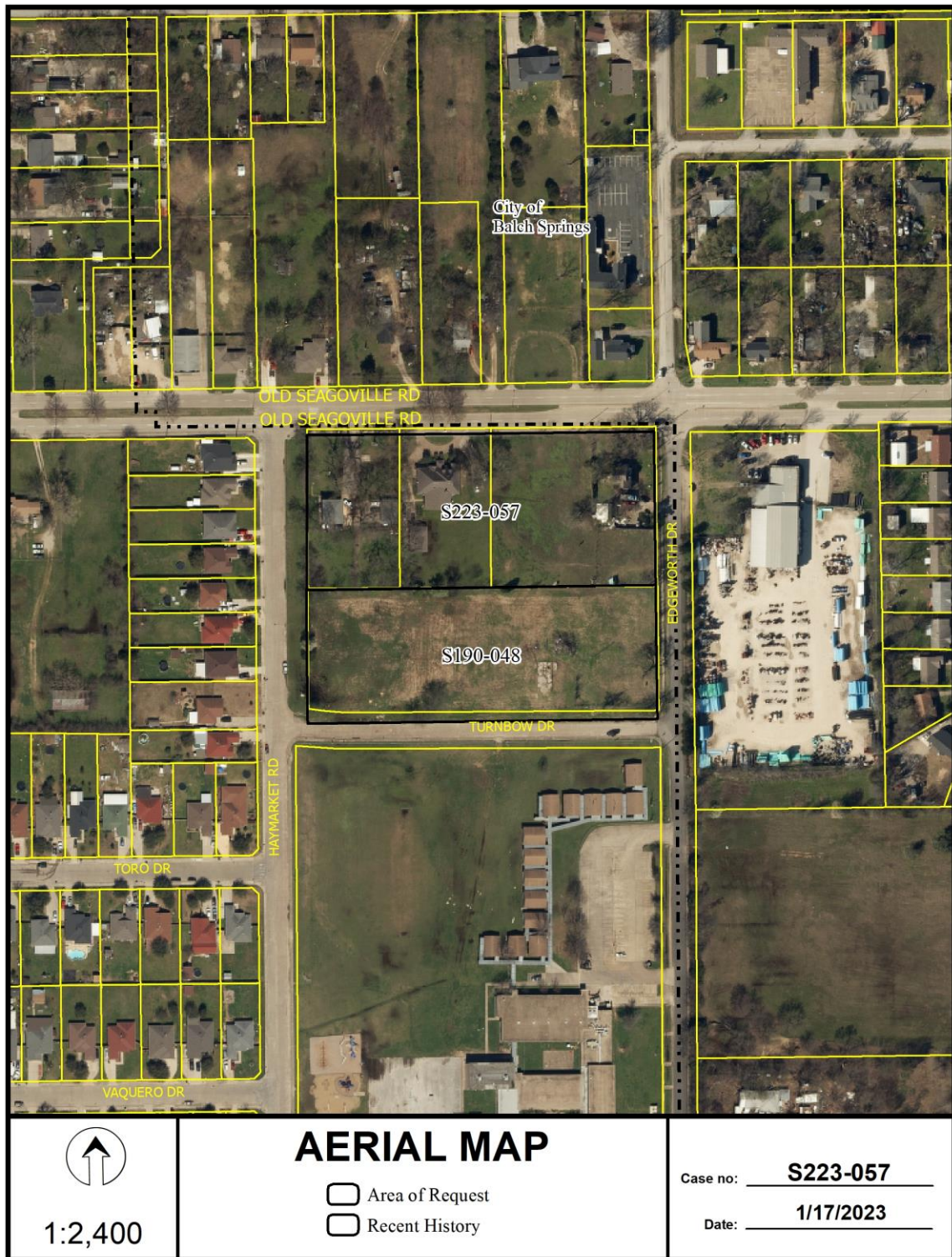
18. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering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

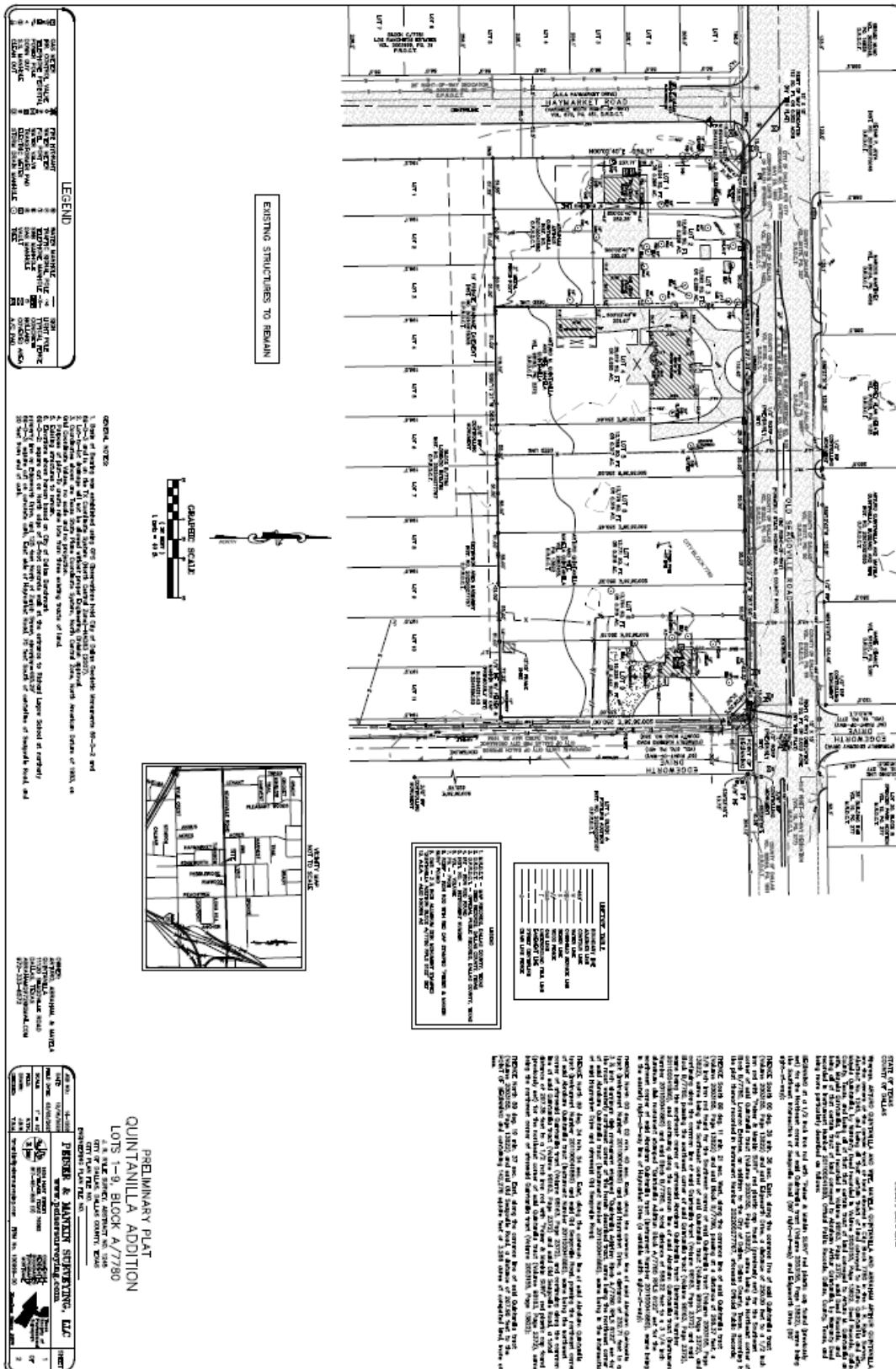
Real Estate / Arborist / Street Name / GIS, Lot & Block Conditions:

19. Prior to final plat, ensure fencing along Edgeworth Drive and Haymarket Road is not located within rights-of-way.
20. On the final plat, identify the property as Lots 1-9 in City Block A/7780. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).









[illegible]

DATE	NAME	ADDRESS	CITY	STATE	ZIP	PHONE	FAX	TELETYPE	TELEFAX	EMAIL	INTERNET	TELEPHONE	FAX	TELETYPE	TELEFAX	EMAIL	INTERNET
12/15/2012	TIMOTHY E. HARRIS	1745 WEST 10TH STREET, NO. 6122	IRVING	TX	75039	972-412-1111	972-412-1112	972-412-1113	972-412-1114	timothy.harris@tdas.com	tdas.com	972-412-1111	972-412-1112	972-412-1113	972-412-1114	timothy.harris@tdas.com	tdas.com

STATE OF TEXAS
COUNTY OF TARRANT

ORDER UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____ 2023.

NOTARY PUBLIC IN AND FOR TARRANT COUNTY, TEXAS

THEY ARE NOT THE ONLY GROUPS WHO HAVE BEEN AFFECTED BY THE RECENT ECONOMIC RECESSION. A STUDY RELEASED BY THE U.S. BUREAU OF ECONOMIC ANALYSIS AND THE U.S. DEPARTMENT OF LABOR REVEALS THAT THE UNEMPLOYMENT RATE FOR THE YOUNG ADULTS (16-24) HAS INCREASED TO 15.5 PERCENT, UP FROM 14.5 PERCENT IN 2007. THE RATE FOR THE 25-34 AGE GROUP HAS INCREASED TO 11.5 PERCENT, UP FROM 10.5 PERCENT IN 2007. THE RATE FOR THE 35-44 AGE GROUP HAS INCREASED TO 9.5 PERCENT, UP FROM 8.5 PERCENT IN 2007. THE RATE FOR THE 45-54 AGE GROUP HAS INCREASED TO 7.5 PERCENT, UP FROM 6.5 PERCENT IN 2007. THE RATE FOR THE 55-64 AGE GROUP HAS INCREASED TO 6.5 PERCENT, UP FROM 5.5 PERCENT IN 2007. THE RATE FOR THE 65-74 AGE GROUP HAS INCREASED TO 5.5 PERCENT, UP FROM 4.5 PERCENT IN 2007. THE RATE FOR THE 75+ AGE GROUP HAS INCREASED TO 4.5 PERCENT, UP FROM 3.5 PERCENT IN 2007.

ARTURO GIUSTANIELLA

COUNTY OF STALLAN
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
OF THE STATE OF CALIFORNIA, APPEARED THE PERSONS OF ME, THE NOTARY PUBLIC,
AND THE PERSONS OF _____, ALL OF WHOM ARE PERSONS OF SOUND MIND AND
THAT HE REQUESTED ME TO BE A WITNESS TO HIS DEED AND TO BE A WITNESS OF SAID
DEED, TOGETHER WITH HIMO AND SEAL OF OFFICE, THIS ____ DAY OF _____ 2023.

MY COMMISSION EXPIRES _____

DEPOSITED THIS _____ DAY OF _____, 2003

DATE _____
APPROVED BY _____
TITLE _____

STATE OF TEXAS
COUNTY OF DALLAS

_____ DAY OF _____, 2023

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE OF _____, PERSONALLY APPEARED _____, A PERSONAL KNOWN TO ME TO BE THE PERSON OR PERSONS WHOSE NAME IS SUBMITTED TO THE FOREGOING NOTARIAL ACT AND ACKNOWLEDGED TO ME THAT HE DEVOTED THE SAME IN THE CAPACITY HEREIN STATED AND HE ACTUALLY DID THE SAME.

WITNESSED MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2023.

MY COMMISSION EXPIRES: _____

DEPOSITED THIS _____ DAY OF _____, 2003

MAYOLA UNIVERSITY

COUNTY OF SABLE
BEFORE ME, the undersigned authority, a notary public in and for the county and state
aforesaid, the within and foregoing instrument, together with the certificate thereto, was
presented to me, and the signers thereof, being personally known to me, or duly
authenticated, and the contents of which instrument are fully explained to me, I
believe the signers thereof to be the persons whose names are subscribed to the
same, and that they executed the same for the purposes and consideration therein
expressed.

WITNESS MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2023.

NY Classification Series: _____

ARTISTS, MEMBERS, & MANAGERS
OF
CASTLELLA
11100 SADDLEBUSH ROAD
FALLS, TEXAS
ARLW@castella.com
817-333-8573

ADDITIONAL INFORMATION	1-1000	
DATE	06/07/2000	
FILE NAME	06/07/2000	
FILE SIZE	1 - 45	
FILE	574	
CODE	438	
FILE	7.5	
<p>  PRINER & MANEIN SURVEYING, LLC 1000 S. 10TH AVE. SUITE 100 MINNEAPOLIS, MN 55404 TEL: 612-338-1111 FAX: 612-338-1112 WWW.PRINERMANEIN.COM </p>		
<p>  PRINER & MANEIN SURVEYING, LLC 1000 S. 10TH AVE. SUITE 100 MINNEAPOLIS, MN 55404 TEL: 612-338-1111 FAX: 612-338-1112 WWW.PRINERMANEIN.COM </p>	<p>  PRINER & MANEIN SURVEYING, LLC 1000 S. 10TH AVE. SUITE 100 MINNEAPOLIS, MN 55404 TEL: 612-338-1111 FAX: 612-338-1112 WWW.PRINERMANEIN.COM </p>	<p>  PRINER & MANEIN SURVEYING, LLC 1000 S. 10TH AVE. SUITE 100 MINNEAPOLIS, MN 55404 TEL: 612-338-1111 FAX: 612-338-1112 WWW.PRINERMANEIN.COM </p>

PRELIMINARY PLAT
QUINTANILLA ADDITION
LOTS 1-9, BLOCK A/7780
1.8 ACRES, SHERMAN, OK 73080