

CITY PLAN COMMISSION

THURSDAY, FEBRUARY 2, 2023

FILE NUMBER: S223-055

SENIOR PLANNER: Sharmila Shrestha

LOCATION: Lewiston Avenue, north of Sand Springs Avenue

DATE FILED: January 4, 2023

ZONING: R-7.5(A)

CITY COUNCIL DISTRICT: 7

SIZE OF REQUEST: 1.990-acre

MAPSCO: 49X

APPLICANT/OWNER: Manuel De Jesus Molina and Aurora Arellano Molina

REQUEST: An application to replat a 1.990-acre tract of land containing all of Lots 29 and 30 on City Block 6759 to create 4 residential lots ranging in size from 10,316 square feet to 86,667 square feet on property located on Lewiston Avenue, north of Sand Springs Avenue.

SUBDIVISION HISTORY: There has been no recent platting activity within close proximity to this request.

STAFF RECOMMENDATION: PROPERTY OWNER NOTIFICATION: On January 17, 2023, 15 notices were sent to property owners within 200 feet of the proposed plat.

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 58 feet to 217 feet and lot areas ranging in size from 9,166 square feet to 89,321 square feet and are zoned the R-7.5(A) Single Family District. *(Please refer to the existing area analysis)*

The request is to create four lots with lot widths ranging in size from 50 feet to 54 feet and lot areas ranging in size from 10,316 square feet to 86,667 square feet and are zoned the R-7.5(A) Single Family District.

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-7.5(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 four.

Paving & Drainage Conditions:

12. Submit a full set of Civil Engineering Plans (drainage, paving, street signage/marketing/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 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Lewiston Avenue. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).
16. Existing drainage conveyance within the property is required to be sized in compliance with Section 51A-8.611(a)(1) of the City of Dallas Code.

Survey (SPRG) Conditions:

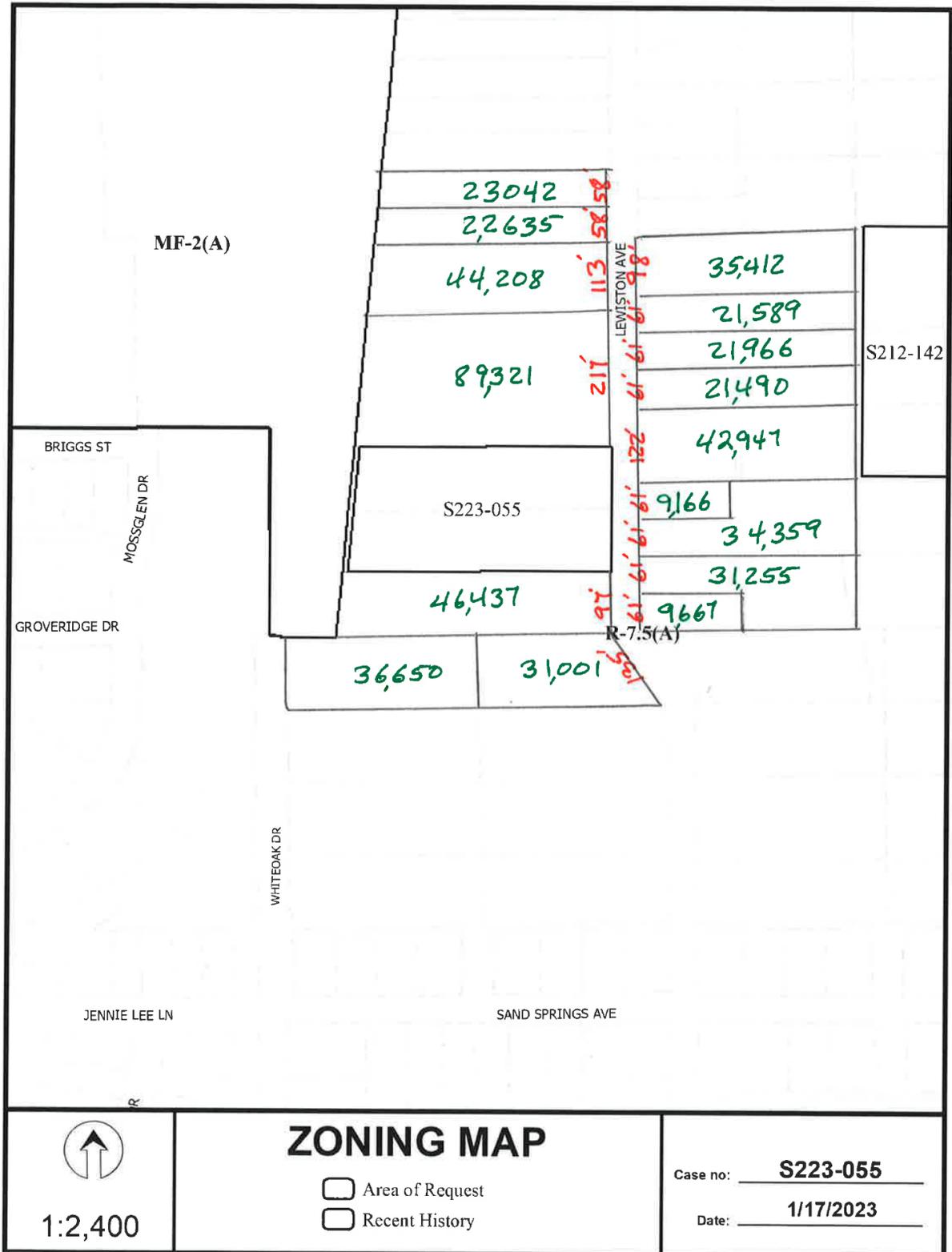
17. Prior to final plat, submit a completed final plat checklist and all supporting documents.
18. On the final plat, show recording information on all existing easements within 150 feet of the property.

Dallas Water Utilities Conditions:

19. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f).
20. 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.
21. Wastewater main improvements are required by Private Development Contract. 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. Prior to final plat, provide documentation that fencing is removed from 15-foot easement dedicated by Vol.86174, Page 7839.





1:2,400

**EXISTING AREA ANALYSIS
MAP**

Case no: **S223-055**

Date: **1/17/2023**



1:2,400

AERIAL MAP

- Area of Request
- Recent History

Case no: S223-055

Date: 1/17/2023



 1:3,600	<h2>NOTIFICATION</h2>	Case no: S223-055
	<div style="border: 1px solid black; padding: 2px; display: inline-block;">200'</div> AREA OF NOTIFICATION <div style="border: 1px solid black; padding: 2px; display: inline-block;">15</div> NUMBER OF PROPERTY OWNERS NOTIFIED	Date: 1/17/2023

01/04/2023

Notification List of Property Owners

S223-055

15 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2815 LEWISTON AVE	GROTEFEND DONALD E
2	2704 LEWISTON AVE	SANCHEZ OMAR JACOB &
3	2701 LEWISTON AVE	GARCIA PAULA &
4	2646 WHITE OAK DR	CHASE IRMA J
5	2712 LEWISTON AVE	CERON PABLO JR &
6	2714 LEWISTON AVE	CERON LORENA
7	2724 LEWISTON AVE	PAREDES FILIBERTO & FRANCES
8	2720 LEWISTON AVE	KETTLE CHARLES
9	2732 LEWISTON AVE	HOLLAND NINA S
10	2802 LEWISTON AVE	ROSAS JAMIE
11	2806 LEWISTON AVE	REYNA EZEQUIEL & MARIA D
12	2816 LEWISTON AVE	PENA GUSTAVO R
13	2709 LEWISTON AVE	MOLINA CARLOS
14	9860 SCYENE RD	9760 SCYENE ROAD PROPERTY
15	1 MOSSGLEN DR	MRL CONSTRUCTION LP

