

LOCATION: North Acres Drive, north of Grady Lane**DATE FILED:** February 3, 2023**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 5 **SIZE OF REQUEST:** 1.44-acres **MAPSCO:** 59V & 59Z**APPLICANT/OWNER:** Alfredo Romero

REQUEST: An application to replat a 1.44-acre tract of land containing a portion of Lots 19 and 20 to create 3 lots ranging in size from 19,805 square feet to 23,064 square feet on property located on North Acres Drive, north of Grady Lane.

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

PROPERTY OWNER NOTIFICATION: On February 15, 2023, 22 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, south, and west of the request have no established lot pattern with lot areas ranging in size from 12,771 square feet to 48,207 square feet and lot widths ranging in size from 60 feet to 160 feet are zoned R-7.5(A) Single Family District. *(Please refer to the existing area analysis and aerial map)*
- The properties to the east of the request are in City of Buch Springs.

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 the 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 is three.

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. 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.

Flood Plain Conditions:

16. Comply with Peaks Branch drainage requirements. Finish floor elevation is recommended to be 3' above nearest inlet, top of curb. Per DWU Floodplain Management Department recommendation.

Survey (SPRG) Conditions:

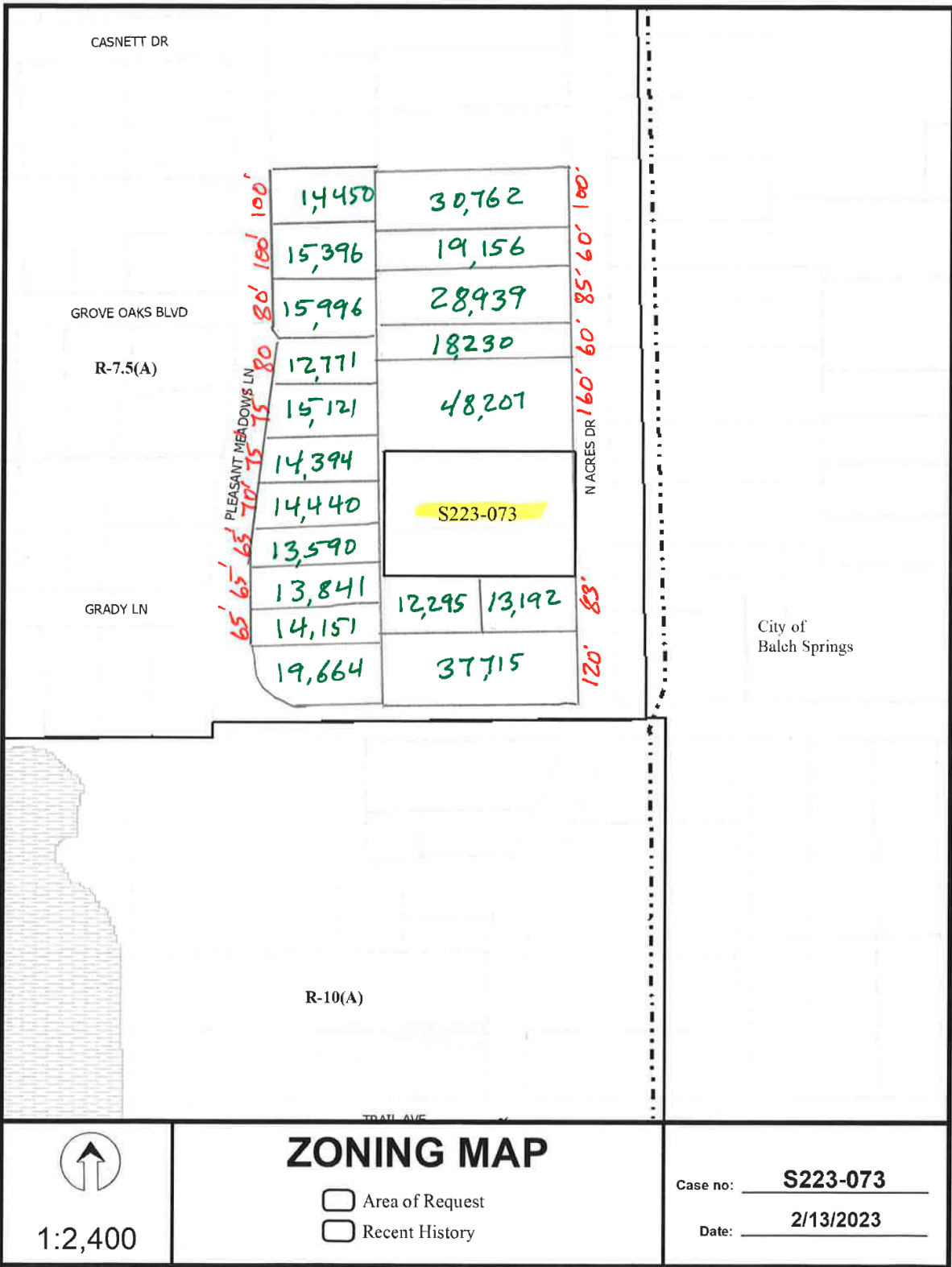
17. Prior to final plat, submit a completed final plat checklist and all supporting documents.
18. On the final plat, show recording information on all existing easements within 150 feet of the property.
19. Prior to final plat, clarify or resolve large, existing underground storm drainage system.

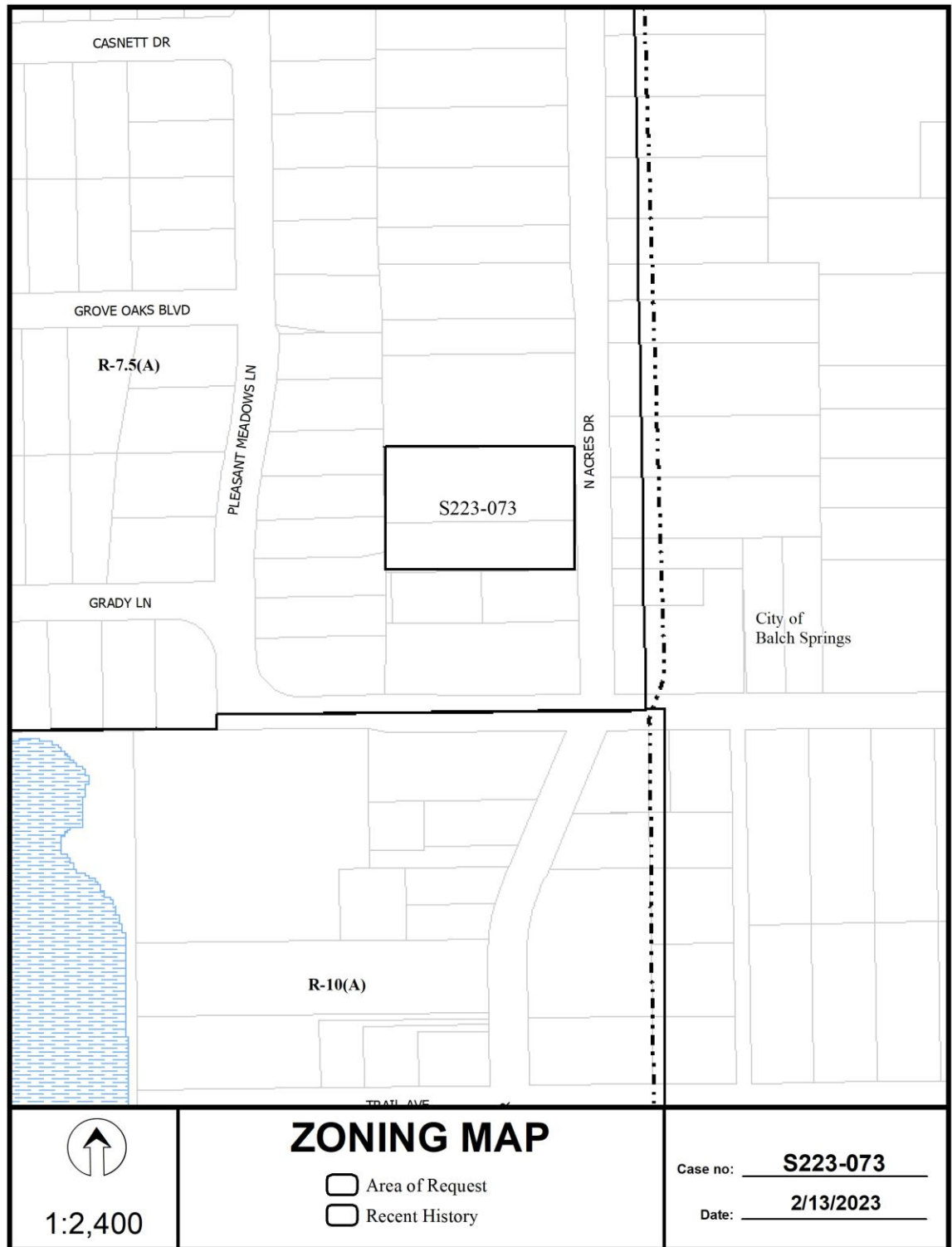
Dallas Water Utilities Conditions:

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.

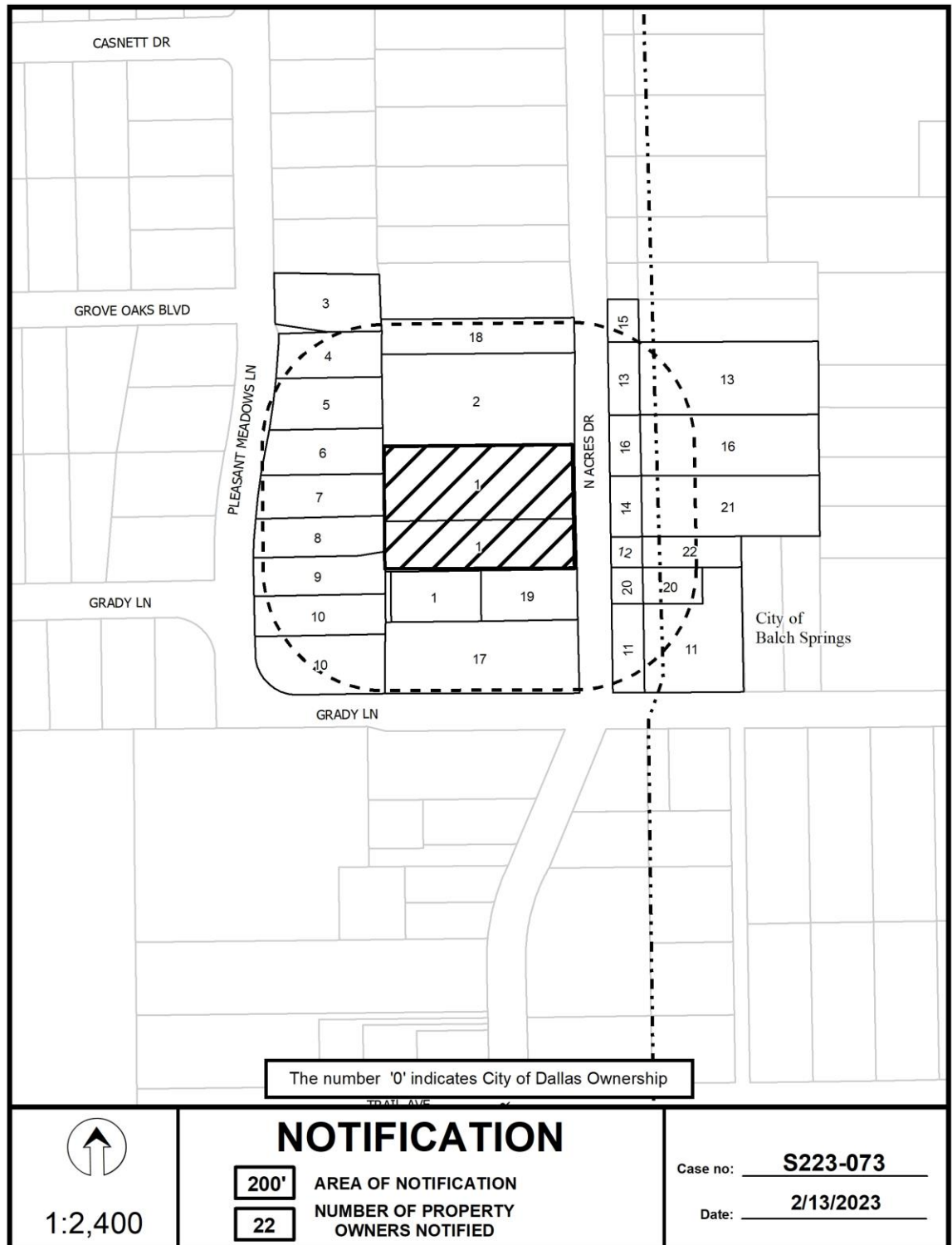
Real Estate / Arborist / Street Name / GIS, Lot & Block Conditions:

21. On the final plat, change "N. Acres Drive" to "North Acres Drive". Section 51A-8.403(a)(1)(A)(xii).
22. On the final plat, identify the property as Lots 19C-19E in City Block C/6657. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).









Notification List of Property Owners

S223-073

22 Property Owners Notified

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|-----------------------|-------------------------|-------------------------------|
| 1 | 117 N ACRES DR | ROMERO ALFREDO |
| 2 | 131 N ACRES DR | MIRANDA JUAN & CHRISTINA |
| 3 | 146 PLEASANT MEADOWS DR | CARDONA JOSE MANUEL SANCHEZ & |
| 4 | 140 PLEASANT MEADOWS DR | IGLESIAS TERESA DE J & |
| 5 | 134 PLEASANT MEADOWS DR | DALLAS HOUSING ACQUISITION & |
| 6 | 128 PLEASANT MEADOWS DR | TORRES JIMMY & CHARLOTTE |
| 7 | 124 PLEASANT MEADOWS DR | SILVA HERMILA |
| 8 | 120 PLEASANT MEADOWS DR | LANCASTER VERNA JOAN |
| 9 | 114 PLEASANT MEADOWS DR | WILLIAMSON LARRY L |
| 10 | 110 PLEASANT MEADOWS DR | WILLIAMSON LARRY |
| 11 | 104 N ACRES DR | GARCIA LLENY GUZMAN |
| 12 | 116 N ACRES DR | MIRANDA JOSE |
| 13 | 132 N ACRES DR | LOPEZ ARITZA JACQUELINE G |
| 14 | 120 N ACRES DR | QUIROZ ROMAN J & LORGIA |
| 15 | 136 N ACRES DR | MORENO GABINO & ANA M |
| 16 | 126 N ACRES DR | ORTEGA JOSE ANTONIO & DONNA T |
| 17 | 107 N ACRES DR | JACKSON ANNETTE |
| 18 | 137 N ACRES DR | ROMERO GUSTAVO & |
| 19 | 111 N ACRES DR | MUNOZ ANA |
| 20 | 112 N ACRES DR | RAMIREZHERNANDEZ ERIK |
| 21 | 120 N ACRES DR | QUIROZ ROMAN J & LORGIA |
| 22 | 116 N ACRES DR | MIRANDA CRISTAL |

WITNESS, my hand at Dallas, Texas, this _____ day of _____, 2023.

Industry published in and for Dallas County, Texas.

proposed under the global sustainability, green financial innovation, address collected in the ground during the period 2010-2012. The research was funded by the National Natural Science Foundation of China (Grant No. 71573066, 71573067, 71573068, 71573069, 71573070, 71573071, 71573072, 71573073, 71573074, 71573075, 71573076, 71573077, 71573078, 71573079, 71573080, 71573081, 71573082, 71573083, 71573084, 71573085, 71573086, 71573087, 71573088, 71573089, 71573090, 71573091, 71573092, 71573093, 71573094, 71573095, 71573096, 71573097, 71573098, 71573099, 71573100, 71573101, 71573102, 71573103, 71573104, 71573105, 71573106, 71573107, 71573108, 71573109, 71573110, 71573111, 71573112, 71573113, 71573114, 71573115, 71573116, 71573117, 71573118, 71573119, 71573120, 71573121, 71573122, 71573123, 71573124, 71573125, 71573126, 71573127, 71573128, 71573129, 71573130, 71573131, 71573132, 71573133, 71573134, 71573135, 71573136, 71573137, 71573138, 71573139, 71573140, 71573141, 71573142, 71573143, 71573144, 71573145, 71573146, 71573147, 71573148, 71573149, 71573150, 71573151, 71573152, 71573153, 71573154, 71573155, 71573156, 71573157, 71573158, 71573159, 71573160, 71573161, 71573162, 71573163, 71573164, 71573165, 71573166, 71573167, 71573168, 71573169, 71573170, 71573171, 71573172, 71573173, 71573174, 71573175, 71573176, 71573177, 71573178, 71573179, 71573180, 71573181, 71573182, 71573183, 71573184, 71573185, 71573186, 71573187, 71573188, 71573189, 71573190, 71573191, 71573192, 71573193, 71573194, 71573195, 71573196, 71573197, 71573198, 71573199, 71573200, 71573201, 71573202, 71573203, 71573204, 71573205, 71573206, 71573207, 71573208, 71573209, 71573210, 71573211, 71573212, 71573213, 71573214, 71573215, 71573216, 71573217, 71573218, 71573219, 71573220, 71573221, 71573222, 71573223, 71573224, 71573225, 71573226, 71573227, 71573228, 71573229, 71573230, 71573231, 71573232, 71573233, 71573234, 71573235, 71573236, 71573237, 71573238, 71573239, 71573240, 71573241, 71573242, 71573243, 71573244, 71573245, 71573246, 71573247, 71573248, 71573249, 71573250, 71573251, 71573252, 71573253, 71573254, 71573255, 71573256, 71573257, 71573258, 71573259, 71573260, 71573261, 71573262, 71573263, 71573264, 71573265, 71573266, 71573267, 71573268, 71573269, 71573270, 71573271, 71573272, 71573273, 71573274, 71573275, 71573276, 71573277, 71573278, 71573279, 71573280, 71573281, 71573282, 71573283, 71573284, 71573285, 71573286, 71573287, 71573288, 71573289, 71573290, 71573291, 71573292, 71573293, 71573294, 71573295, 71573296, 71573297, 71573298, 71573299, 71573300, 71573301, 71573302, 71573303, 71573304, 71573305, 71573306, 71573307, 71573308, 71573309, 71573310, 71573311, 71573312, 71573313, 71573314, 71573315, 71573316, 71573317, 71573318, 71573319, 71573320, 71573321, 71573322, 71573323, 71573324, 71573325, 71573326, 71573327, 71573328, 71573329, 71573330, 71573331, 71573332, 71573333, 71573334, 71573335, 71573336, 71573337, 71573338, 71573339, 71573340, 71573341, 71573342, 71573343, 71573344, 71573345, 71573346, 71573347, 71573348, 71573349, 71573350, 71573351, 71573352, 71573353, 71573354, 71573355, 71573356, 71573357, 71573358, 71573359, 71573360, 71573361, 71573362, 71573363, 71573364, 71573365, 71573366, 71573367, 71573368, 71573369, 71573370, 71573371, 71573372, 71573373, 71573374, 71573375, 71573376, 71573377, 71573378, 71573379, 71573380, 71573381, 71573382, 71573383, 71573384, 71573385, 71573386, 71573387, 71573388, 71573389, 71573390, 71573391, 71573392, 71573393, 71573394, 71573395, 71573396, 71573397, 71573398, 71573399, 71573400, 71573401, 71573402, 71573403, 71573404, 71573405, 71573406, 71573407, 71573408, 71573409, 71573410, 71573411, 71573412, 71573413, 71573414, 71573415, 71573416, 71573417, 71573418, 71573419, 71573420, 71573421, 71573422, 71573423, 71573424, 71573425, 71573426, 71573427, 71573428, 71573429, 71573430, 71573431, 71573432, 71573433, 71573434, 71573435, 71573436, 71573437, 71573438, 71573439, 71573440, 71573441, 71573442, 71573443, 71573444, 71573445, 71573446, 71573447, 71573448, 71573449, 71573450, 71573451, 71573452, 71573453, 71573454, 71573455, 71573456, 71573457, 71573458, 71573459, 71573460, 71573461, 71573462, 71573463, 71573464, 71573465, 71573466, 71573467, 71573468, 71573469, 7157347

RECEIVED FOR REVIEW 02/05/2023 PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR AN
PURPOSES AND SHALL NOT BE USED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Bryan Connelly
Texas Registered Professional Land Surveyor No. 5515

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and he acknowledged to me that he executed the same for the purposes therein expressed and under such other matters as he stated to be true.

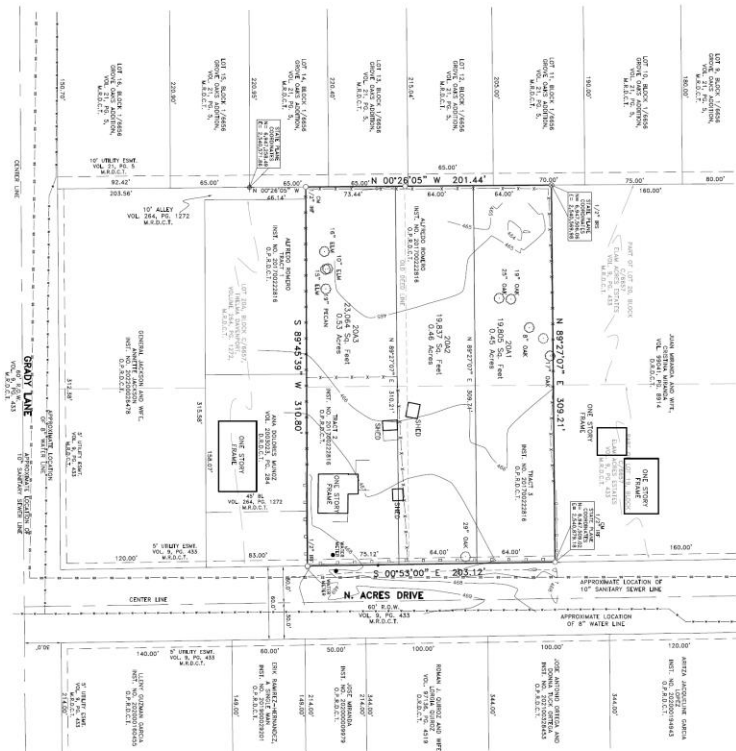
GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2003.

[illegible]

THESE SOUTH 89 degrees 46 minutes 39 seconds West, along the West North Ave. Chm. (N 80 East Right-of-Way), on above station 9, Page 423, lot second, South Cove, York.

0.80 C. C. =
D. B. R. C. =
POL. =
D. B. R. C. =
DEED RECORDS, DALLAS COUNTY, TEXAS
OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
R.O.W. =
1/2" IRON =
1/2" IRON =
COP STAMPED "COP. SURETYING"

CENTRAL ZONE, AND B3 (2011).
2. THE PURPOSE OF THIS PLAY IS TO CREATE THREE LOTS OUT OF A PORTION OF THREE LOTS
3. LOTS TO BE CREATED SHALL BE IDENTICAL TO THE LOTS OF THE EXISTING LOTS OF DALLAS
4. ANY STRUCTURE NEW OR EXISTING MAY NOT EXCEED ANCHOR PROPERTY LINES.
5. COORDINATES NORTH MEASON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH
CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE
AND NO PROJECTION
6. LOTS TO BE CREATED SHALL BE IDENTICAL TO THE LOTS OF THE EXISTING LOTS OF DALLAS



A REPLAT OF A PORTION OF LOTS 19 & 20,
 BLOCK C/6657, ELM ACRES ESTATES
 AND BEING A 62,706 SQ. FT. / 1.44 ACRE TRAC
 LAND SITUATED IN THE SAMUEL BEEMAN SURVEY
 ABSTRACT NO. 67
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO.: 5223-073
 ENGINEERING PLAN NO.:

PLANNING & SCHEDULING
CBG
1413 East 1st Suite 7
Garland, TX 75043
P 214.249.9485
F 214.249.2276
www.cbg.com
FIRM NO. 10166660