

CITY PLAN COMMISSION**THURSDAY, MARCH 23, 2023****FILE NUMBER:** S223-089**CHIEF PLANNER:** Mohammad H. Bordbar**LOCATION:** Garden Grove Drive, north of Ravenview Road**DATE FILED:** February 23, 2023**ZONING:** R-10(A)**CITY COUNCIL DISTRICT:** 8 **SIZE OF REQUEST:** 2.000acres **MAPSCO:** 69A-H**APPLICANT/OWNER:** Francesco Salluzzo

REQUEST: An application to create one 2.000-acre lot from a tract of land in City Block 9/8830 on property located on Garden Grove Drive, north of Ravenview Road.

SUBDIVISION HISTORY:

1. S212-266 was a request north of the present request to create one 87,122-square foot lot from a tract of land in City Block A/7187 on property located on Garden Grove Drive, south of Rylie Crest Drive. The request was approved on August 4, 2022 but has not been recorded.
2. S212-131 was a request south of the present request to create 7 residential lots ranging in size from 0.23 acre (10,033 square feet) to 0.25 acre (10,931 square feet) from a 1.64-acre tract of land in City Block 8828 on property located on Ravenview Road at Garden Grove Drive, northwest corner. The request was approved on April 7, 2022 but has not been recorded.
3. S212-028 was a request northwest of the present request to create one 1.0-acre lot from a tract of land in City Block 8828 on property located on Garden Grove Drive, north of Ravenview Road. The request was approved on December 2, 2021 but has not been recorded.
4. S178-061 was a request south of the present request to create one 37.507-acre lot from a tract of land in City Block 8830 on property located at 12400 Ravenview Road, east of Garden Grove Drive. The request was approved on January 18, 2018 and recorded August 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 south of the request have lot widths ranging in size from 126 feet to 797 feet and lot areas ranging in size from 87,079 square feet to 262,542 square feet and are zoned the R-10A) Single Family District. *(Please refer to the existing area analysis)*

The request is to create one lot with a width of 160 feet and lot area of 87,120 Square feet in 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-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 one.

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. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Garden Grove Drive. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).

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.
18. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.

Dallas Water Utilities Conditions:

19. 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:

20. On the final plat, change "Garden Grove Drive" to "Garden Grove Drive (F.K.A. Crawford Road)". Section 51A-8.403(a)(1)(A)(xii)
21. On the final plat, identify the property as Lot 1 in City Block 10/8830. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).







