

CITY PLAN COMMISSION**THURSDAY, MARCH 23, 2023****FILE NUMBER:** S223-097**CHIEF PLANNER:** Mohammad H. Bordbar**LOCATION:** Arboreal Drive at West Northwest Highway / State Highway Loop 12, northeast corner.**DATE FILED:** February 24, 2023**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 9 **SIZE OF REQUEST:** 1.175-acres**MAPSCO:** 37A**APPLICANT/OWNER:** White Rock Fellowship**REQUEST:** An application to create one 1.175-acre lot from a tract of land in City Block 5439 on property located on Arboreal Drive at West Northwest Highway / State Highway Loop 12, northeast corner.**SUBDIVISION HISTORY:**

1. S223-096 is a request northwest of the present request to create one 1.390-acre lot from a tract of land in City Block 5438 on property located on Town North Drive at West Northwest Highway / State Highway Loop 12, northeast corner. The request is scheduled for public hearing on March 23, 2023.

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.”

It is a policy of the city that institutional uses generally require greater land area than traditional residential or non-residential lots and generally serve, and are compatible with the neighborhood; therefore, staff concludes that the request is in compliance with Section 51A-8.503 and with the requirements of 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 7.5 feet of right-of-way (via fee simple) from the established center line of the Alley. *Section 51A 8.602(c)*
16. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Arboreal Drive. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).
17. On the final plat, dedicate a minimum 10-foot by 10-foot corner clip (via fee simple or street easement) at the intersection of Northwest Highway / State Highway Loop 12 and Arboreal Drive. *Section 51A 8.602(d)(1)*

18. Prior to final plat, a larger corner clip may be requested during engineering plan and traffic review to accommodate an adequate turning radius, or to maintain public/traffic appurtenances, within the area of the corner clip. Section 51A 8.602(d)(1), 51A 8.608(a)
19. On the final plat, dedicate a 15-foot by 15-foot Alley Sight Easement at the intersection of Northwest Highway / State Highway Loop 12 & the alley. *Section 51A-8.602(e)*
20. On the final plat, add the note: "TxDOT approval may be required for any driveway modification or new access point(s)." No citation.

Survey (SPRG) Conditions:

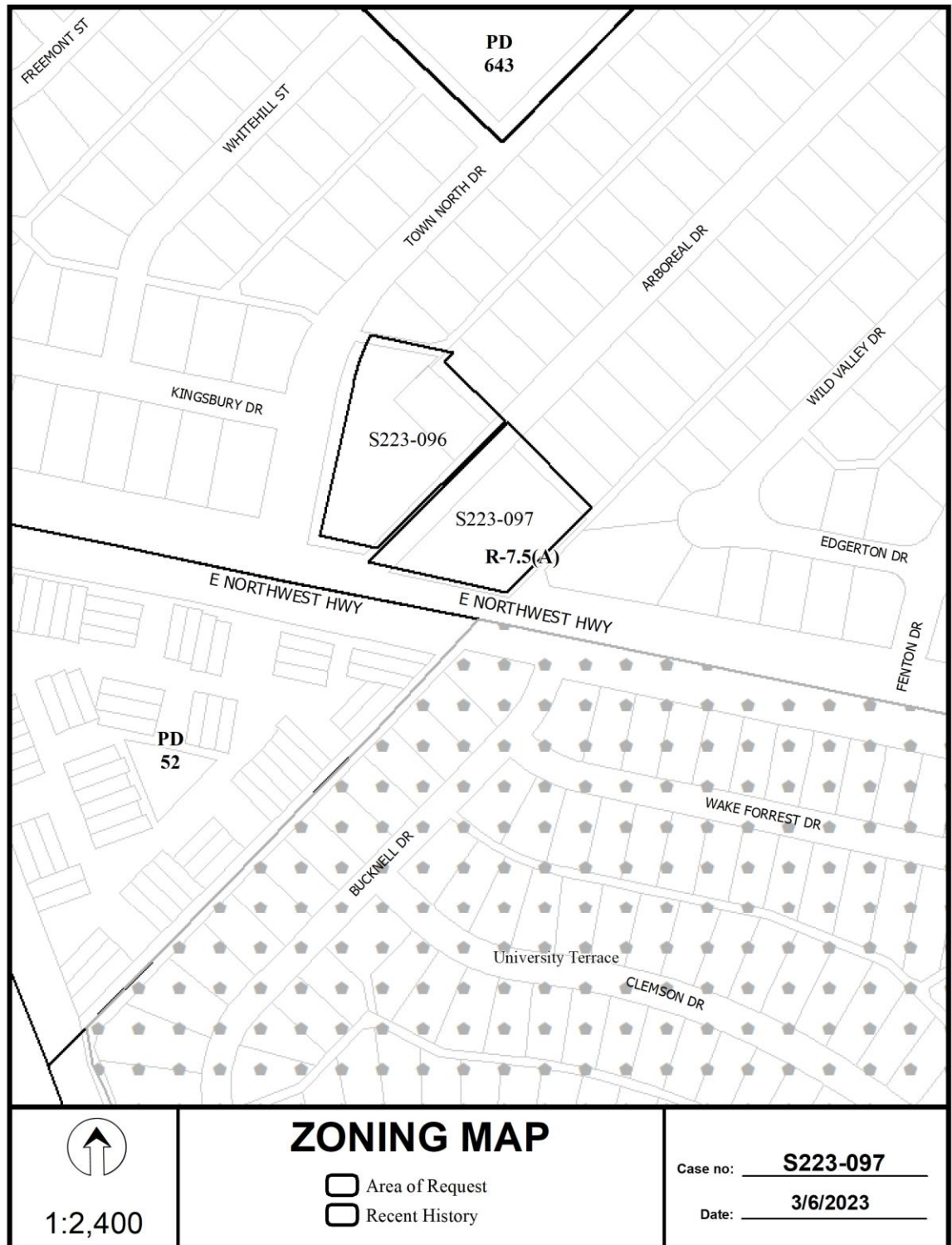
21. Prior to final plat, submit a completed final plat checklist and all supporting documents.
22. On the final plat, show recording information on all existing easements within 150 feet of the property.
23. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.

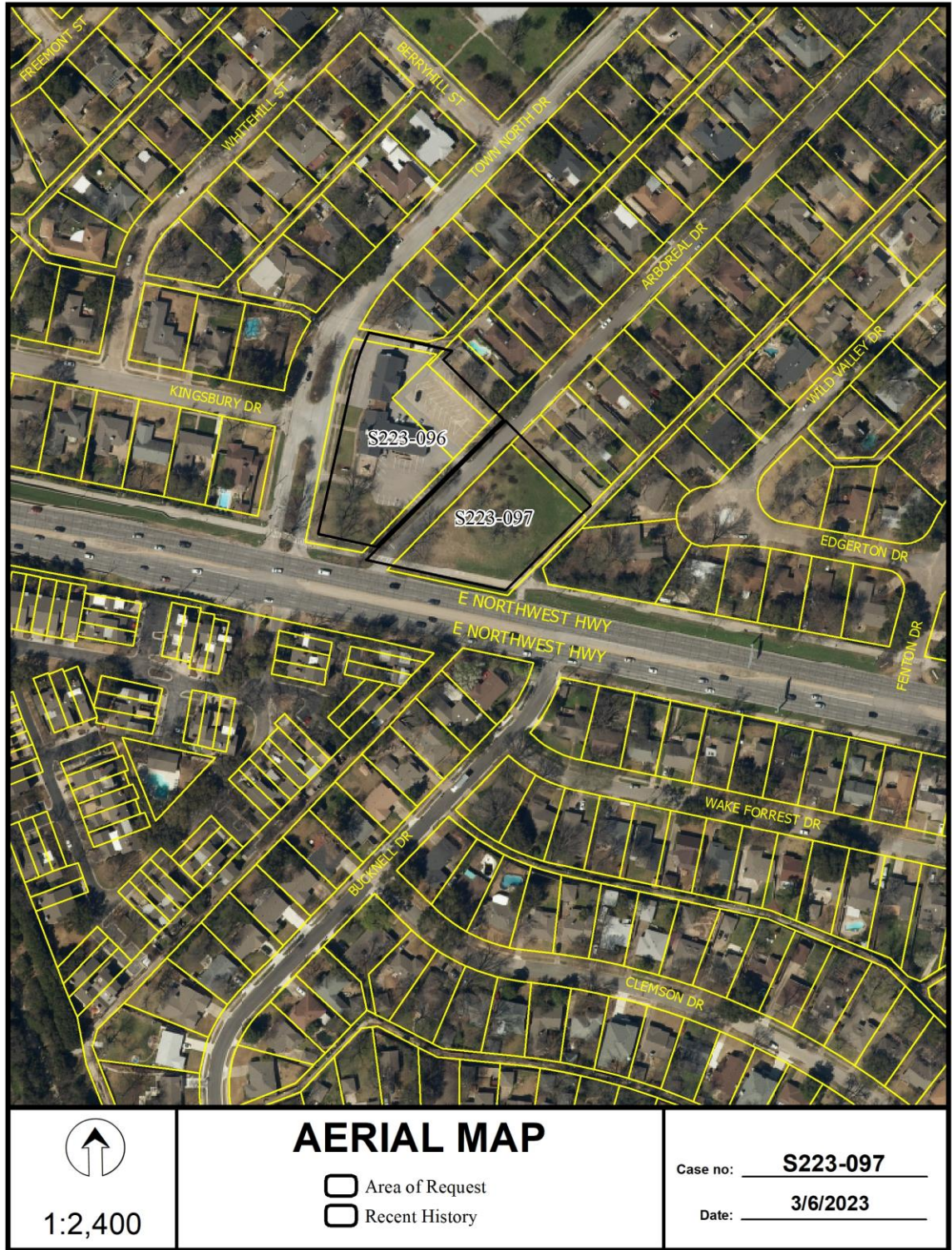
Dallas Water Utilities Conditions:

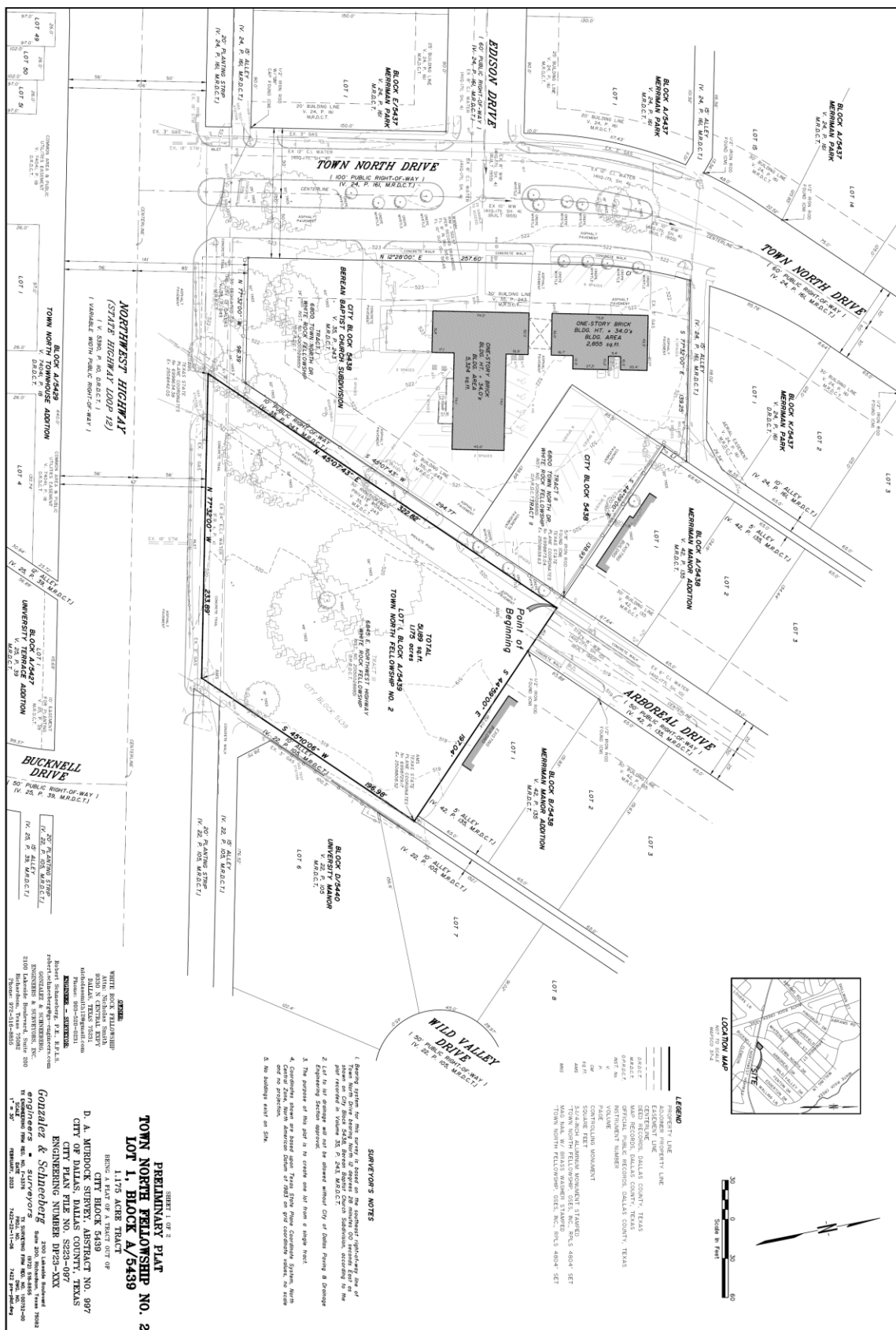
24. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f).
25. Additional design information is required for assessment. Site plan must be submitted showing proposed development, 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.
26. 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:

27. On the final plat, change "Northwest Highway (State Highway Loop 12)" to "Northwest Highway / State Highway Loop 12". Section 51A-8.403(a)(1)(A)(xii)
28. On the final plat, identify the property as Lot 1 in City Block A/5439. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).







PRELIMINARY PLAT
 SHEET 2 OF 2
 TOWN NORTH FELLOWSHIP NO. 2
 LOT 1, BLOCK A/5439
 1.175 ACRE TRACT
 BEING A PART OF A TRACT OF
 CITY BLOCK 5439
 D. A. HERBORD CIVIL ENGINEER NO. 997
 CITY OF ST. LOUIS
 CITY PLAN FILE NO. 5223-007
 ENGINEERING NUMBER D923-XXX
Gonzalez & Schneider
 200 Lakeside Square
 St. Louis, Mo. 63103
 816-241-7075
 816-241-7076
 816-241-7077
 816-241-7078
 816-241-7079
 816-241-7080
 816-241-7081
 816-241-7082
 816-241-7083
 816-241-7084
 816-241-7085
 816-241-7086
 816-241-7087
 816-241-7088
 816-241-7089
 816-241-7090
 816-241-7091
 816-241-7092
 816-241-7093
 816-241-7094
 816-241-7095
 816-241-7096
 816-241-7097
 816-241-7098
 816-241-7099
 816-241-7100
 816-241-7101
 816-241-7102
 816-241-7103
 816-241-7104
 816-241-7105
 816-241-7106
 816-241-7107
 816-241-7108
 816-241-7109
 816-241-7110
 816-241-7111
 816-241-7112
 816-241-7113
 816-241-7114
 816-241-7115
 816-241-7116
 816-241-7117
 816-241-7118
 816-241-7119
 816-241-7120
 816-241-7121
 816-241-7122
 816-241-7123
 816-241-7124
 816-241-7125
 816-241-7126
 816-241-7127
 816-241-7128
 816-241-7129
 816-241-7130
 816-241-7131
 816-241-7132
 816-241-7133
 816-241-7134
 816-241-7135
 816-241-7136
 816-241-7137
 816-241-7138
 816-241-7139
 816-241-7140
 816-241-7141
 816-241-7142
 816-241-7143
 816-241-7144
 816-241-7145
 816-241-7146
 816-241-7147
 816-241-7148
 816-241-7149
 816-241-7150
 816-241-7151
 816-241-7152
 816-241-7153
 816-241-7154
 816-241-7155
 816-241-7156
 816-241-7157
 816-241-7158
 816-241-7159
 816-241-7160
 816-241-7161
 816-241-7162
 816-241-7163
 816-241-7164
 816-241-7165
 816-241-7166
 816-241-7167
 816-241-7168
 816-241-7169
 816-241-7170
 816-241-7171
 816-241-7172
 816-241-7173
 816-241-7174
 816-241-7175
 816-241-7176
 816-241-7177
 816-241-7178
 816-241-7179
 816-241-7180
 816-241-7181
 816-241-7182
 816-241-7183
 816-241-7184
 816-241-7185
 816-241-7186
 816-241-7187
 816-241-7188
 816-241-7189
 816-241-7190
 816-241-7191
 816-241-7192
 816-241-7193
 816-241-7194
 816-241-7195
 816-241-7196
 816-241-7197
 816-241-7198
 816-241-7199
 816-241-7200
 816-241-7201
 816-241-7202
 816-241-7203
 816-241-7204
 816-241-7205
 816-241-7206
 816-241-7207
 816-241-7208
 816-241-7209
 816-241-7210
 816-241-7211
 816-241-7212
 816-241-7213
 816-241-7214
 816-241-7215
 816-241-7216
 816-241-7217
 816-241-7218
 816-241-7219
 816-241-7220
 816-241-7221
 816-241-7222
 816-241-7223
 816-241-7224
 816-241-7225
 816-241-7226
 816-241-7227
 816-241-7228
 816-241-7229
 816-241-7230
 816-241-7231
 816-241-7232
 816-241-7233
 816-241-7234
 816-241-7235
 816-241-7236
 816-241-7237
 816-241-7238
 816-241-7239
 816-241-7240
 816-241-7241
 816-241-7242
 816-241-7243
 816-241-7244
 816-241-7245
 816-241-7246
 816-241-7247
 816-241-7248
 816-241-7249
 816-241-7250
 816-241-7251
 816-241-7252
 816-241-7253
 816-241-7254
 816-241-7255
 816-241-7256
 816-241-7257
 816-241-7258
 816-241-7259
 816-241-7260
 816-241-7261
 816-241-7262
 816-241-7263
 816-241-7264
 816-241-7265
 816-241-7266
 816-241-7267
 816-241-7268
 816-241-7269
 816-241-7270
 816-241-7271
 816-241-7272
 816-241-7273
 816-241-7274
 816-241-7275
 816-241-7276
 816-241-7277
 816-241-7278
 816-241-7279
 816-241-7280
 816-241-7281
 816-241-7282
 816-241-7283
 816-241-7284
 816-241-7285
 816-241-7286
 816-241-7287
 816-241-7288
 816-241-7289
 816-241-7290
 816-241-7291
 816-241-7292
 816-241-7293
 816-241-7294
 816-241-7295
 816-241-7296
 816-241-7297
 816-241-7298
 816-241-7299
 816-241-7300
 816-241-7301
 816-241-7302
 816-241-7303
 816-24