

CITY PLAN COMMISSION**THURSDAY, MARCH 23, 2023****FILE NUMBER:** S223-078**CHIEF PLANNER:** Mohammad H. Bordbar**LOCATION:** Hammerly Drive, south of Morris Street**DATE FILED:** February 22, 2023**ZONING:** R-5(A)**CITY COUNCIL DISTRICT:** 6 **SIZE OF REQUEST:** 0.324-acres**MAPSCO:** 42M**APPLICANT/OWNER:** Lux Home Corporation

REQUEST: An application to replat a 0.324-acre tract of land containing all of Lot 13 in City Block 2/7158 to create one 5,842 square feet lot and one 8,267 square feet lot on property located on Hammerly Drive, south of Morris Street.

SUBDIVISION HISTORY:

1. S212-207 was a request northwest of the present request to replat a 0.603-acre tract of land containing all of Lots 6 through 8 and part of Lot 9 to create 4 lots ranging in size from 6,000 square feet to 6,750 square feet on property located on Odessa Street, north of Palacios Avenue. The request was approved on June 2, 2022 but has not been recorded.
2. S189-055 was a request southwest of the present request to replat a 3.167-acre tract of land containing all of Lots 8 through 20 and all of Lots 23 through 27 in City Block 16/7162 to create one 3.167-acre lot on property located on McBroom Street at Toronto Street, northeast corner. The request was approved on December 13, 2018 but has not been recorded.
3. S178-258 was a request southeast of the present request to replat a 0.689-acre tract of land containing all of Lots 4 and 5 in City Block 11/7158 to create one lot on property located on Hammerly Drive, North of Pueblo Street. The request was approved on August 2, 2018 and was withdrawn September 25, 2018.

PROPERTY OWNER NOTIFICATION: On March 3, 2023, 18 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 south of the request have width of 60 feet and lot areas ranging in size from 13,538 square feet to 15,106 square feet and are zoned R-5(A) Single Family District. *(Please refer to the existing area analysis and aerial map)*

There is an established lot pattern in the immediate area of the request; however, due to the layout of the property and the Texas & Pacific Industrial Railroad, staff concludes

that the request complies with the requirements of Section 51A-8.503 and the R-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 two.

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 Hammerly Drive. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).

Flood Plain Conditions:

16. On the final plat, determine the 100-year water surface elevation across this addition.
17. On the final plat, dedicate floodway easement, floodway management area or floodway easement (within common area), with the appropriate easement statement included on the face of the Plat. 51A 8.611(d); DWU Floodplain Management; Drainage Design Manual Addendum V
18. On the final plat, include additional paragraph in Owner's Certificate (pertaining to the floodplain). 51A 8.611(d); DWU Floodplain Management; Drainage Design Manual Addendum V
19. On the final plat, specify minimum fill and minimum finished floor elevations. *Section 51A-8.611(d), Trinity Watershed Management.*
20. On the final plat, show the natural channel set back from the crest of the natural channel. *Section 51A-8.611(d), Trinity Watershed Management.*
21. Prior to submission of the final plat, set floodway monument markers and provide documentation that the monuments have been set. *Section 51A-8.617(d)(1), (2), (3), and (4)*
22. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for.
23. Location is in the Mican Channel Sump (WSE 413 feet). All construction for any proposed development must be above the WSE. Any improvement proposed in the areas where the existing elevation is below the WSE requires a fill permit to be applied for and approved by DWU Floodplain Management Department. A Minimum Finish Floor elevation for those areas will have to be established during the process and placed on the face of the final plat. *Section 51A-8.611(a)(1) through (8)*

Survey (SPRG) Conditions:

24. Prior to final plat, submit a completed final plat checklist and all supporting documents.

25. On the final plat, show the correct recording information for the subject property. Platting Guidelines.
26. On the final plat, show recording information on all existing easements within 150 feet of the property.
27. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
28. On the final plat, show or list the prior plat on the map, in the legal description, and/or title block. Platting Guidelines.

Dallas Water Utilities Conditions:

29. 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.

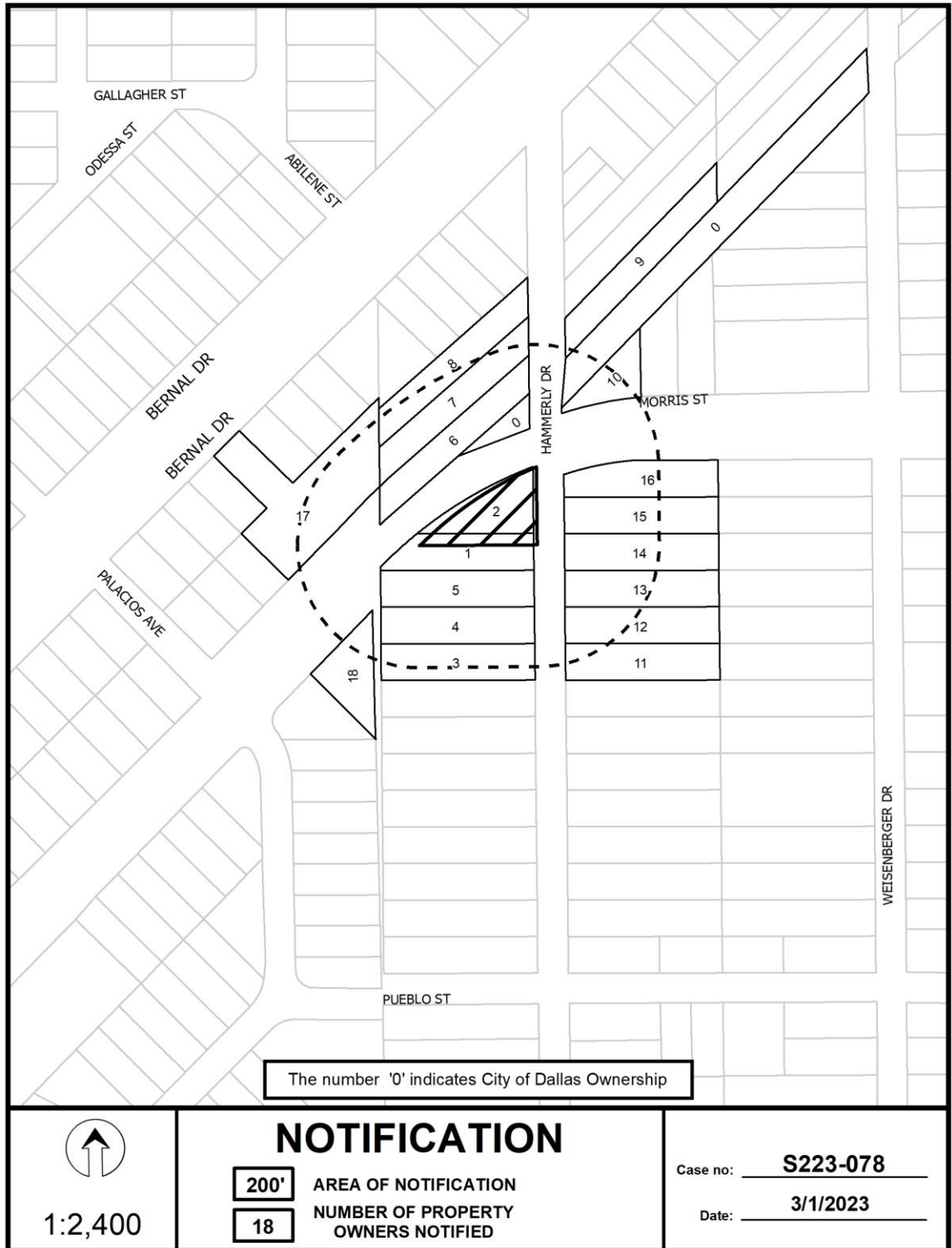
Real Estate / Arborist / Street Name / GIS, Lot & Block Conditions:

30. On the final plat, change “Morris Street (North Pilkington)” to “Morris Street (F.K.A. North Pilkington Street)”. Section 51A-8.403(a)(1)(A)(xii).
31. On the final plat, change “McBroom Road (South Pilkington)” to “McBroom Street (F.K.A. South Pilkington Street)”. Section 51A-8.403(a)(1)(A)(xii).
32. On the final plat, identify the property as Lots 13A & 13B in City Block 2/7158. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).









02/23/2023

Notification List of Property Owners
S223-078

18 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3323 HAMMERLY DR	ESPINO MARCELINO & ALICIA
2	3327 HAMMERLY DR	Taxpayer at
3	3307 HAMMERLY DR	LOPEZ PHILLIP A &
4	3313 HAMMERLY DR	ESQUIVEL CESAR MUNOZ &
5	3317 HAMMERLY DR	PINTOR JESSE ESTATE OF
6	3403 HAMMERLY DR	LOPEZ LETICIA
7	3407 HAMMERLY DR	ROMO LUZ ELENA
8	3413 HAMMERLY DR	ORNELAS CESAR
9	3402 HAMMERLY DR	TORRES CARLOS
10	4731 MORRIS ST	CHACON MICHAEL
11	3306 HAMMERLY DR	MEJIA RICARDO
12	3312 HAMMERLY DR	GOMEZ CHRISTINA ELAINE
13	3316 HAMMERLY DR	CARBAJAL ARTURO REYNA &
14	3322 HAMMERLY DR	GALCAN ERISTEO &
15	3326 HAMMERLY DR	MEDRANO IGNACIO
16	3330 HAMMERLY DR	GARCIA ATRURO &
17	4858 BERNAL DR	LLUVIAS DE GRACIA
18	4838 MCBROOM ST	ESQUIVEL CESAR

