

CITY PLAN COMMISSION**THURSDAY, MARCH 23, 2023****FILE NUMBER:** S223-100**CHIEF PLANNER:** Mohammad H. Bordbar**LOCATION:** Elmada Lane at Walnut Hill Lane, southeast corner**DATE FILED:** February 24, 2023**ZONING:** R-10(A)**CITY COUNCIL DISTRICT:** 6 **SIZE OF REQUEST:** 0.501-acres**MAPSCO:** 24N**APPLICANT/OWNER:** Stefanos and Beverly Smirnis

REQUEST: An application to replat a 0.501-acre (21,828 square feet) tract of land containing all of Lot 13 in City Block 9/6220 to create one 10,009 square feet lot and one 11,819 square feet lot on property located on Elmada Lane at Walnut Hill Lane, southeast corner.

SUBDIVISION HISTORY:

1. S190-121 was a request northeast of the present request to replat a 40.104-acre tract of land containing all of Lot 1 in City Block A/6222 and a tract of land in City Block 6222 to create one lot on property bounded by Walnut Hill Lane, Hedgeway Drive, Killion Drive, and Gooding Drive. The request was approved on May 21, 2020 but has not been recorded.

PROPERTY OWNER NOTIFICATION: On March 3, 2023, 14 notices were sent to property owners within 200 feet of the proposed plat boundary.

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 east, south, and west of the request have lot widths ranging in size from 72 feet to 147 feet and lot areas ranging in size from 9,221 square feet to 21,289 square feet and are zoned the R-10(A) Single Family District. *(Please refer to the existing area analysis)*

The request is to create two lots with lot widths of 83 feet and 103 feet and lot areas ranging in size from 10,009 square feet and 11,819 square feet respectively and are zoned the R-10(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-10(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. 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)
13. Submit drainage, paving, etc. plans prepared by a licensed (TX) Professional Engineer to Permit Center, Oak Cliff Municipal Center (i.e., non-311T/DP). *Section 51A- 8.102 (c); 8.601(b)(4),(5),(6),(7),(8),(9)*

Right-of way Requirements Conditions:

14. On the final plat, dedicate 50 feet of right-of-way (via fee simple) from the established center line of Walnut Hill Lane. *Section 51A 8.602(c)*
15. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of Elmada Lane & Walnut Hill Lane *Section 51A 8.602(d)(1)*
16. 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)*
17. On the final plat, dedicate a 15-foot by 15-foot Alley Sight Easement at the intersection of Walnut Hill Lane & Alley. *Section 51A-8.602(e)*

Survey (SPRG) Conditions:

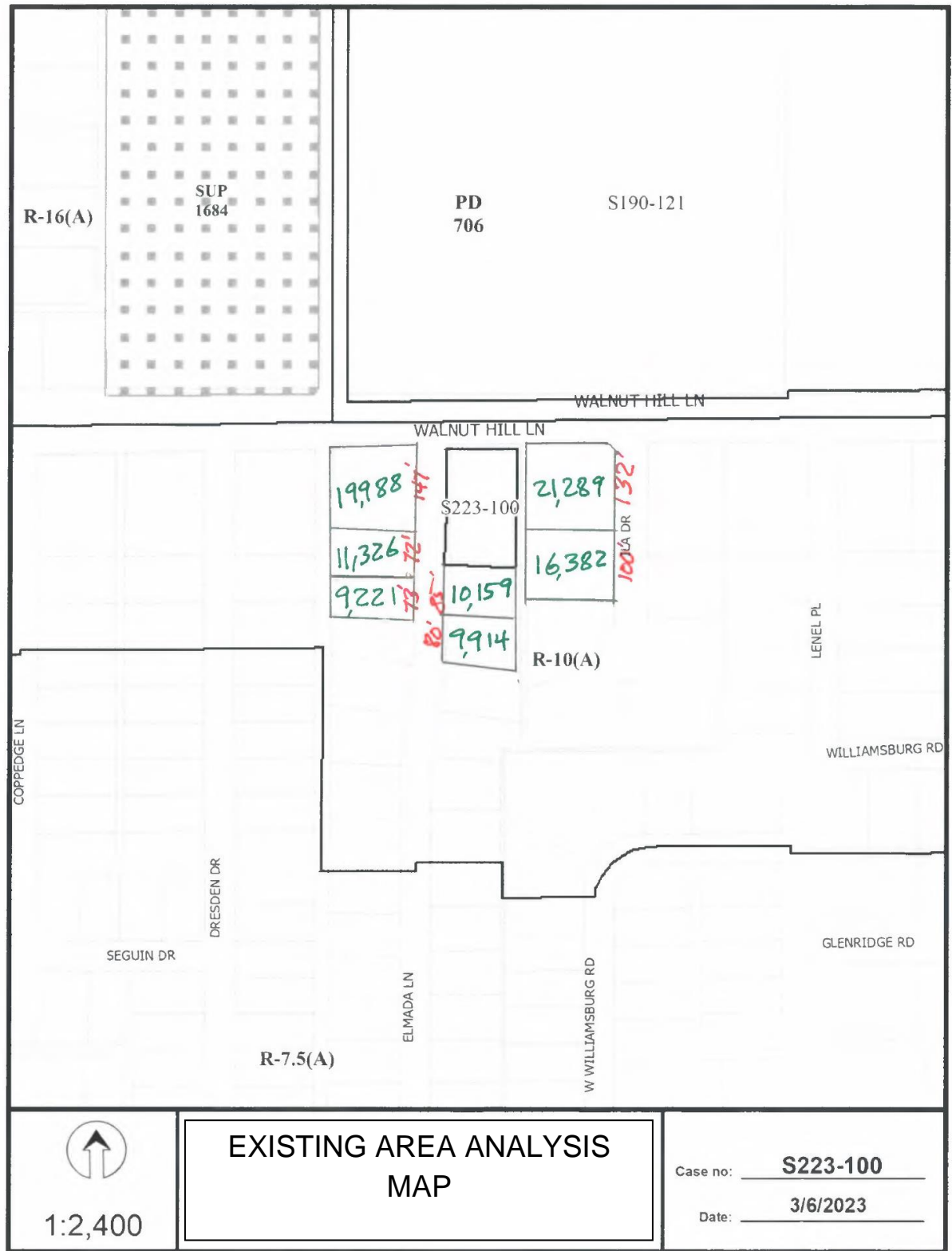
18. Prior to final plat, submit a completed final plat checklist and all supporting documents.
19. On the final plat, show how all adjoining right-of-way was created. *Section 51A-8.403(a)(1)(A)(xxii).*
20. On the final plat, show recording information on all existing easements within 150 feet of the property.
21. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.

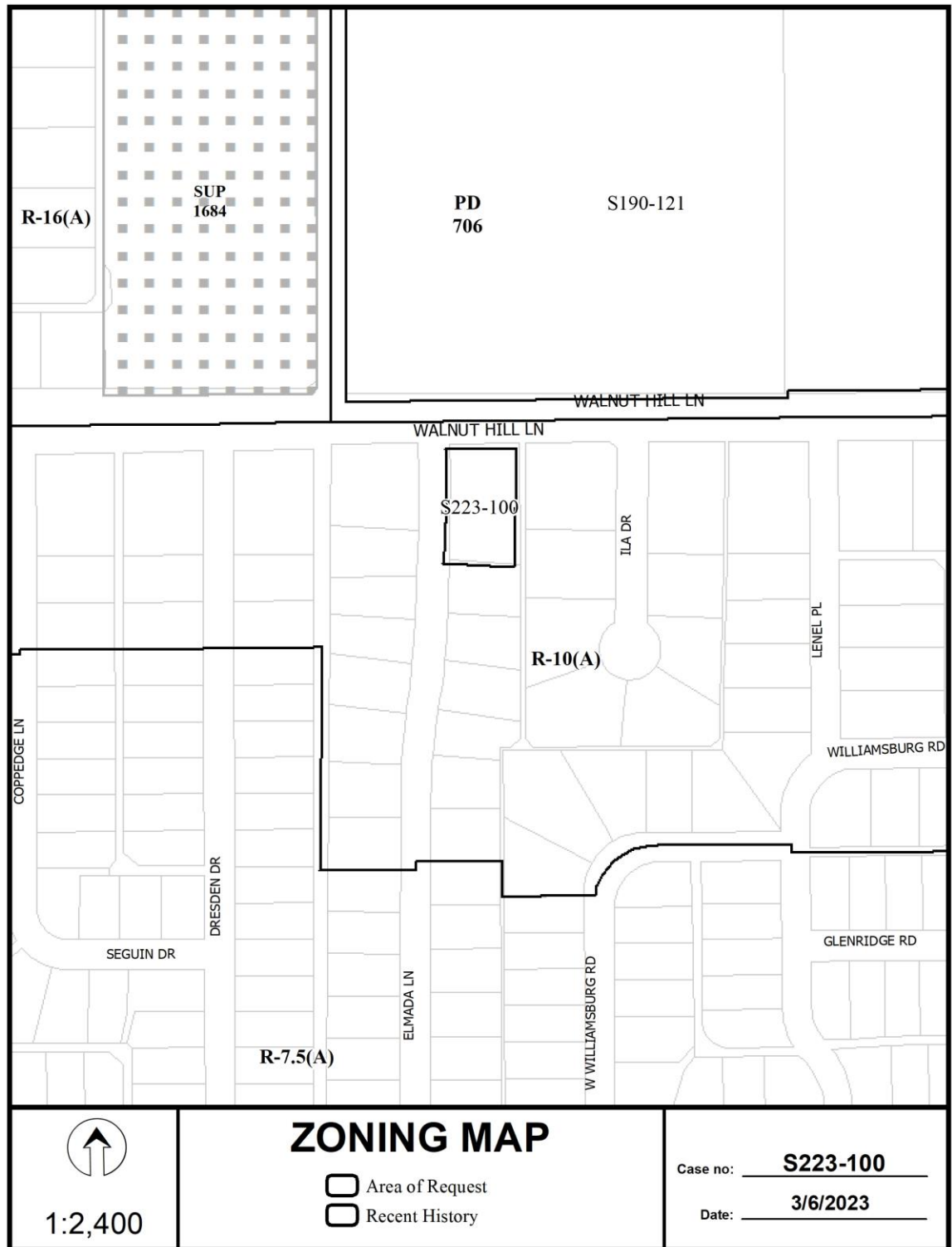
Dallas Water Utilities Conditions:

22. 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.

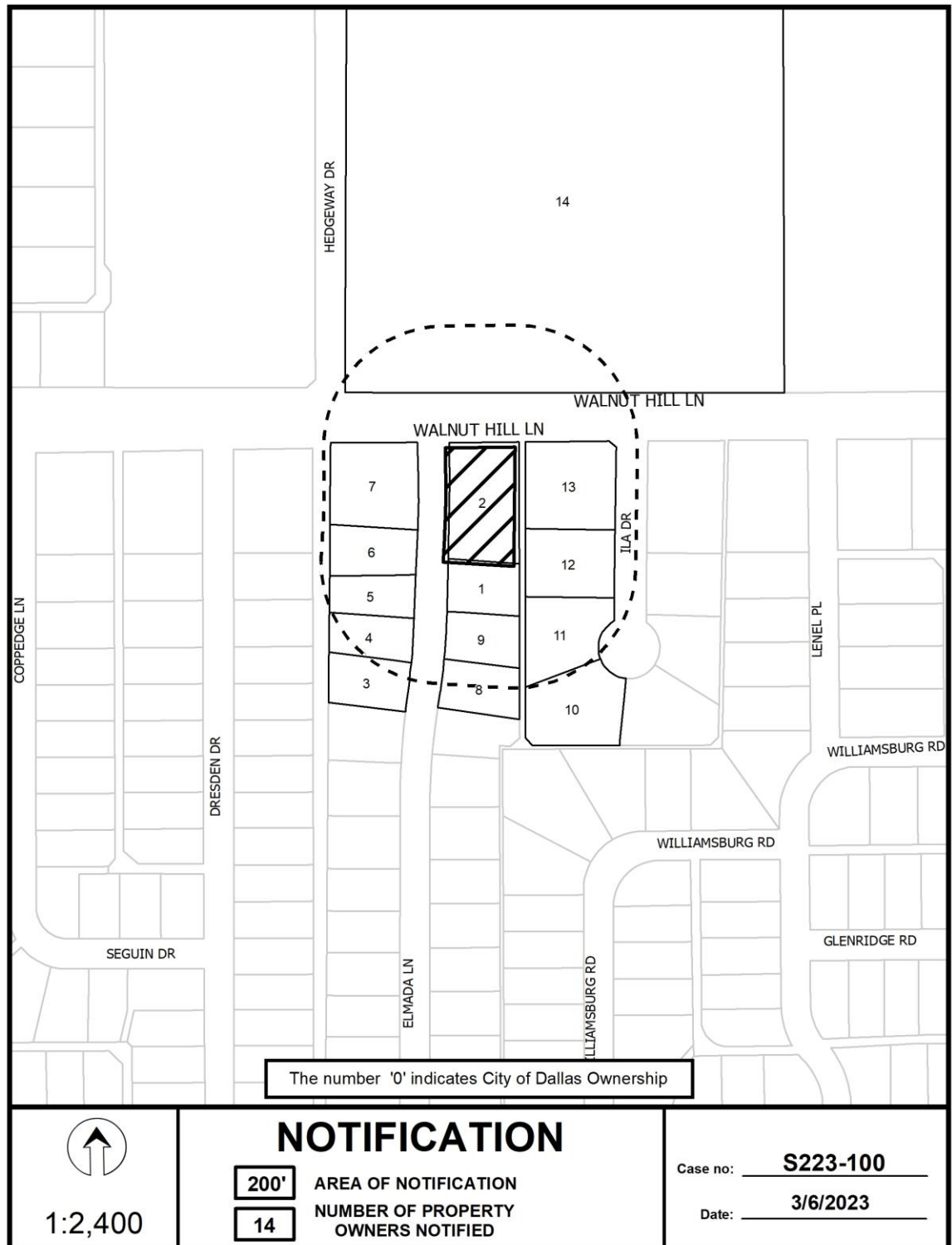
Real Estate / Arborist / Street Name / GIS, Lot & Block Conditions:

23. On the final plat, identify the property as Lots 13A & 13B in City Block 9/6220. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).









Notification List of Property Owners

S223-100

14 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	9968 ELMADA LN	Taxpayer at
2	3930 WALNUT HILL LN	SMIRNIS STEFANOS & BEVERLY
3	9955 ELMADA LN	BDG 9955 ELMADA
4	9961 ELMADA LN	IPEMA JORDAN G
5	9965 ELMADA LN	GANNON CECELIA M
6	9971 ELMADA LN	EVANS DONALD R & BETH L
7	3908 WALNUT HILL LN	FRAIDE OMAR & MAYRA
8	9954 ELMADA LN	PEDERSON HANNAH C & TONY W
9	9962 ELMADA LN	WALKER CAROLINE
10	9903 ILA DR	QUINTANILLA MARIO & LISA
11	9911 ILA DR	JT RESIDENTIAL PROPERTIES LLC
12	9919 ILA DR	ARCUCCI DIDIER
13	9929 ILA DR	SHILLING RALPH F JR &
14	3978 KILLION DR	Dallas ISD

