

CITY PLAN COMMISSION**THURSDAY, NOVEMBER 16, 2023****FILE NUMBER:** S234-008**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Garden Grove Drive at Rylie Crest Road, southwest corner**DATE FILED:** October 20, 2023**ZONING:** R-10(A)**CITY COUNCIL DISTRICT:** 8**SIZE OF REQUEST:** 5.729-acres**APPLICANT/OWNER:** Luis J. Garcia

REQUEST: An application to create three 1.901-acre (83,184-square foot) lots from a 5.729-acre tract of land in City Block 8828 on property located on Garden Grove Drive at Rylie Crest Road, southwest corner.

SUBDIVISION HISTORY:

1. S190-035 was a request northwest of the present request to create two 43,560-square foot lots and one 70,476-square foot lot from a 3.618-acre tract of land in City Block 8829 on property located on Rylie Crest Drive, west of Garden Grove Drive. The request was approved on November 21, 2019, but has not been recorded.

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.”

This request lies in an R-10(A) Single Family District which has a minimum lot area requirement of 10,000 square feet. The lot is being created from a tract of land that has never been platted before; therefore, it does not qualify as a residential replat and can be approved on the consent agenda. The request is to create three 1.901-acre (83,184-square foot) lots.

The properties in the immediate area of the request have widths ranging in size from 80 feet to 792 feet and lot areas ranging in size from 8,131 square feet to 338,051 square feet and are zoned R-10(A) Single Family District. (*Refer to the existing area analysis map and aerial map*)

Considering the variety of lot widths and lot areas in the immediate area of the request (*refer to the existing area analysis map*), staff concludes that there is no uniform lot pattern, and the request complies with the requirements of Section 51A-8.503 and the 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 3.

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:

15. On the final plat, dedicate 30 feet of right-of-way (via fee simple) from the established center line of Garden Grove Drive. Section 51A 8.602(c).
16. On the final plat, dedicate 30 feet of right-of-way (via fee simple) from the established center line of Rylie Crest Road. Section 51A 8.602(c).
17. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or Street easement) at the intersection of Garden Grove Drive & Rylie Crest Road. Section 51A 8.602(d)(1).
18. 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 with the area of corner clip. Section 51A 8.602(d)(1), Section 51A-8.608(a)

Survey (SPRG) Conditions:

19. Prior to final plat, submit a completed final plat checklist and all supporting documents.
20. On the final plat, show recording information on all existing easements within 150 feet of the property.

GIS, Lot & Block Conditions:

21. On the final plat, identify the property as Lots 1, 2, and 3 in City Block E/8828.

ALL AREAS ARE IN SQUARE FEET







