

**CITY PLAN COMMISSION**

**THURSDAY, NOVEMBER 16, 2023**

**FILE NUMBER:** S234-007

**SENIOR PLANNER:** Sharmila Shrestha

**LOCATION:** Polk Street, north of Kirnwood Drive

**DATE FILED:** October 20, 2023

**ZONING:** R-7.5(A), TH-2(A)

**CITY COUNCIL DISTRICT:** 8

**SIZE OF REQUEST:** 0.666-acre

**APPLICANT/OWNER:** Vivian Rena Thomas

**REQUEST:** An application to replat a 0.666-acre tract of land containing part of Lots 1 and 2 in City Block 7568 to create one 13,006-square foot lot and one 15,988-square foot lot on property located on Polk Street, north of Kirnwood Drive.

**SUBDIVISION HISTORY:** There has been no recent platting activity within close proximity to this request.

**PROPERTY OWNER NOTIFICATION:** On October 26, 2023, 11 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 east, south, west, and north of the request have lot widths ranging in size from 60 feet to 267 feet and lot areas ranging in size from 7,431 square feet to 361,503 square feet and are zoned an R-7.5(A) Single Family District and TH-2(A) Townhouse District. (*Refer to the existing area analysis and aerial map*)

The request lies in an R-7.5(A) Single Family District which has a minimum lot area requirement of 7,500 square feet and TH-2(A) Townhouse District which has a minimum lot area requirement of 2,000 square feet for single family structure and 6,000 square feet for duplex structures. The request is to create one 13,006-square foot lot and one 15,988-square foot lot and the widths of the proposed lots are 80 feet and 100 feet, respectively.

Staff finds that there is a variation in lot pattern within the immediate vicinity of the request. The request complies with the zoning requirement of the R-7.5(A) Single Family District and TH-2(A) Townhouse District and is in compliance with Section 51A-8.503; therefore, staff recommends approval 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 7.5 feet of right-of-way (via fee simple) from the established center line of Alley. *Section 51A 8.602(c)*
16. On the final plat, dedicate a 15-foot by 15-foot alley sight easement at the intersection of Polk Street & the alley. *Section 51A-8.602(e)*

**Survey (SPRG) Conditions:**

17. Prior to the final plat, submit a completed final plat checklist and all supporting documents.
18. On the final plat, show distances/width across all adjoining rights-of-way.
19. On the final plat, show recording information on all existing easements within 150 feet of the property.

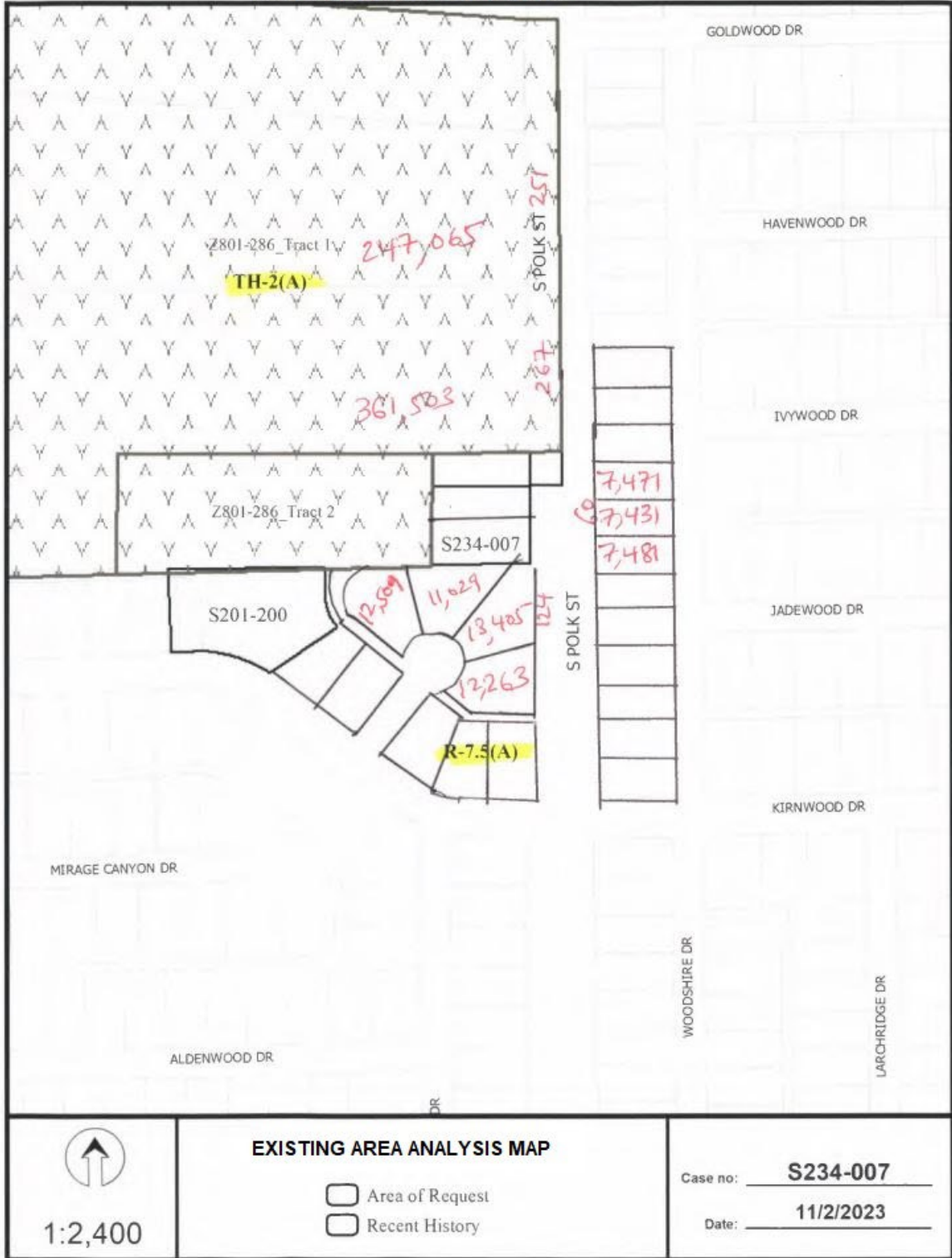
**Dallas Water Utilities Conditions:**

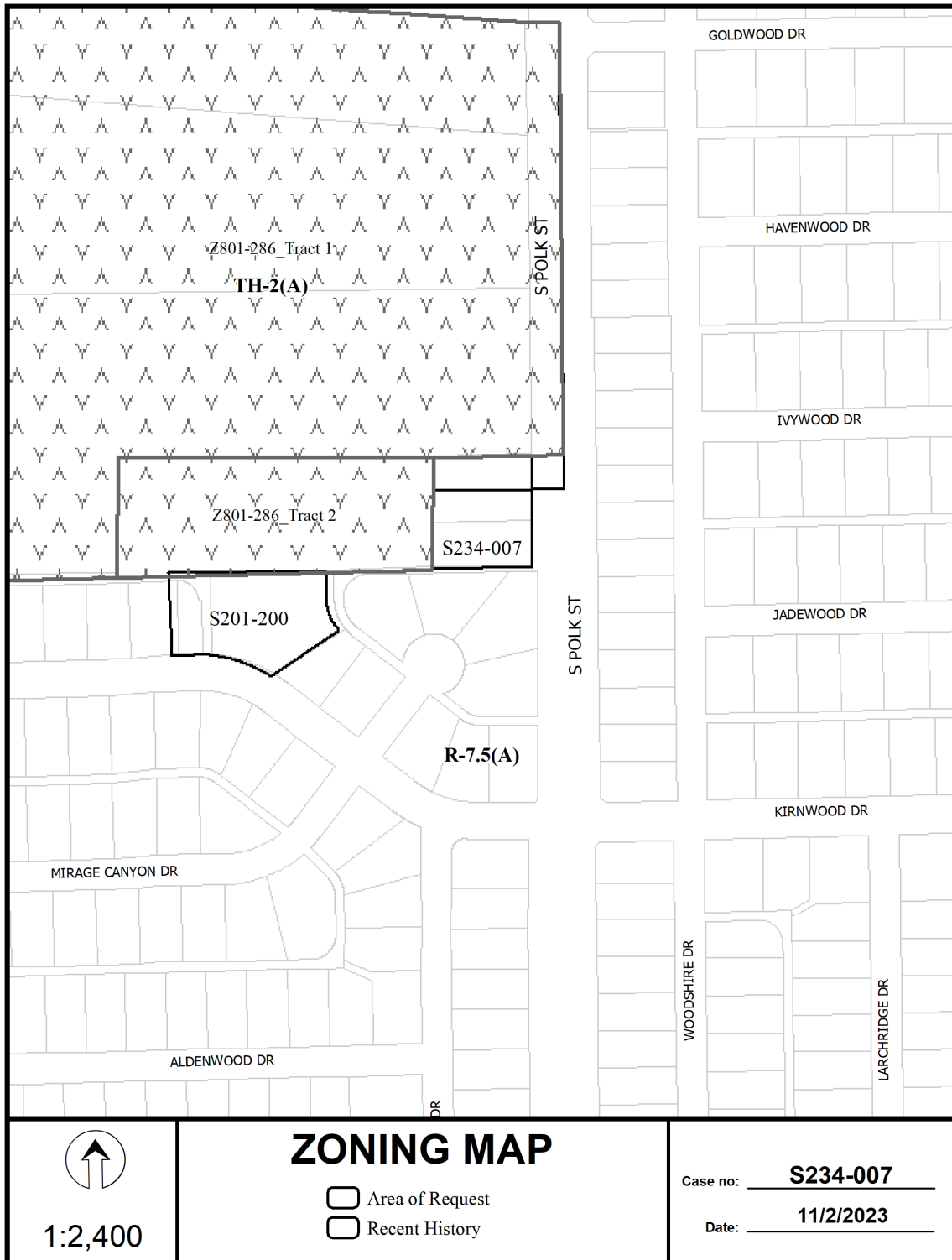
20. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f).
21. Additional design information is required for assessment. Site plan must be submitted showing proposed development, 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.
22. Water main improvements is required by Private Development Contract. Submit water/wastewater Engineering Plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

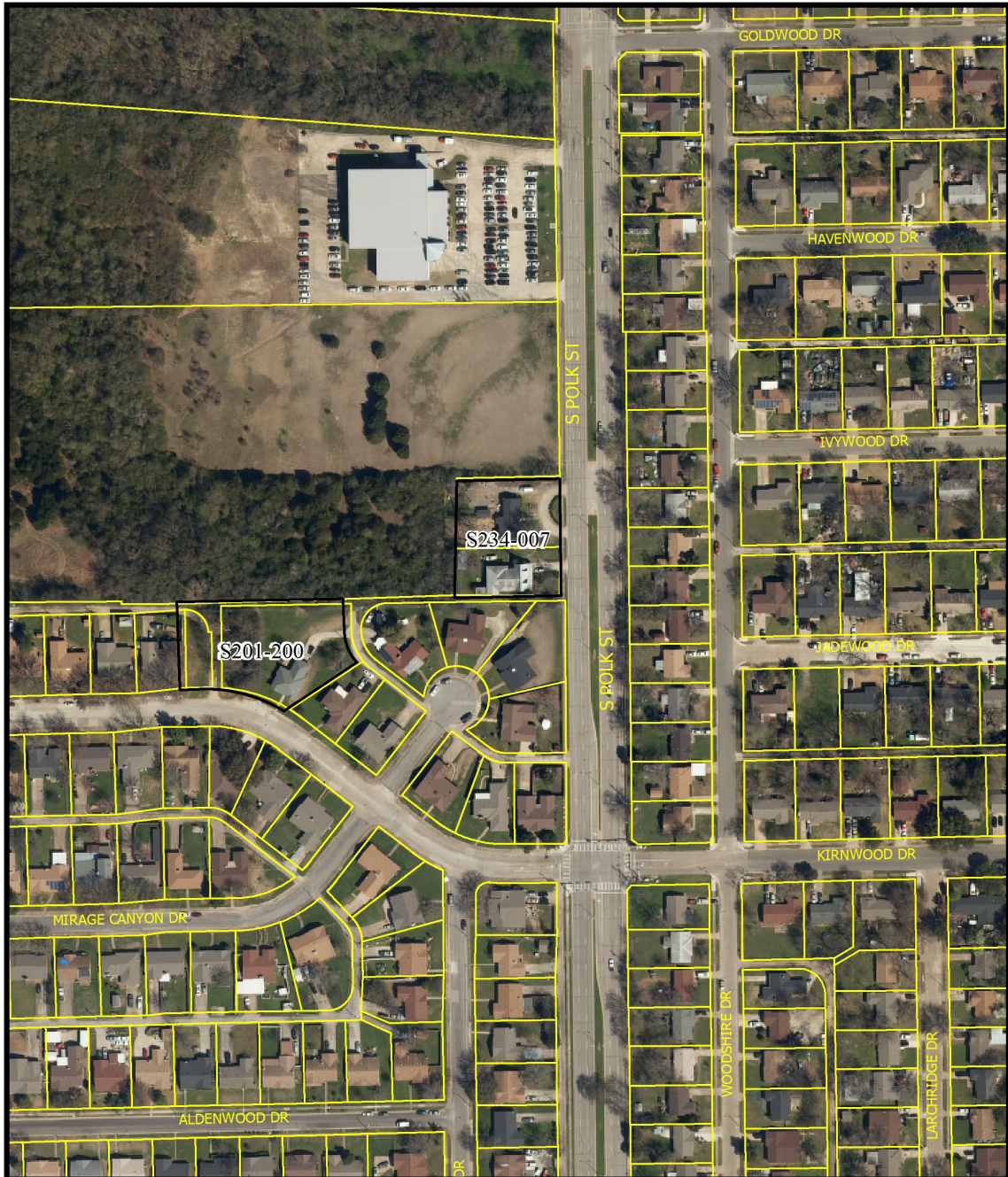
**Street Name / GIS, Lot & Block Conditions:**


23. On the final plat, change “South Polk Stret” to “Polk Street”.
24. On the final plat, identify the property as Lots 1A, & 2A in City Block 7568. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).

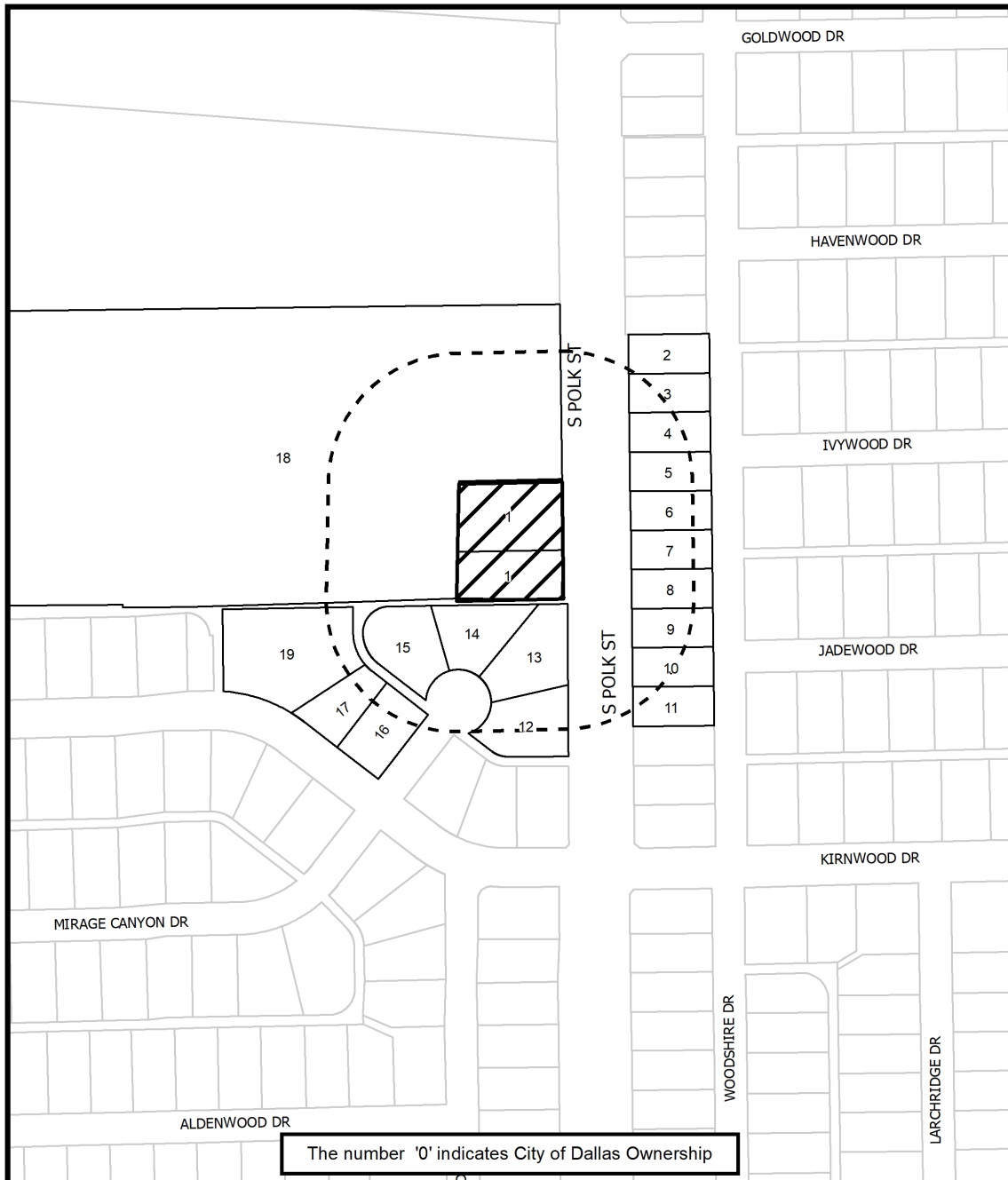
ALL AREAS ARE IN SQUARE FEET








 1:2,400	<h2 style="text-align: center;">AERIAL MAP</h2> <p style="text-align: center;"> <input type="checkbox"/> Area of Request  <input type="checkbox"/> Recent History         </p>	Case no: <u>          <b>S234-007</b>          </u> Date: <u>          <b>11/2/2023</b>          </u>
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 1:2,400

## NOTIFICATION

<b>200'</b>	AREA OF NOTIFICATION
<b>19</b>	NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **S234-007**  
 Date: **11/2/2023**

10/23/2023

## ***Notification List of Property Owners***

***S234-007***

### ***19 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	7655 S POLK ST	THOMAS VIVIAN RENA
2	7641 WOODSHIRE DR	HART EDDIE DEAN
3	7645 WOODSHIRE DR	HAYDEN SYLVIA EST OF
4	7651 WOODSHIRE DR	GEORGE TONYA RENEE &
5	7655 WOODSHIRE DR	PEREZ BERTHA V
6	7661 WOODSHIRE DR	MARTINEZ MIGUEL ESPINOZA
7	7665 WOODSHIRE DR	ARRONA ADRIANA ESTRADA
8	7669 WOODSHIRE DR	WILLIAMS GUADALUPE VILLARREAL &
9	7675 WOODSHIRE DR	Taxpayer at
10	7707 WOODSHIRE DR	Taxpayer at
11	7711 WOODSHIRE DR	PYBURN RUFUS & JENNIFER
12	1108 MIRAGE CANYON DR	COLEMAN GEORGE H & JODIESTEEN
13	1104 MIRAGE CANYON DR	BURKS VANESSA
14	1103 MIRAGE CANYON DR	PATTERSON BETTY J
15	1107 MIRAGE CANYON DR	GRIVAS TIMOTHY &
16	1205 KIRNWOOD DR	PRUITT EMANUEL
17	1215 KIRNWOOD DR	LEWIS BOYD
18	7601 S POLK ST	M&J GROUP LLC
19	1225 KIRNWOOD DR	WHITE ORCHID HOLDING CO



