

CITY PLAN COMMISSION**THURSDAY, MARCH 21, 2024****FILE NUMBER:** S234-072**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Prater Road, south of Rylie Road**DATE FILED:** February 23, 2024**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 8**SIZE OF REQUEST:** 1.965-acres**APPLICANT/OWNER:** Herack Estates, Inc

REQUEST: An application to create five lots ranging in size from 15,627 square feet to 22,948 square feet from a 1.965-acre tract of land in City Block C/8779 on property located on Prater Road, south of Rylie Road.

SUBDIVISION HISTORY:

1. S223-111 was a request on the same location as the present request to create five lots ranging in size from 13,995 square feet to 26,724 square feet from a 1.966-acre tract of land in City Block C/8779 on property located on Prater Road, south of Rylie Road. The request was approved was denied on April 20, 2023.
2. S212-323 was a request northwest of the present request to replat a 0.342-acre tract of land containing all of Lots 34 and 35 in City Block 3/8778 to create one lot on property located on Rylie Road at Prater Road, southwest corner. The request was approved on September 15, 2022, but has not been recorded.
3. S212-092R was a request south of the present request to create a 161-lot single family subdivision with lots ranging in size from 5,248 square feet to 10,294 square feet and 7 common areas from a 34.203-acre tract of land in City Block 8779 on property located between Prater Road and Haymarket Road, north of Lyndon B Johnson Freeway/Interstate Highway No. 20. The request was approved on February 15, 2024, but has not been recorded.
4. S212-072 was a request south of the present request to create a 164-lot single family subdivision with lots ranging in size from 5,000 square feet to 10,647.56 square feet and 5 common areas from a 34.203-acre tract of land in City Block 8779 on property located between Prater Road and Haymarket Road, north of Lyndon B Johnson Freeway/ Interstate Highway No. 20. The request was withdrawn on February 2, 2022.

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 on the east line of Prater Road to the north of the request have lot areas ranging in size from 8,299 square feet to 8,819 and lot widths ranging from 51 feet to 60 feet and are zoned R-7.5(A) Single Family District. *(Please refer to the existing area analysis)*
- The properties on the west line of Prater Road have lot areas ranging in size from 7,309 square feet to 7,599 and lot widths of 74 feet and are zoned R-7.5(A) Single Family District. *(Please refer to the existing area analysis)*

The request is to create five lots ranging in size from 15,627 square feet to 22,948 square feet and width of 58.12 feet each.

The lots are being created from a tract of land; therefore, it does not qualify for a residential replat and can be approved on the consent agenda.

Staff finds that there is an established lot pattern on Prater Road and the request is compatible with the existing lot pattern. The request complies with the requirements of R-7.5(A) Single Family District and with the requirements of Section 51A-8.503; 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 5.

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)

Survey (SPRG) Conditions:

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

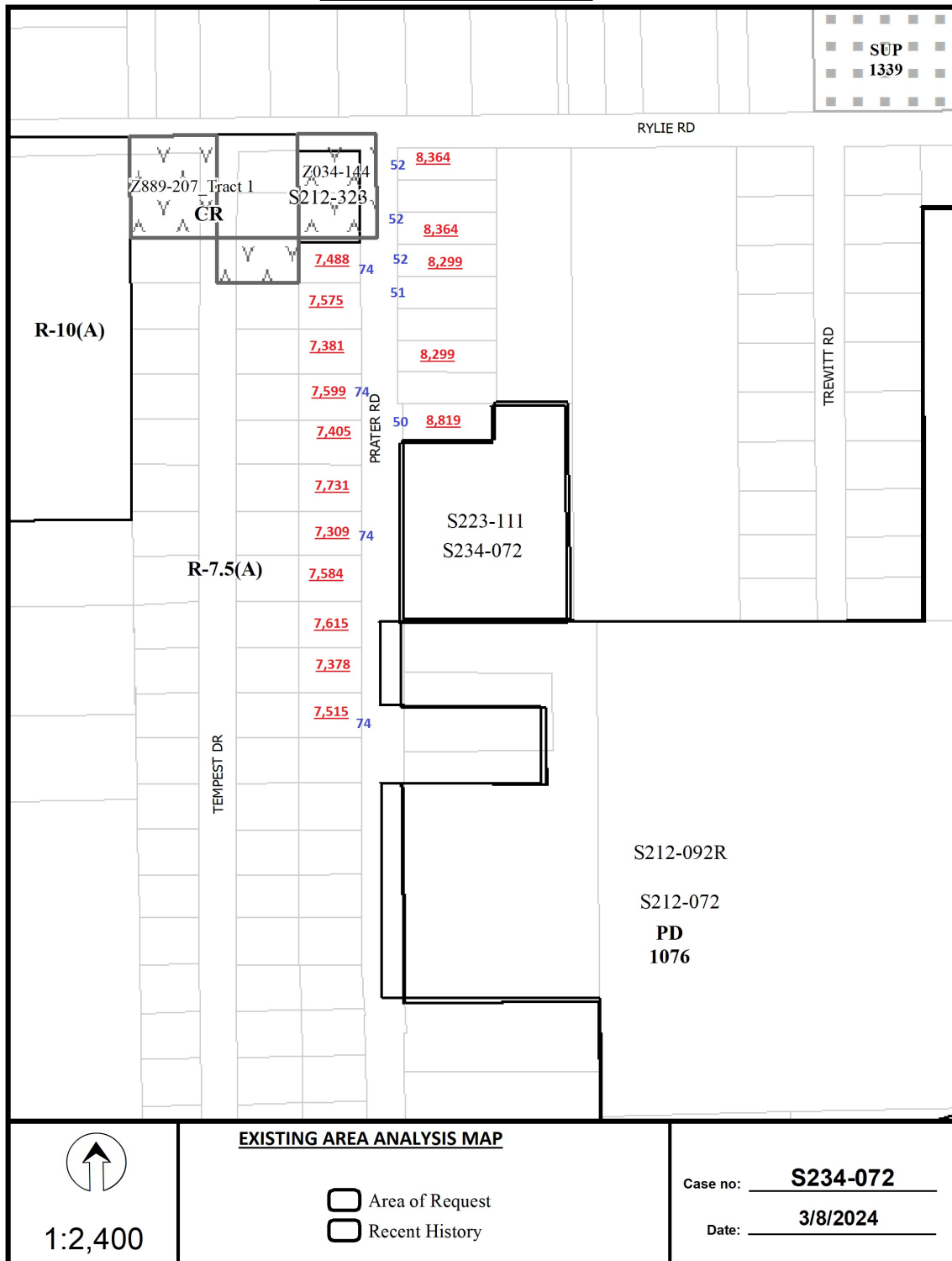
Dallas Water Utilities Conditions:

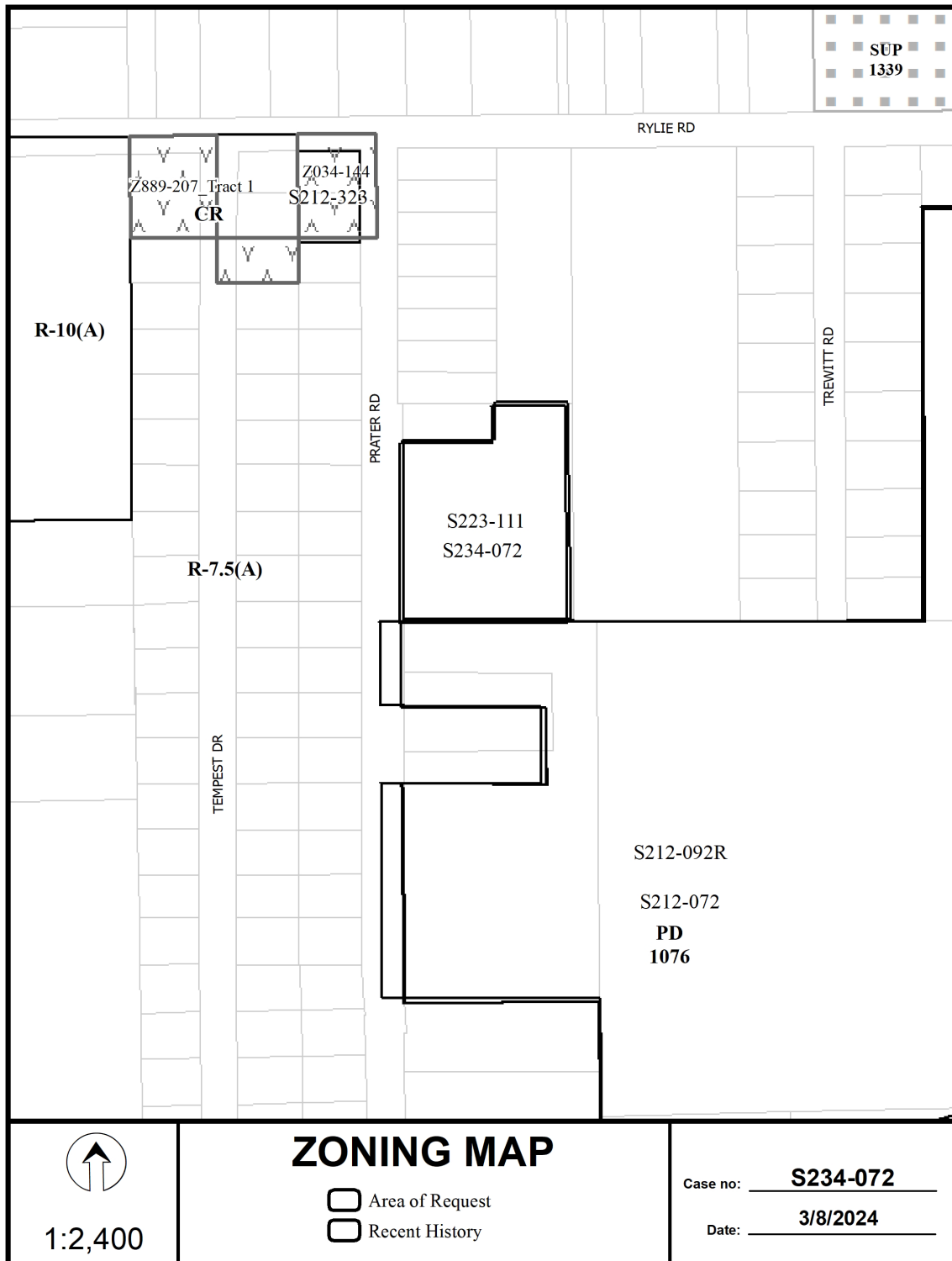
18. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
19. 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).
20. Water and 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.

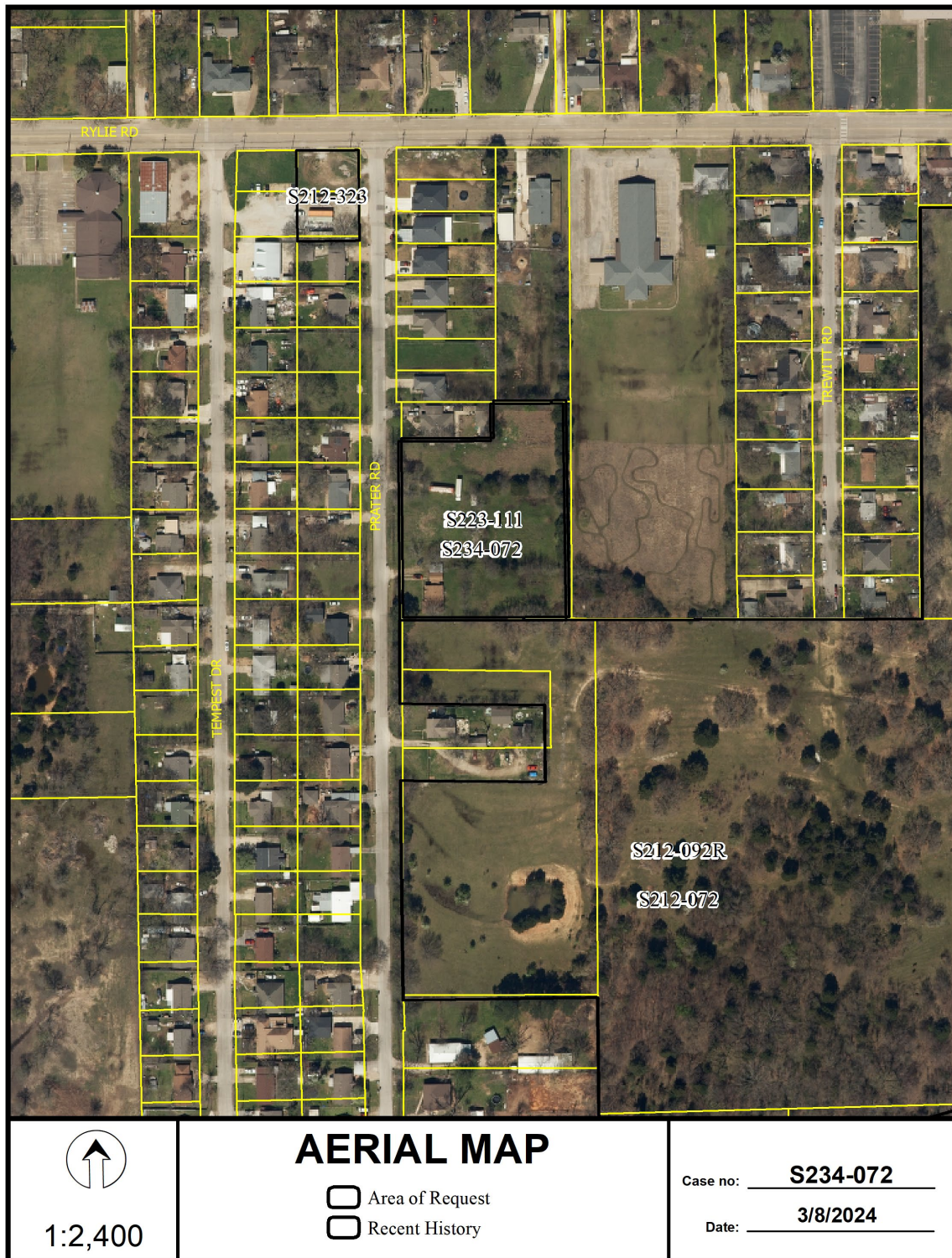
GIS, Lot & Block Conditions:

21. On the final plat, identify the property as Lots 10 through 14 in City Block C/8779.

ALL AREAS ARE IN SQUARE FEET







OWNER'S DECLARATION
STATE OF TEXAS
COUNTY OF DALLAS
HERKHAZ ESTATES, INC. IS THE OWNER OF A 1.96 ACRE TRACT OF LAND SITUATED IN THE...
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