

CITY PLAN COMMISSION**THURSDAY, MAY 2, 2024****FILE NUMBER:** S234-081**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Bermuda Street, south of La Vista Drive**DATE FILED:** April 3, 2024**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 14**SIZE OF REQUEST:** 0.456-acres**APPLICANT/OWNER:** 1811 Bermuda, LLC

REQUEST: An application to replat a 0.456-acre (19,856-square foot) tract of land containing all of Lots 2, 3, and 4 in City Block C/2764 to create one 9,559-square foot lot and one 10,297-square foot lot on property located on Bermuda Street, south of La Vista Drive.

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

PROPERTY OWNER NOTIFICATION: On April 15, 2024, 15 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 north of the request have widths ranging in size from 50 feet to 57 feet and lot areas ranging in size from 6,517 square feet to 8,915 square feet and are zoned R-7.5(A) Single Family District. *(Refer to the existing area analysis map)*
- The properties to the east of the request have lot widths ranging in size from 50 feet to 71 feet and lot areas ranging in size from 6,855 square feet to 13,233 square feet and are zoned R-7.5(A) Single Family District. *(Refer to the existing area analysis map)*
- The property to the west of the request has lot width of 155 feet and lot area of 33,420 square feet and are zoned R-7.5(A) Single Family District. *(Refer to the existing area analysis 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. The request is to create one 9,559-square foot lot and one 10,297-square foot lot; and the proposed lot widths are 69.49 feet and 70 feet respectively.

Staff finds that the request is compatible with the lot pattern already established in the adjacent areas; and the request is in compliance with Section 51A-8.503 and also with

the requirements of the R-7.5(A) Single Family District 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 2.

Paving & Drainage Conditions:

12. Submit a full set of Civil Engineering Plans (drainage, paving, street signage/marketing/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 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 25 feet of right-of-way (via fee simple or street easement) from the established centerline of Bermuda Street. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*
17. On the final plat, dedicate a 15-foot by 15-foot alley sight easement at the intersection of Bermuda Street & the 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 distances/width across all adjoining right-of-way.
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.

Dallas Water Utilities Conditions:

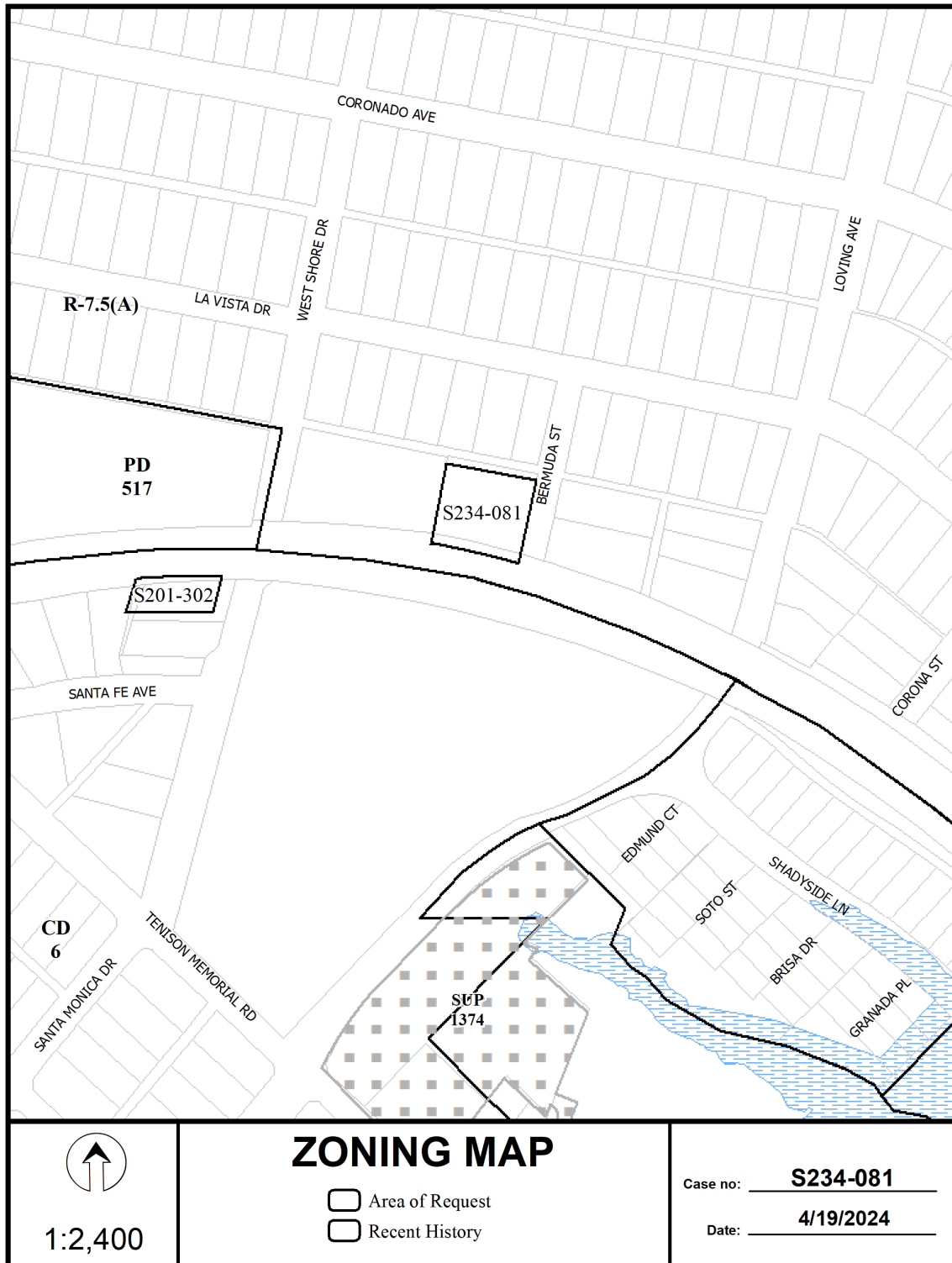
22. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
23. 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.
24. 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).

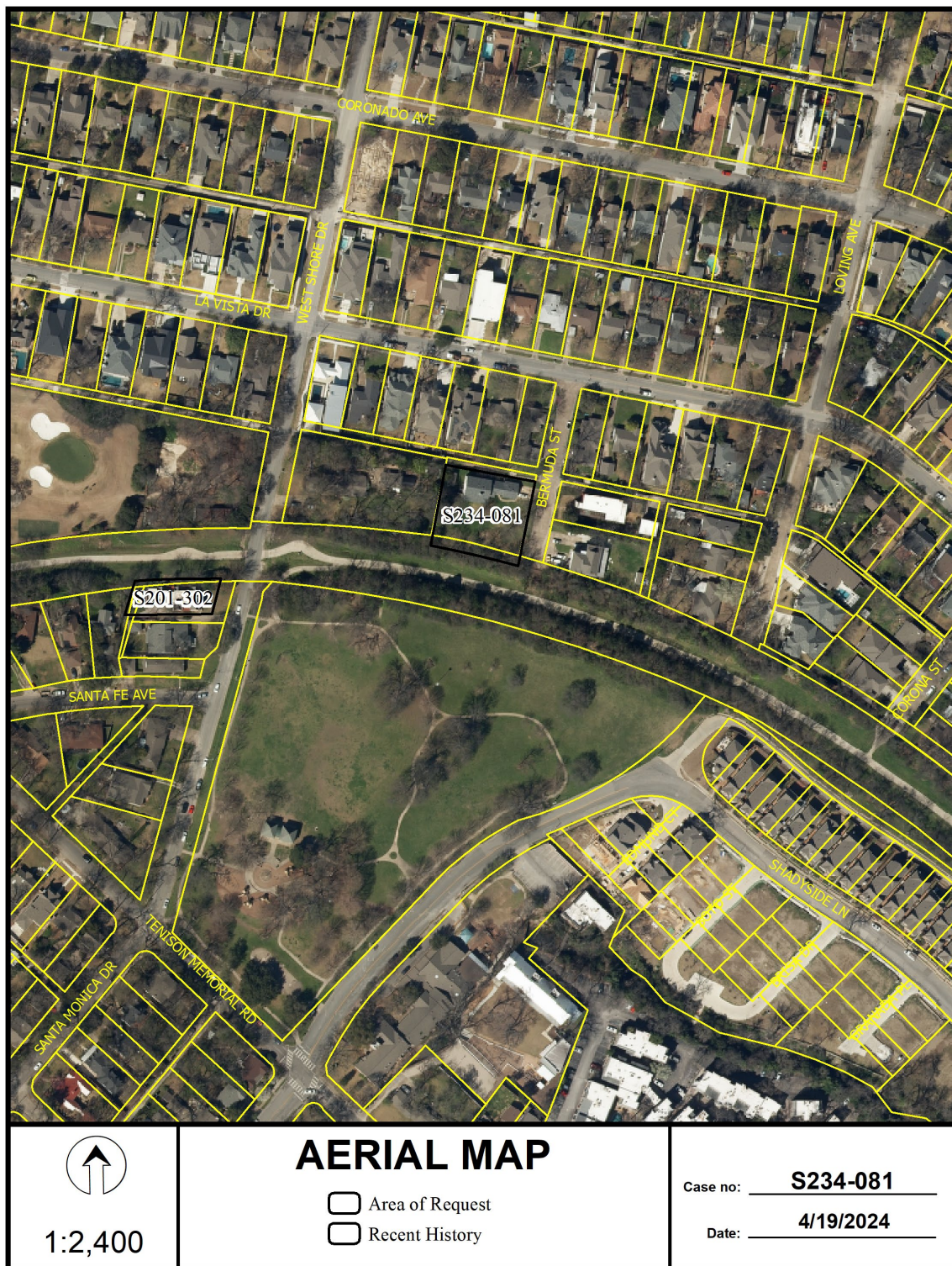
Street Name / GIS, Lot & Block Conditions:

25. On the final plat, change "W. Shore Drive" to "West Shore Drive".
26. On the final plat, change "La Vista Drive FKA Junius Street" to "La Vista Drive (FKA Junius Drive)".
27. On the final plat, identify the property as Lots 2A and 3A in City Block C/2764.

ALL AREAS ARE IN SQUARE FEET







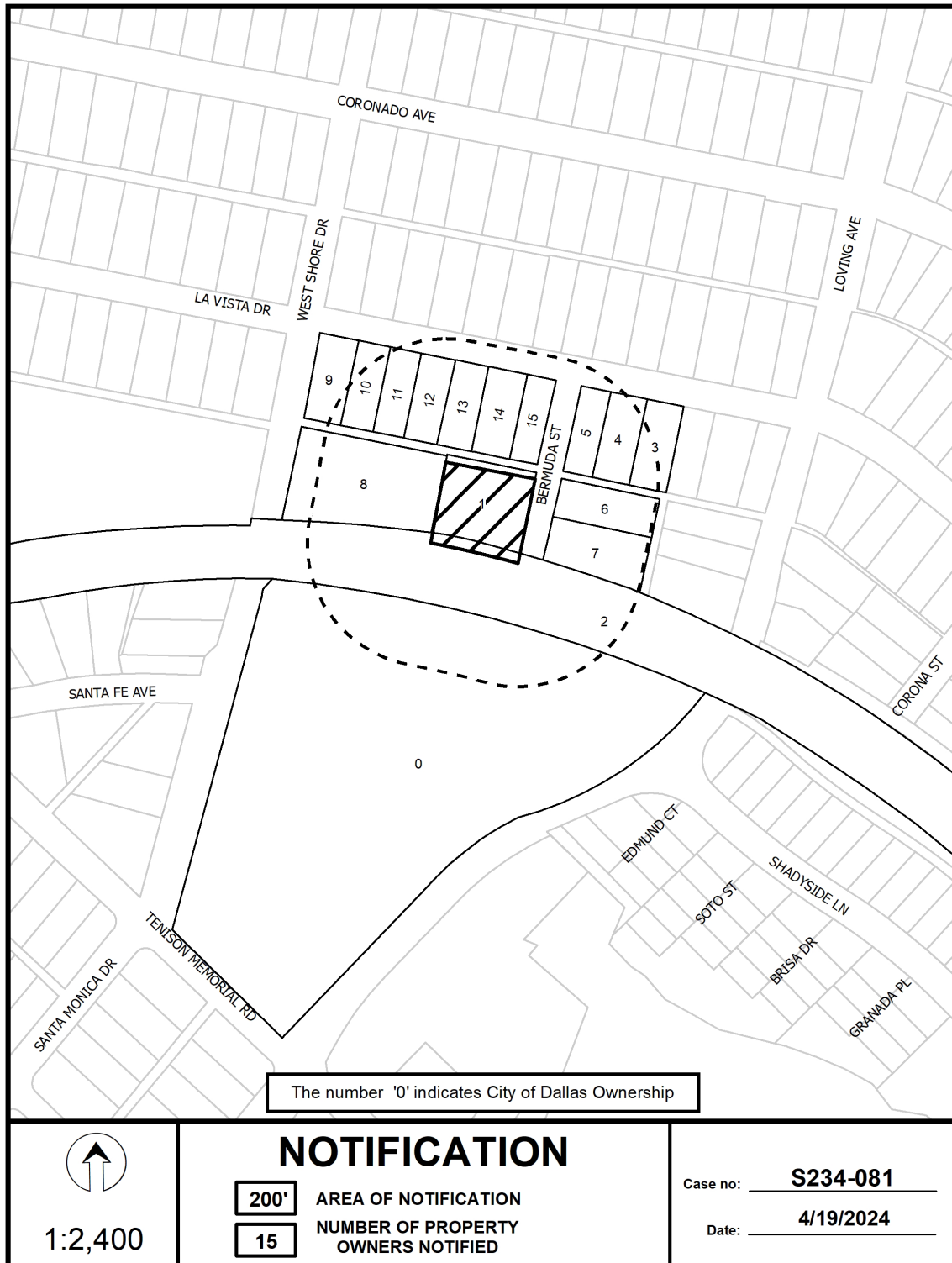
04/09/2024

Notification List of Property Owners

S234-081

15 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1811 BERMUDA ST	MITCHELL CHARLES DEE
2	401 S BUCKNER BLVD	DART
3	7046 LA VISTA DR	LOPEZ MICHAEL RAY &
4	7042 LA VISTA DR	VILLERS MARLENA K
5	7038 LA VISTA DR	MARABLE VINCENT L JR
6	1810 BERMUDA ST	MITCHELL CHARLES DEE 2013 REVOCABLE TRUST
THE		
7	1802 BERMUDA ST	BALL BRADLEY THOMAS &
8	1810 WEST SHORE DR	Taxpayer at
9	7002 LA VISTA DR	JELLISON PAUL & ASHLEY
10	7006 LA VISTA DR	PALUMBO LISA K
11	7012 LA VISTA DR	GOLZ CHRISTOPHER E & COLLEEN A
12	7016 LA VISTA DR	MCCAFFREY JAMES KEVIN &
13	7022 LA VISTA DR	TANNAS HENRI C SHAY &
14	7026 LA VISTA DR	DELANEY SCOTT MICHAEL &
15	7030 LA VISTA DR	JOHNSON ERIC W



LA VISTA DRIVE
LOT 1, LOT 2, LOT 3, LOT 4, LOT 5, LOT 6, LOT 7, LOT 8, LOT 9, LOT 10
BERMUDA STREET
DAVILA AREA MAP
GENERAL NOTES
LEGEND
OWNERS CERTIFICATE
OWNERS DEDICATION
PRELIMINARY PLAT
RECORDING LABEL HERE