

LOCATION: Park Lane, west of Preston Road**DATE FILED:** April 3, 2024**ZONING:** R-16(A)**CITY COUNCIL DISTRICT:** 13**SIZE OF REQUEST:** 0.785-acres**APPLICANT/OWNER:** Jared S. Jones, Trustee and Blueline Living Trust

REQUEST: An application to replat a 0.785-acre tract of land containing all of Lot 5 in City Block H/5614 and Lot 8 in City Block I/5614 to create one lot on property located on Park Lane, west of Preston Road.

SUBDIVISION HISTORY:

1. S201-739 was a request northeast of the present request to replat a 0.560-acre (24,374 square feet) tract of land containing all of Lot 1 and a portion of an abandoned tract of land in City Block A/5482 to create one lot on property located on Prestonshire Lane at Preston Road, southeast corner. The request was approved on September 23, 2021, and was recorded on June 30, 2022.
2. S190-016 was a request north of the present request to replat a 1.134-acre tract of land containing all of Lots 2 ,7 and portion of Lots 1 and 8 in City Block D/5614 to create two .0567-acre (24,692-squqre feet) lots, with lots each on property located on Desco Drive, west of Preston Road. The request was withdrawn on October 18, 2019.

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 northline of Park Lane have widths ranging in size from 103 feet to 206 feet and lot areas ranging in size from 15,531 square feet to 34,196 square feet and are zoned R-1ac(A) Single Family District and PD 910. (*Refer to the existing area analysis map*)
- The properties to the southline of Park Lane have lot widths ranging in size from 160 feet to 328 feet and lot areas ranging in size from 35,999 square feet to 79,997 square feet and are zoned R-1ac(A) Single Family District. (*Refer to the existing area analysis map*)

The request lies in an R-16(A) Single Family District which has a minimum lot area requirement of 16,000 square feet. The request is to create one 34,196-square foot lot. The proposed lot width is 206 feet.

The Council approved the ordinance on this property changing the zoning classification from R-1ac(A) Single Family District to R-16(A) Single Family District on March 11, 2024.

Staff finds that there is a variation in lot pattern in the adjacent areas; and the request is in compliance with Section 51A-8.503 and also with the requirements of the R-16(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 one.

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)*

Survey (SPRG) Conditions:

14. Prior to final plat, submit a completed final plat checklist and all supporting documents.
15. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
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:

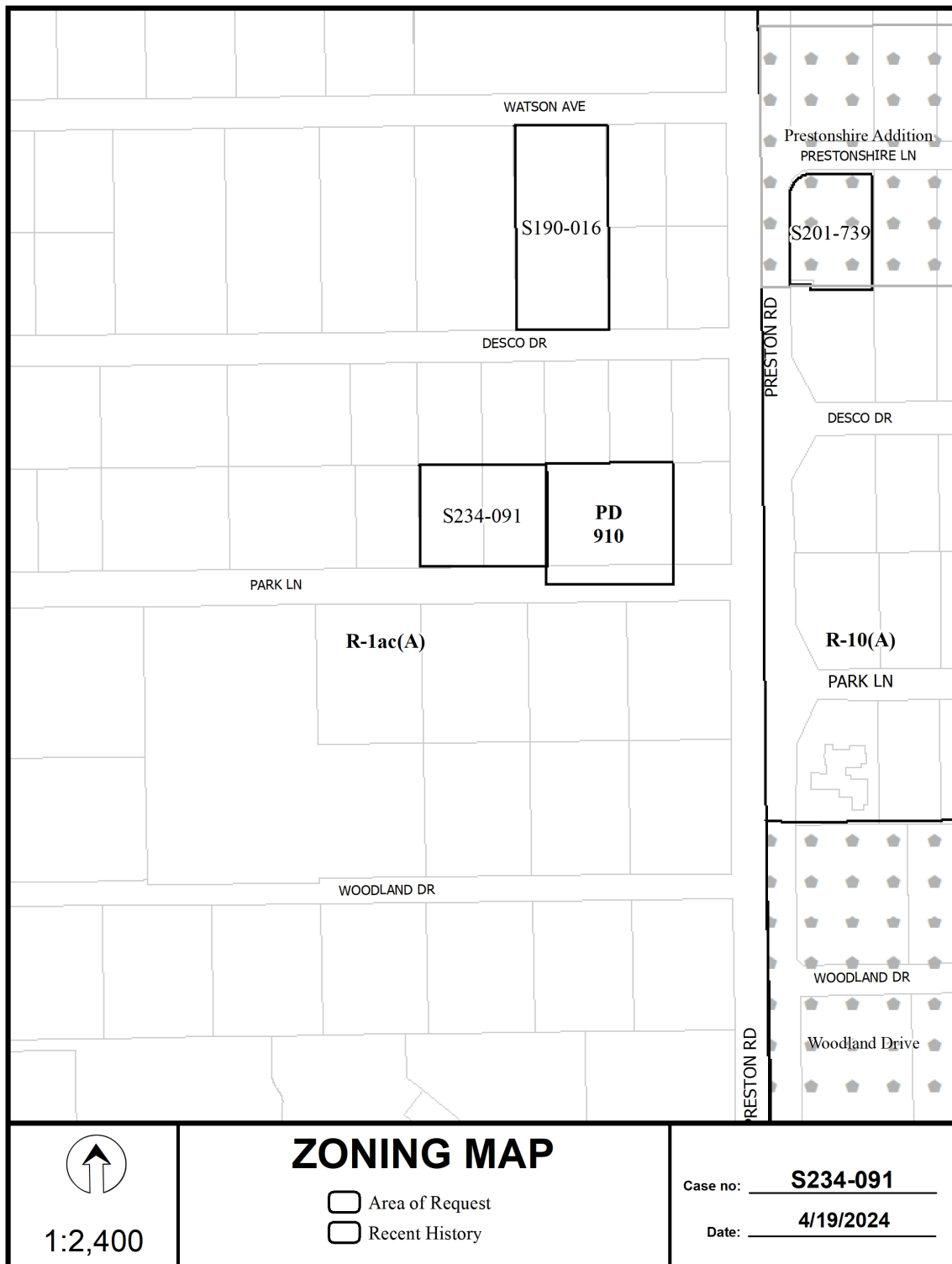
18. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering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

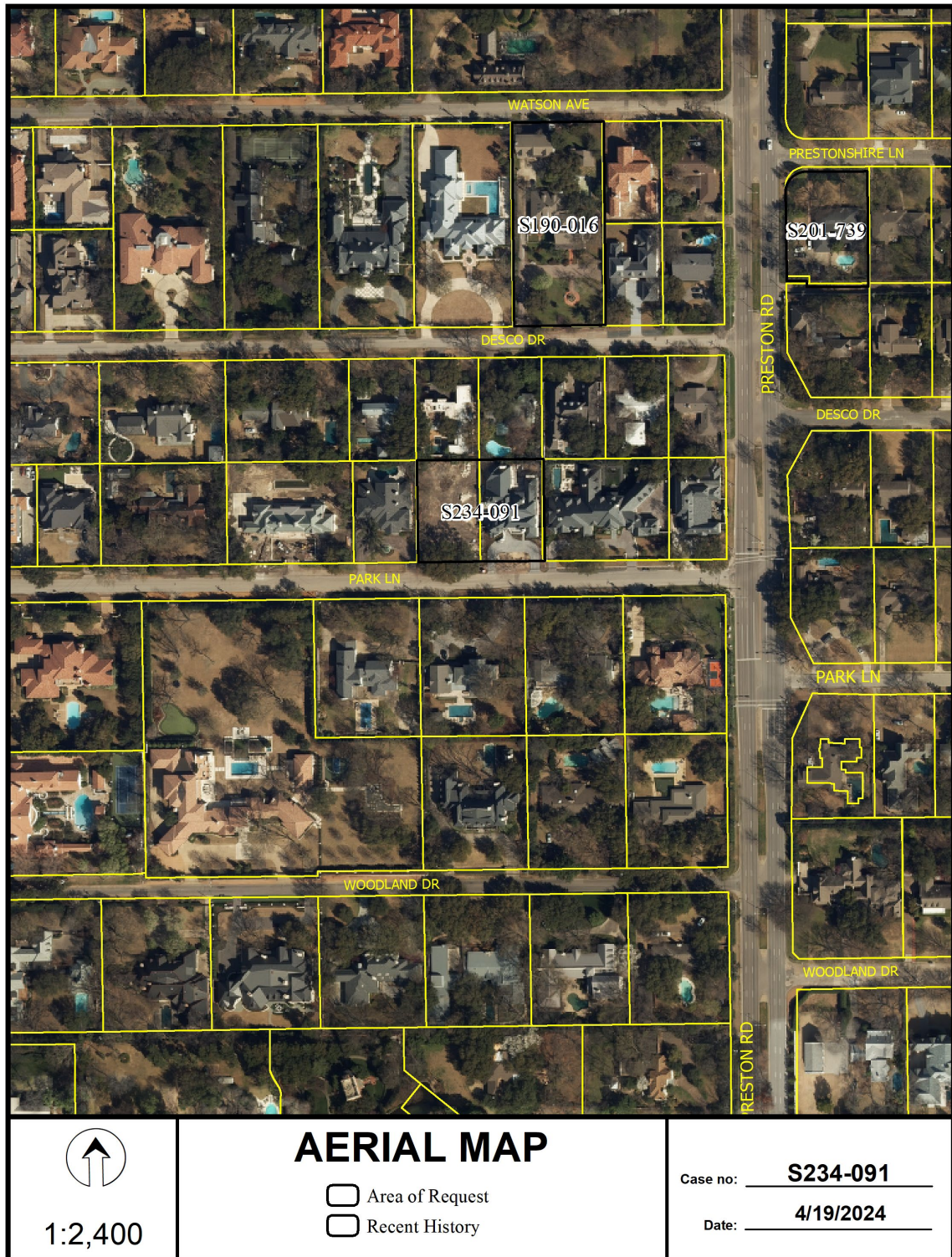
Street Name / GIS, Lot & Block Conditions:

20. Provide documentation for "Park Lane (FKA County Road No. 224)".
21. On the final plat, identify the property as Lot 5A in City Block H/5614.

ALL AREAS ARE IN SQUARE FEET







04/09/2024

Notification List of Property Owners

S234-091

15 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	5915 PARK LN	BLUELINE LIVING TRUST
2	5931 PARK LN	WHITE ALAN B & LEE ANN
3	5846 DESCO DR	HALL SYDNEY
4	5908 DESCO DR	NEWMAN GORDON H &
5	5914 DESCO DR	SMITH KEVIN R & SARAH C
6	5907 PARK LN	NAMDAR MARJANEH &
7	5841 PARK LN	SKIBELL ANDREA & RICHARD
8	5922 DESCO DR	GLASS JEFFREY & NORMA M
9	5930 DESCO DR	CARREKER JAMES D
10	5938 DESCO DR	SUSS RICHARD A &
11	5920 PARK LN	SAUSTAD NANCY W & DAVID C
12	5910 PARK LN	CARPENTER AUSTIN WILLIAMS
13	5833 WOODLAND DR	5833 WOODLAND LONESTAR TRUST THE
14	5934 PARK LN	BABILLA TERRENCE M & MOLLY E
15	5946 PARK LN	SAENZ HERNAN JF III & SYVIA E CESPEDES

