

CITY PLAN COMMISSION**THURSDAY OCTOBER 13, 2022****FILE NUMBER:** S212-354**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Virginia Avenue, south of Fitzhugh Avenue**DATE FILED:** September 23, 2022**ZONING:** MF-2(A)**CITY COUNCIL DISTRICT:** 2 **SIZE OF REQUEST:** 0.208-acre**MAPSCO:** 46A**OWNER:** AHC Funds

REQUEST: An application to replat a 0.208-acre tract of land containing a part of Lot 1 and all of Lot 2 in City Block B/709 to create one lot on property located on Virginia Avenue, south of Fitzhugh Avenue.

SUBDIVISION HISTORY:

1. S201-593 was a request northeast of the present request to replat a 0.829-acre tract of land containing all of Lots 1 through 4 in City Block 6/707 to create one lot on property located on Garrett Avenue at Bryan Street, west corner. The request was approved on March 25, 2021 but has not been recorded.
2. S190-209 was a request west of the present request to replat a 1.042-acre tract of land containing part of Lots 1 through 3, all of Lot 6, and part of Lots 8 through 10 in City Block A/709 to create one lot on property located on Virginia Avenue, south of Fitzhugh Avenue. The request was approved on September 3, 2020 but has not been recorded.
3. S190-040 was a request northwest of the present request to replat a 0.66-acre tract of land containing all of Lots 9, 10, and 11 in City Block 8/703 to create one lot on property located on San Jacinto Street at Fitzhugh Avenue, northwest corner. The request was approved on December 12, 2019 but has not been recorded.
4. S189-276 was a request east of the present request to replat a 0.2638-acre tract of land containing part of Lots 6 and 7 in City Block 7/708 to create one lot on property located on Bryan Street, north of Fitzhugh Avenue. The request was approved on August 15, 2019 but has not been recorded.
5. S189-160 was a request west of the present request to replat a 0.323-acre tract of land containing part of Lots 6 and 7 in City Block A/8303 to create 8 lots ranging in size from 1,369-square feet to 2,397-square feet on property located on San Jacinto Street at Grigsby Avenue, north corner. The request was approved on April 18, 2019 and withdrawn on April 17, 2019.
6. S189-086 was a request northeast of the present request to create one 0.27-acre lot from a tract of land containing all of Lots 3 and 4 in City Block 6/707 on

property located on Garret Avenue, east of San Jacinto Street. The request was approved on January 17, 2019 and recorded on November 20, 2020.

7. S189-054 was a request west of the present request to replat a tract of land containing all of Lot 5 and part of Lots 6 and 7 in City Block A/709 to create one 0.461-acre lot on property located on San Jacinto Street at Prairie Avenue. The request was approved on December 13, 2018 and recorded on January 29, 2020.
8. S178-241 was a request west of the present request to replat a 0.230-acre tract of land containing all of Lot 8 in City Block 2/701 to create a 6-lot shared access development with lots ranging in size from with one common area on property located on San Jacinto Street between Prairie Avenue and Grigsby Avenue. The request was approved on July 19, 2018 and recorded on April 7, 2022.
9. S178-190 was a request south of the present request to replat a 0.355-acre tract of land containing all of Lots 14 and 15 in City Block 5/710 to create one lot on property located on Virginia Avenue at Prairie Avenue, south corner. The request was approved on June 7, 2018 but has not been recorded.
10. S178-108 was a request north of the present request to replat a 1.391-acre tract of land containing all of Lots 14, 15, 16, 17, and 18 in City Block 7/708 to create one lot on property located on Fitzhugh Avenue at San Jacinto Street, east corner. The request was approved on March 1, 2018 and recorded on November 30, 2020.
11. S167-237 was a request north of the present request to replat a 0.545-acre tract of land containing all of Lots 10 and 11 in City Block 7/708 to create a 15-lot shared access development on property located on Bennett Avenue, southwest of San Jacinto Street. The request was approved on August 3, 2017 and recorded on August 3, 2018.
12. S167-200 was a request located on the same location as present request to replat a 0.353-acre tract of land containing all of Lots 1 and 2 in City Block B/709 to create one 0.145-acre lot and one 0.208-acre lot on property located on Fitzhugh Avenue at Virginia Avenue, south corner. The request was approved June 22, 2017 and was withdrawn on September 23, 2022. Phase A S167-200A was submitted and was withdrawn on September 23, 2022.
13. S167-199 was a request northeast of the present request to replat a 0.458-acre tract of land containing all of Lots 15 and 16 in City Block 6/707 to create one lot on property located on San Jacinto Street at Bennett Avenue, east corner. The request was approved on June 22, 2016 and recorded on May 20, 2019.

- 14. S167-034 was a request southwest of the present request to replat a 0.29-acre tract of land containing part of Lot 9 and all of Lot 8 in City Block 4/699 to create six lots ranging in size from 1,687-square feet to 2,993-square feet on property located on Virginia Avenue at Annex Avenue, north corner. The request was approved on December 15, 2016 and recorded on September 3, 2017.

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 request lies in an MF-2(A) Multi Family District which has a minimum lot area requirement of 1,000 square feet for single family structures and 3,000 square feet for duplex structures. Minimum lot area requirement for multifamily structures depends on the number of proposed bedrooms. The request is to create one 0.208-acre lot.

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 MF-2(A) Multi 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 structure, new or existing, 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 submittal of the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to issuance of 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. Submit a Full Set of Civil Engineering Plans 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. Section 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. Lot-to-Lot drainage will not be allowed without proper City of Dallas Engineering Division approval (Note must be on Plat). Section 51A 8.611(e)

Right-of-Way Conditions:

15. On the final plat, dedicate 28 feet of right-of-way (via fee simple) from the established center line of Virginia Avenue and Fitzhugh Avenue. Section 51A 8.602(c).

Survey (SPRG) Conditions:

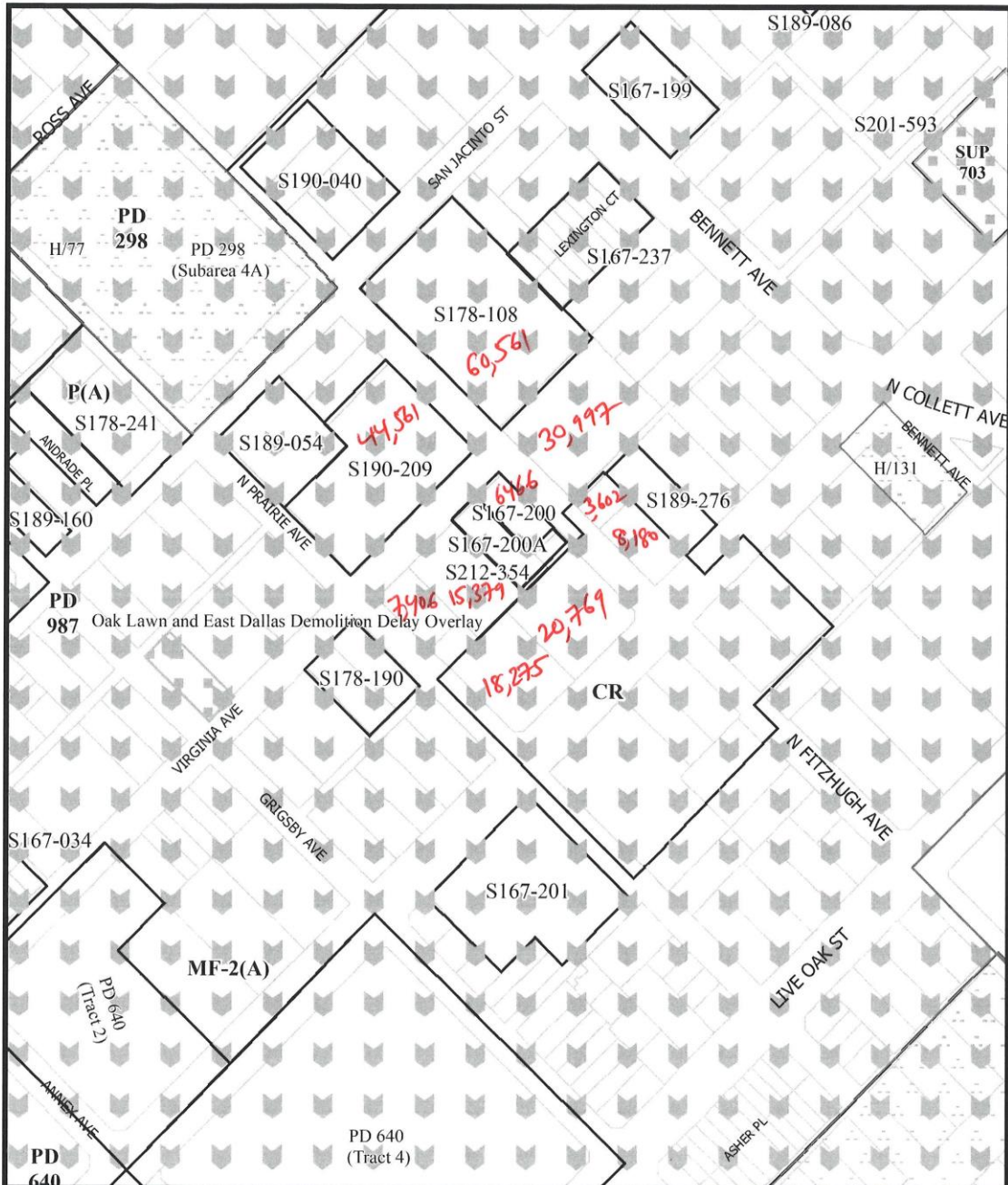
16. On the final plat, show recording information on all existing easements within 150 feet of property.


Dallas Water Utilities Conditions:

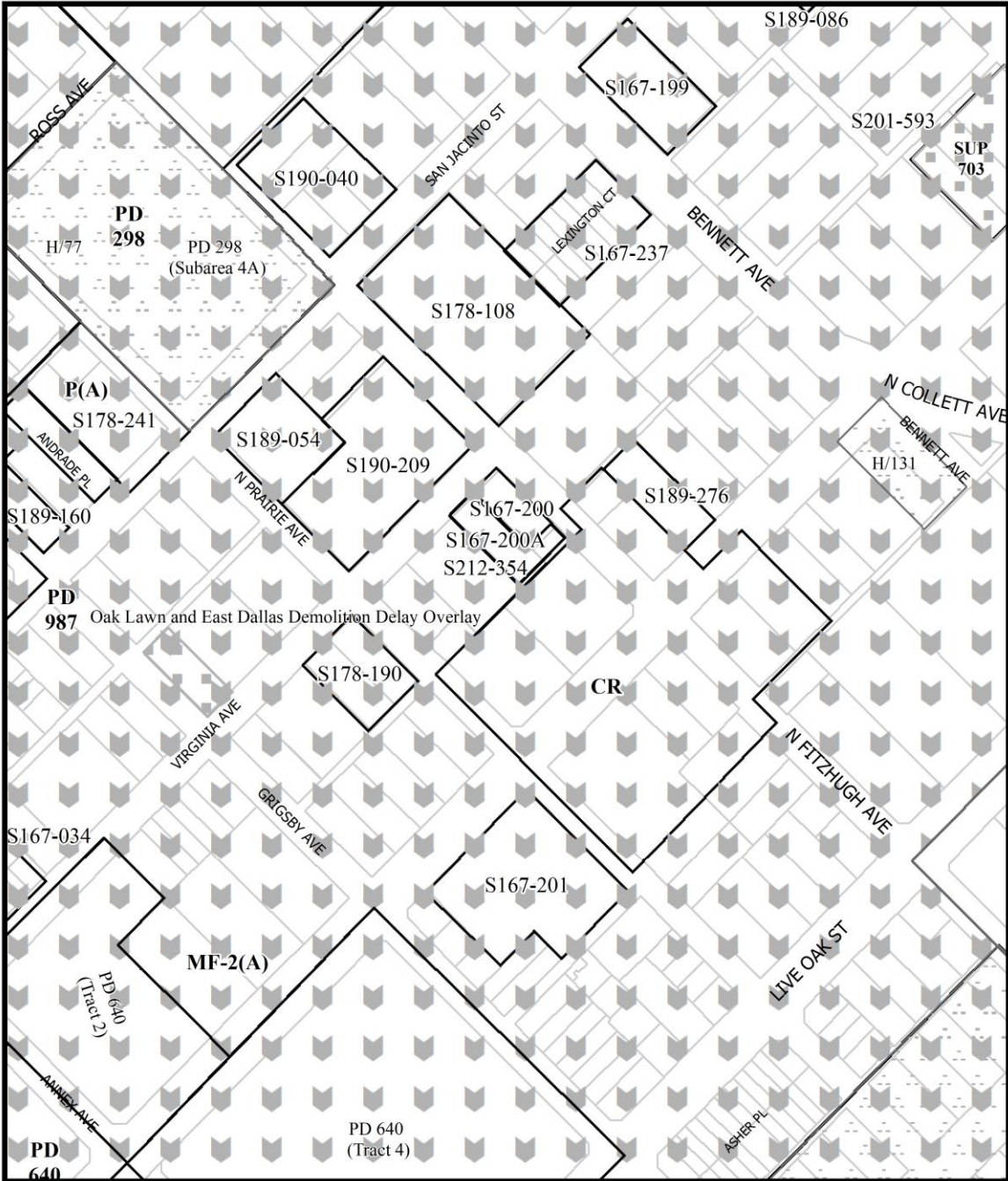
17. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering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


GIS, Lot & Block Conditions:

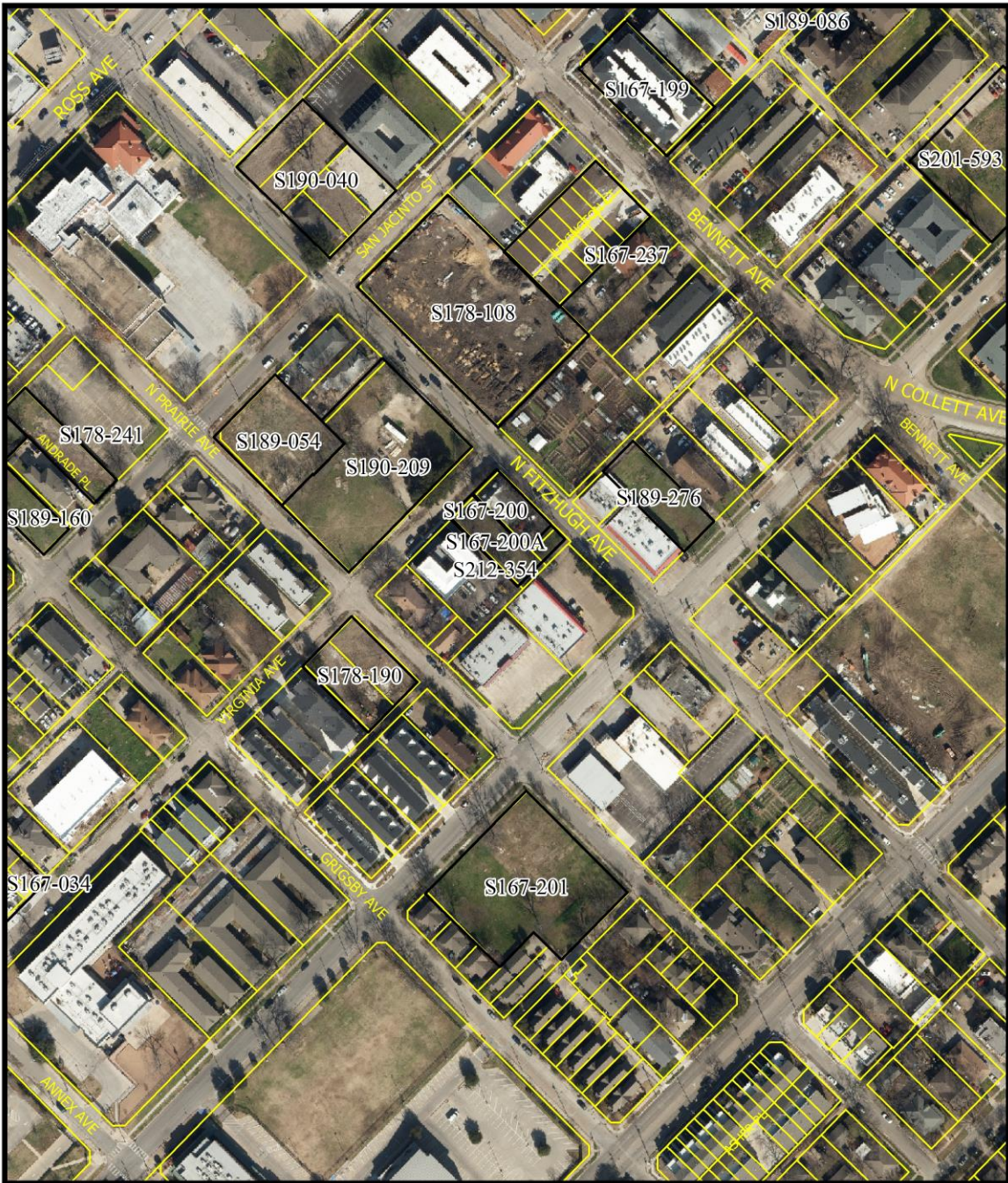
19. On the final plat, change “N. Fitzhugh Avenue” to “Fitzhugh Avenue”.
20. On the final plat, identify the property as Lot 1A in City Block B/709. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).




 <p>1:2,400</p>	<p>EXISTING AREA ANALYSIS MAP</p> <ul style="list-style-type: none"> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History 	<p>Case no: S212-354</p> <p>Date: 9/28/2022</p>
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 1:2,400	<h2>ZONING MAP</h2> <ul style="list-style-type: none">  Area of Request  Recent History 	Case no: S212-354 Date: 9/28/2022
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 1:2,400	<h2 style="text-align: center;">AERIAL MAP</h2> <ul style="list-style-type: none"> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History 	Case no: <u> S212-354 </u> Date: <u> 9/28/2022 </u>
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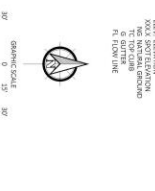
ADJUSTMENTS

NEXT TO THE ADJUSTED LOT LINES, THE FOLLOWING ADJUSTMENTS WILL BE MADE TO THE CORNER POINTS OF THE ADJUSTED LOT LINES TO BE CONFORMANT WITH THE CITY OF DALLAS DEVELOPMENT CODE CHAPTER 25B.

- ADJUSTED LOT CORNER POINTS SHALL BE ADJUSTED TO THE POINTS OF THE ORIGINAL LOT CORNERS TO BE CONFORMANT WITH THE CITY OF DALLAS DEVELOPMENT CODE CHAPTER 25B.
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LANDMARKS

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LEGEND

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OWNER'S DECLARATION

I, the undersigned, being the owner of the above described property, do hereby certify that the above described property is not subject to any lien, mortgage, or other indebtedness and that the same is not subject to any lien, mortgage, or other indebtedness...



CORNERS AND ADJUSTMENTS

1. CORNER OF LOT 1 AND LOT 2 SHALL BE ADJUSTED TO THE POINTS OF THE ORIGINAL LOT CORNERS TO BE CONFORMANT WITH THE CITY OF DALLAS DEVELOPMENT CODE CHAPTER 25B.

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OWNER'S CERTIFICATE

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SUBJECTS CERTIFICATE

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PRELIMINARY PLAT

RECORDED FOR ANY REASON IN THE PUBLIC RECORDS OF THE CITY OF DALLAS, TEXAS.

COMMISSIONER'S CERTIFICATE

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