

**CITY PLAN COMMISSION****THURSDAY, FEBRUARY 20, 2025****FILE NUMBER:** S245-090**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Cabell Drive, southwest of Annex Avenue**DATE FILED:** January 23, 2025**ZONING:** MF-2(A)**CITY COUNCIL DISTRICT:** 2**SIZE OF REQUEST:** 1.123-acres**APPLICANT/OWNER:** Adrien Elizondo

**REQUEST:** An application to replat a 1.123-acre (5,350-square foot) tract of land containing part of Lot 1 in City Block 11/1598 to create 4 lots ranging in size from 1,150 square feet to 1,900 square feet on property located on Cabell Drive, southwest of Annex Avenue.

**SUBDIVISION HISTORY:**

1. S234-118 was a request northeast of the present request to replat a 0.408-acre tract of land containing all of Lots 40 and 41 in City Block D/653 to create one lot on property located on Prairie Avenue, northeast of Kirby Street. The request was approved on June 6, 2024, and has not been recorded.
2. S234-104 was a request northeast of the present request to replat a 0.457-acre tract of land containing all of Lots 42, 43 and part of Lot 44 in City Block D/653 to create one lot on property located on Prairie Avenue, north of Deere Street. The request was approved on May 16, 2024, but has not been recorded.
3. S223-212 was a request southeast of the present request to replat a 0.258-acre tract of land containing part of Lot 2 and all of Lot 3 in City Block 3/668 to create one lot on property located on Munger Avenue, southwest of California Avenue. The request was approved on August 17, 2023, but has not been recorded.
4. S223-028 was a request north of the present request to replat a 1.028-acre tract of land containing all of Lots 1 and 2 in City Block 12/1598 and Lots 4 through 6 in City Block 8/1598 and an abandoned portion of Cabell Drive to create one lot on property located on Annex Avenue at Lafayette Street, north corner. The request was approved on December 15, 2022, and recorded on November 17, 2023.
5. S212-287 was a request east of the present request to replat a 0.74-acre tract of land containing all of Lots 1 through 3 in City Block E/669 and all of Lots 5 and 6 in City Block 1/668 to create one lot on property located on Lafayette Street at California Avenue, east corner. The request was approved on August 18, 2022, but has not been recorded.
6. S201-642 was a request west of the present request to replat a 0.376-acre tract of land containing all of Lots 7A through 7F and Lots 8A through 8F in City Block 6/1597 to create a 12-lot shared access development ranging in size from 1,201 square feet to 1,819 square feet on property located on Cabell Drive, south of

Annex Avenue. The request was approved on May 6, 2021, and recorded on August 20, 2021.

7. S190-091 was a request northeast of the present request to replat a 0.408-acre tract of land containing all of Lots 38 and 39 in City Block D/653 to create a 12-lot Shared Access Development with lots ranging in size from 1,388 square feet to 1,542 square feet on property located on Prairie Avenue, north of Monarch Street. The request was approved on February 20, 2020, and was recorded on December 9, 2021.

**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 MF-2(A) Multi Family District which has a minimum lot area requirement of 1,000 square feet for single family structures and 6,000 square feet for duplex structures. Minimum lot area for multifamily structures depends on number of bedrooms. The proposed lot areas range in size from 1,150 square feet to 1,900 square feet.

Staff finds that there is a variation in lot pattern within the immediate vicinity of the request (*Refer to the existing area analysis map and aerial map*). The request complies with the zoning requirement of the MF-2(A) Multifamily 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 4.

**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)*

**Right-of way Requirements Conditions:**

14. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Annex Avenue. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*
15. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Cabell Drive. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*
16. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of Annex Avenue & Cabell Drive. Section 51A 8.602(d)(1)
17. A larger corner clip may be requested during engineering plan and traffic review to accommodate an adequate turning radius, or to maintain public/traffic appurtenances, within the area of the corner clip. *Section 51A 8.602(d)(1), 51A 8.608(a)*

**Flood Plain Conditions:**

18. Comply with Mill Creek drainage requirements. Finish floor elevation must be 3' above nearest inlet, top of curb. 51A 8.611(d), C.9 of Mill Creek, Master Drainage Plan Study

**Survey (SPRG) Conditions:**

19. Prior to final plat, submit a completed final plat checklist and all supporting documents.

**Dallas Water Utilities Conditions:**

20. 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.

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

21. Prior to final plat, compliance with City's Street lighting standards including illumination standards, material, installation, and activation per Street Design Manual.
22. On the final plat, change "California Drive" to "California Drive (AKA California Avenue)". Section 51A-8.403(a)(1)(A)(xii).
23. On the final plat, identify the property as Lots 1A through 1D in City Block 11/1598.















