

**CITY PLAN COMMISSION****THURSDAY, JUNE 11, 2026****FILE NUMBER:** PLAT-26-000123**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Virginia Avenue, northeast of Annex Avenue**DATE FILED:** May 14, 2026**ZONING:** MF-2(A)**CITY COUNCIL DISTRICT:** 2**SIZE OF REQUEST:** 0.1143-acres**APPLICANT/OWNER:** SNP Capital, LLC

**REQUEST:** An application to replat a 0.1143-acre tract of land containing all of Lots 8E and 8F in City Block 4/699 to create one lot on property located on Virginia Avenue, northeast of Annex Avenue.

**SUBDIVISION HISTORY:**

1. Plat-25-000006 was a request north of the present request to replat a 0.438-acre tract of land containing part of Lots 1 and 2 in City Block 2/701 to create one lot on property located on Ross Avenue, southwest of Prairie Avenue. The request was approved on June 12, 2025, but has not been recorded.
2. S245-118 was a request southwest of the present request to replat a 0.112-acre tract of land containing all of Lot 14 in City Block 712 to create two 0.056-acre (2,431-square foot) lots on property located on Holy Avenue, north of Bryan Street. The request was approved on April 10, 2025, and recorded on September 9, 2025.
3. S234-048 was a request southwest of the present request to replat a 0.4515-acre tract of land containing all of Lots 5 through 8 in City Block 712, part of Lots 7 through 10 in City Block 5/712 to create 8 lots ranging in size from 2,292 square feet to 2,827 square feet on property located on Holly Avenue, northwest of Bryan Street. The request was approved on February 15, 2018, and recorded on November 22, 2024.
4. S223-206 was a request northeast of the present request to replat a 0.308-acre tract of land containing part of Lots 1, 2 and 3 in City Block A/709 to create one lot on property located on Fitzhugh Avenue at San Jacinto Street, south corner. The request was approved on August 3, 2023, but has not been recorded.
5. S223-014 was a request west of the present request to create one 0.224-acre (8,716-square foot) lot from a tract of land in City Block 2/648 on property located on Annex Avenue at San Jacinto Street, southeast corner. The request was approved on November 17, 2022, but has not been recorded.
6. S212-354 was a request northeast of the present request 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. The request was approved on October 13, 2022, but has not been recorded.

7. S212-205 was a request southwest of the present request to replat a 2.338-acre tract of land containing part of Lot 5 and all of Lots 6 through 10 in City Block 5/712, Lot 4 in City Block 2/648, and a tract of land in City Block 2/648 to create one lot on property located on Annex Avenue at San Jacinto Street, south corner. The request was approved on June 2, 2022, and was withdrawn on October 19, 2022.
8. S201-741 was a request south of the present request to replat a 0.617-acre tract of land containing part of Lot 7 and all of Lot 8 in City Block 725 to create one lot on property located on Bryan Street, north of Carroll Street. The request was approved on September 23, 2021, but has not been recorded.
9. S201-721 was a request southwest of the present request to create one 0.207-acre lot from a tract of land in City Block 712 on property located on Carroll Avenue, northwest of Bryan Street. The request was approved on September 2, 2021, but has not been recorded.
10. S201-635 was a request south of the present request to replat a 1.034-acre tract of land containing all of Lots 1, 2, 3, and 4 in City Block 1/716 to create one lot on property located on Bryan Street, between Carroll Avenue and Burlew Street. The request was approved on May 6, 2021, and was recorded on January 6, 2025.

**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. The minimum lot area for multifamily structures depends on the number of bedrooms. The proposed request is to create one 0.1143-acre lot.

Staff find that there is a variation in the lot pattern within the immediate vicinity of the request (refer to the existing 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 one.

**Paving & Drainage Conditions:**

12. "Lot-to-Lot drainage will not be allowed without proper City of Dallas Engineering Division approval" (Note must be on the Plat). 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).51A-8.102 (c); 8.601(b)(4), (5), (6),(7),(8),(9).

**Right-of-way Conditions:**

14. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established center line of Virginia Avenue. Section 51A 8.602(c); 51A 8.604(c).

**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.

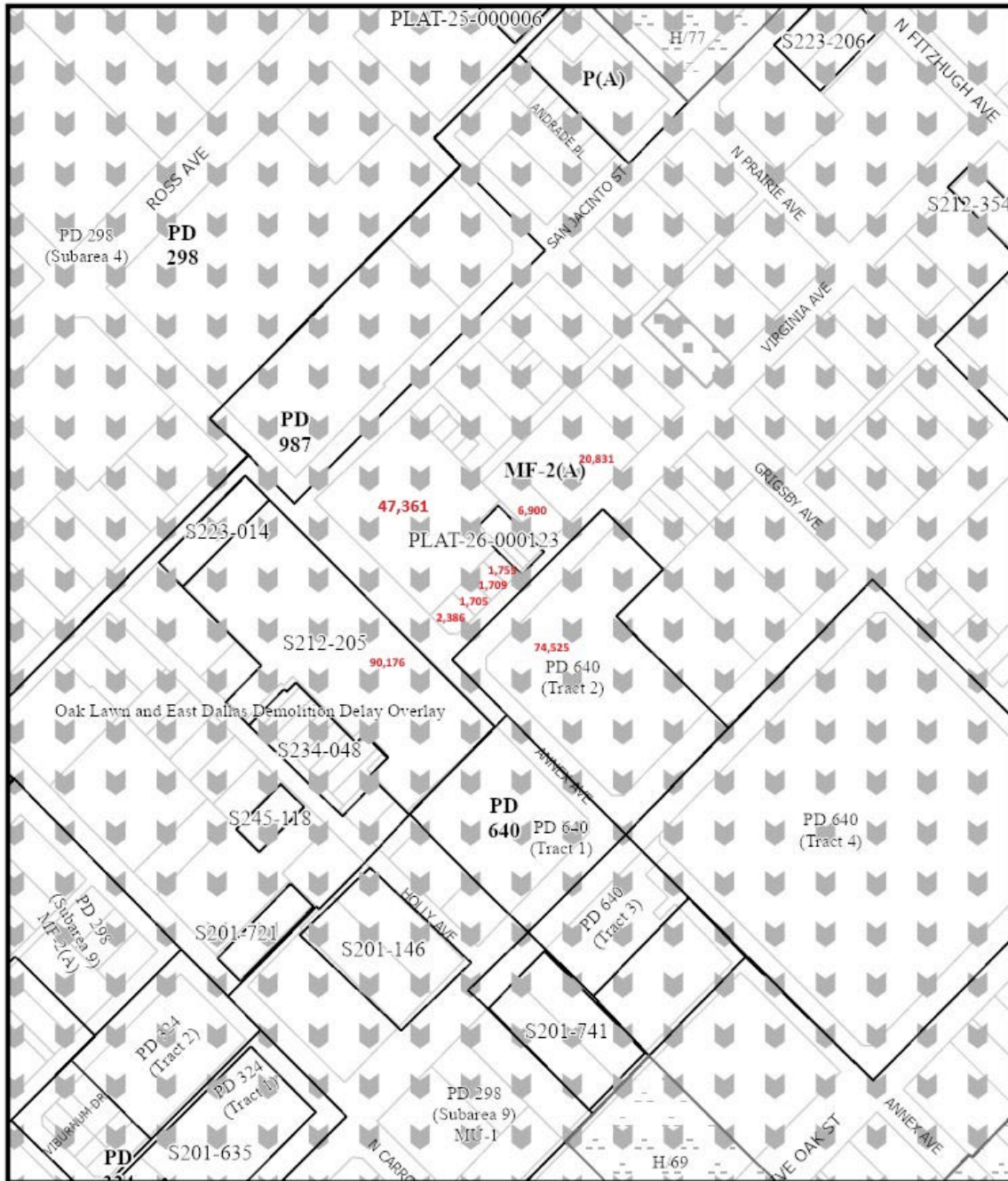
**Dallas Water Utilities Conditions:**

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.

**GIS, Lot & Block Conditions:**

18. On the final plat, identify the property as Lot 8G in City Block 4/699.

ALL AREAS ARE IN SQUARE FEET



 1:2,400	<p align="center"><b>EXISTING AREA ANALYSIS MAP</b></p> <p> <input type="checkbox"/> Area Of Request  <input type="checkbox"/> Recent History                 </p>	Case no: <b>PLAT-26-000123</b> Date: <b>05/27/2026</b>
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