

CITY PLAN COMMISSION**THURSDAY, JANUARY 23, 2025****FILE NUMBER:** S245-065**SENIOR PLANNER:** Hema Sharma**LOCATION:** Monarch Street, southwest of Prairie Avenue.**DATE FILED:** December 26, 2024**ZONING:** MF-2(A)**CITY COUNCIL DISTRICT:** 2**SIZE OF REQUEST:** 0.277-acres**APPLICANT/OWNER:** Winstreet Capital, LLC

REQUEST: An application to replat a 0.277-acre tract of land containing portion of Lot 33 in City Block C/653 to create one lot on property located on Monarch Street, southwest of Prairie Avenue.

SUBDIVISION HISTORY:

1. S234-118 was a request northwest 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 June 6, 2024 but has not been recorded.
2. S234-104 was a request northwest of the present request to 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 west 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. S212-287 was a request southwest 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.
5. S212-173 was a request east of the present request to replat a 0.639-acre tract of land containing all of Lots 4, 5, and part of Lot 6 in City Block A/653 to create one lot on property located on Prairie Avenue, at the terminus of Munger Avenue. The request was approved on May 19, 2022 but has not been recorded.
6. S201-559 was a request east of the present request to replat a 0.2465-acre tract of land containing part of Lots 31 and 32 in City Block C/653 to create one lot on property located on Prairie Avenue, northwest of Munger Avenue. The request was approved January 21, 2021 and recorded on September 6, 2024.
7. S201-554 was a request north of the present request to replat a 0.2984-acre tract of land containing all of Lots 13 and 14 in City Block A/653 to create one lot on

property located on Prairie Avenue, southeast of Drees Street. The request was approved December 17, 2020 and withdrawn on April 1, 2021.

8. S190-091 was a request north 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 February 20, 2020 and 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 properties to the north line of Monarch Street have lot widths ranging in size from 50 feet to 184 feet and lot areas ranging in size from 7,522 square feet to 108,234 square feet and are zoned MF-2(A) Multi Family District. *(Please refer to the existing area analysis and aerial map)*
- The properties to the south line of Monarch Street have lot widths ranging in size from 58 feet to 127 feet and lot areas ranging in size from 6,287 square feet to 11,600 square feet and are zoned MF-2(A) Multi Family District. *(Please refer to the existing area analysis map and aerial map)*
- The properties to the south line of Monarch Street is 14-lot shared access development with lot area ranging in size from 1,382 square feet to 1,975 square feet and are zoned MF-2(A) Multi Family District. *(Please refer to the existing area analysis map and aerial map)*

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 area is 0.277 acre (12,061 square feet), and lot width is 61 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)*. 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. 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 Monarch Street. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*

Flood Plain Conditions:

15. 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:

16. Prior to final plat, submit a completed final plat checklist and all supporting documents.
17. On the final plat, show recording information on all existing easements within 150 feet of the property.
18. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
19. On the final plat, show or list the prior plat on the map, in the legal description, and/or title block. Platting Guidelines.

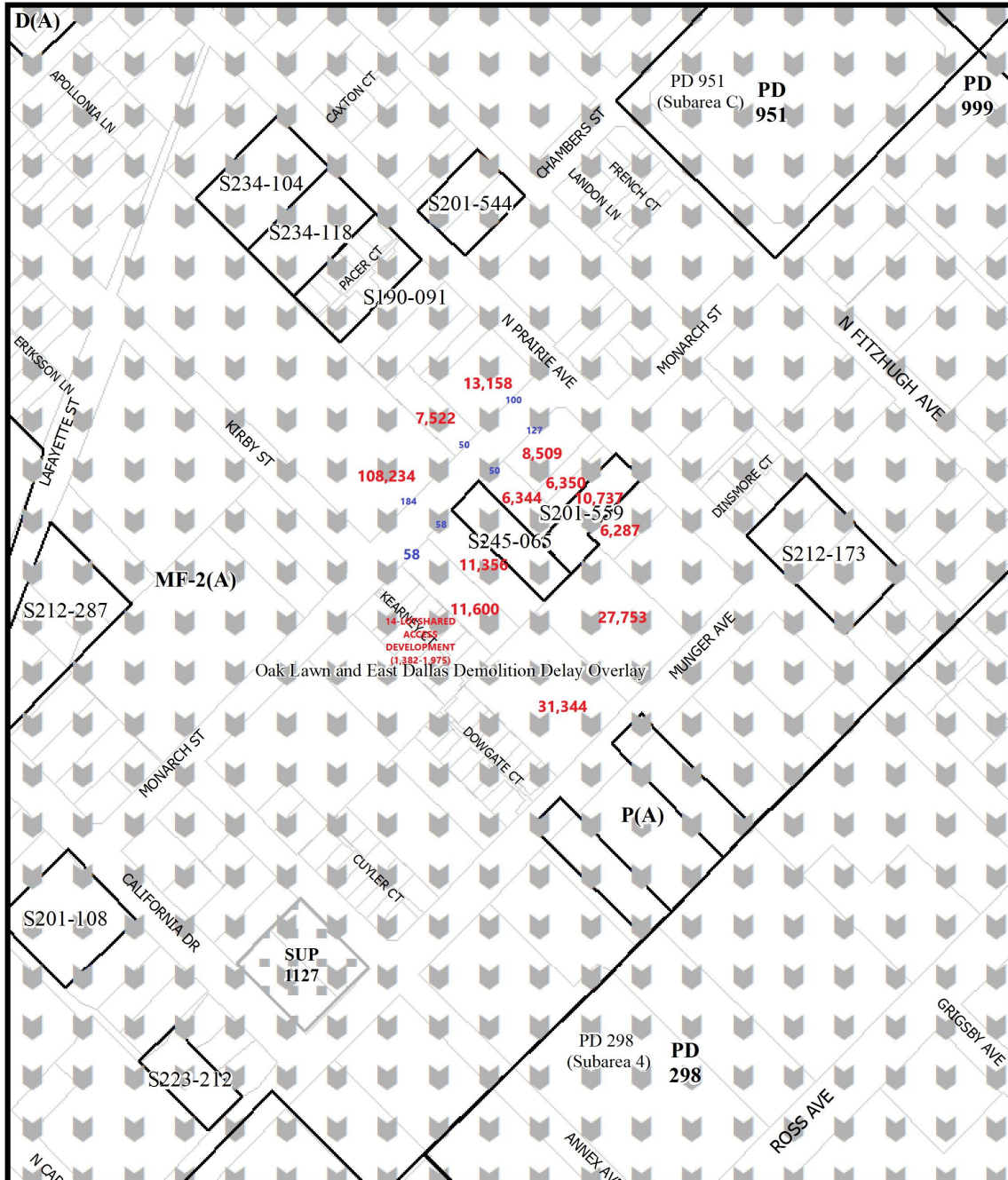
Dallas Water Utilities Conditions:


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.
21. 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.
22. Existing and any proposed Water and Wastewater Easements must be shown and/or increased to conform to current design standards. **Notice:** Minimum DWU easement size 20' for one utility and 25' for both water and sewer. Larger diameter or deeper mains may require additional width.

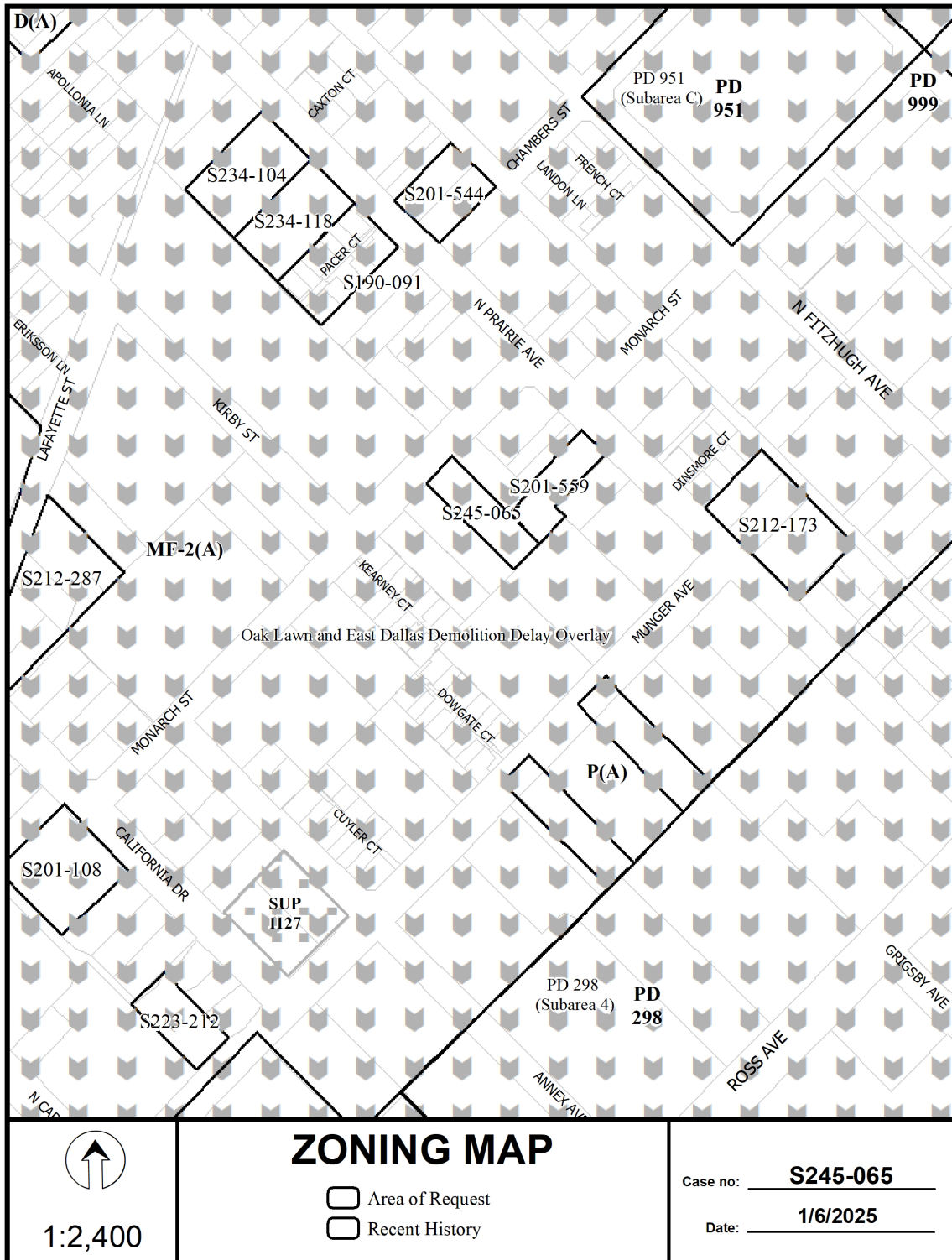
Street Name/ GIS, Lot & Block Conditions:

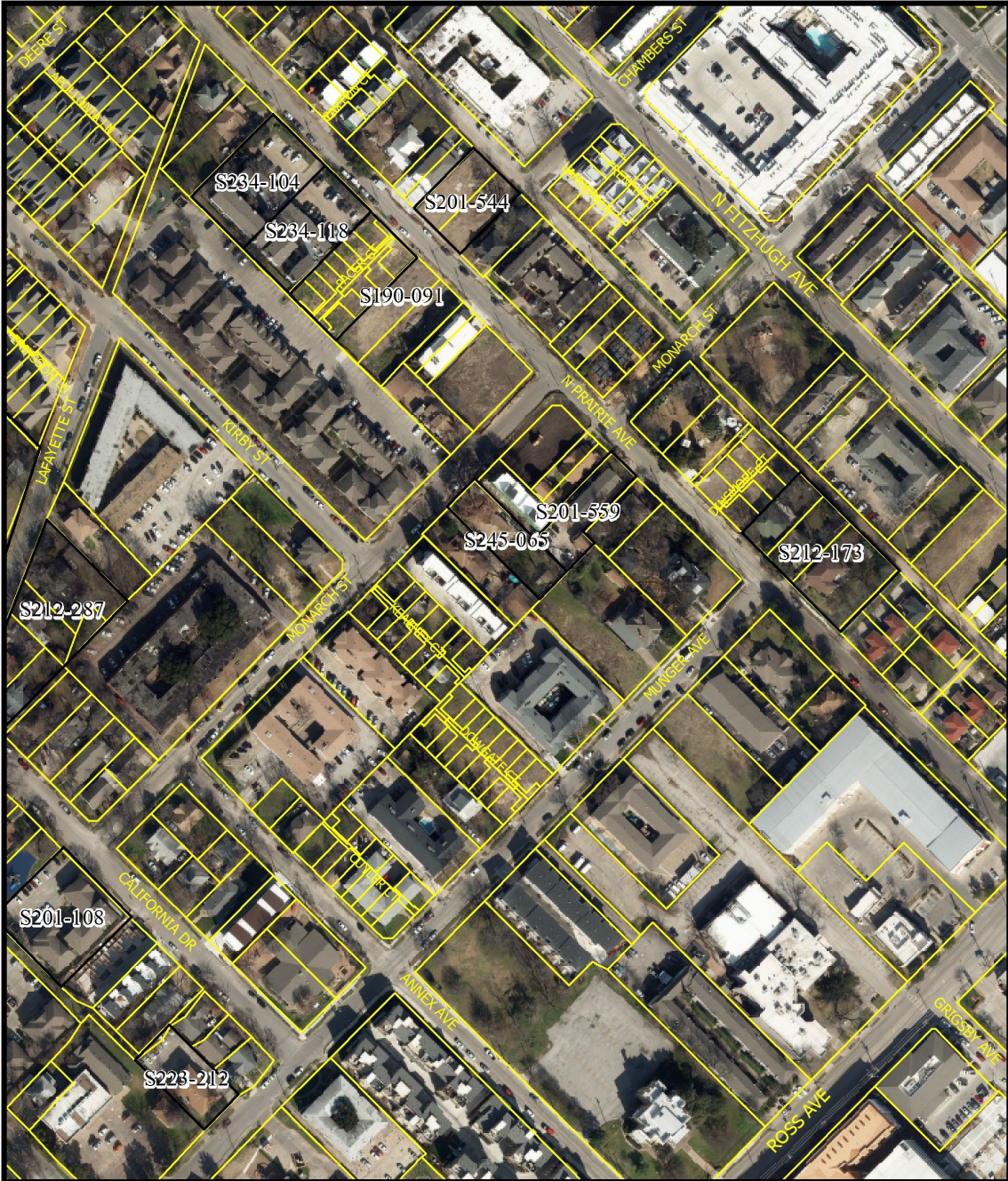
23. On the final plat, change “Monarch Street FKA Harry Avenue” to “Monarch Street (AKA Monarch Avenue FKA Harry Avenue)”. Section 51A-8.403(a)(1)(A)(xii).
24. On the final plat, identify the property as Lot 33A in City Block C/653.


ALL AREAS ARE IN SQUARE FEET



 1:2,400	<p style="text-align: center;">EXISTING AREA ANALYSIS MAP</p> <p> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p>	Case no: <u> S245-065 </u> Date: <u> 1/6/2025 </u>
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 1:2,400	<h2 style="text-align: center;">AERIAL MAP</h2> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Area of Request <input type="checkbox"/> Recent History 	Case no: <u> S245-065 </u> Date: <u> 1/6/2025 </u>
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