

CITY PLAN COMMISSION**THURSDAY, JUNE 06, 2024****FILE NUMBER:** S234-118**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Prairie Avenue, northeast of Kirby Street**DATE FILED:** May 9, 2024**ZONING:** MF-2(A)**CITY COUNCIL DISTRICT:** 2**SIZE OF REQUEST:** 0.408-acres**APPLICANT/OWNER:** NKAP, LLC

REQUEST: An application 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.

SUBDIVISION HISTORY:

1. S234-104 was a request north 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.
2. S223-028 was a request southwest 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.
3. 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.
4. S201-559 was a request southeast 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 on January 21, 2021, but has not been recorded.
5. S201-544 was a request east 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 The request was approved on December 17, 2020, and was withdrawn on May 4, 2021.
6. S190-091 was a request south 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.

7. S189-224 was a request north of the present request to replat a 0.30-acre tract of land containing part of Lot 22 in City Block A/653 to create a seven lot Shared Access Development with lots ranging in size from 1,486-square feet to 2,603-square feet on property located on Prairie Avenue, west of Deer Street. The request was approved June 20, 2019, and recorded on April 1, 2021.
8. S189-206 was a request southeast of the present request to replat a 0.632-acre tract of land containing part of Lot 29 and all of Lot 30 in City Block C/653 to create one lot on property located on Munger Avenue, south of North Prairie Avenue. The request was approved June 6, 2019, and recorded on September 3, 2021.
9. S189-139 was a request southeast of the present request to replat a 0.149-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, south of Monarch Street. The request was approved March 21, 2019, and recorded on November 1, 2019.
10. S189-112 was a request south of the present request to replat a 0.484-acre tract of land containing part of Lots 8 and 9 in City Block C/667 to create a 14 lot Shared Access Development with lots ranging in size from 1,362.95-square feet to 1,973.27-square feet on property located on Monarch Street, south of North Prairie Avenue. The request was approved on February 21, 2019, and recorded on December 30, 2020.
11. S189-087R was a request south of the present request to revise a previously approved plat (S189-087) to create a 13-lot Shared Access Development with lots ranging in size from 1,352 square feet to 2,234 square feet from a 0.48-acre tract of land containing all of Lot 1 in City Block C/667 on property located at Munger Avenue and Annex Avenue, north corner. The request was approved on December 12, 2019, and recorded on July 20, 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 east, south, west, and north of the present request have lot widths ranging in size from 47 feet 185 feet and lot areas ranging in size from 1,813 square feet to 108,234 square feet and are zoned MF-2(A) Multifamily District. (*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 17,775 square feet and the width is 100 feet.

Staff finds that there is a variation in lot pattern within the immediate vicinity of the request. 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. Submit a full set of Civil Engineering Plans (drainage, paving, street signage/markings/lighting) 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. 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. 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)

Flood Plain Condition:

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.

Dallas Water Utilities Conditions:

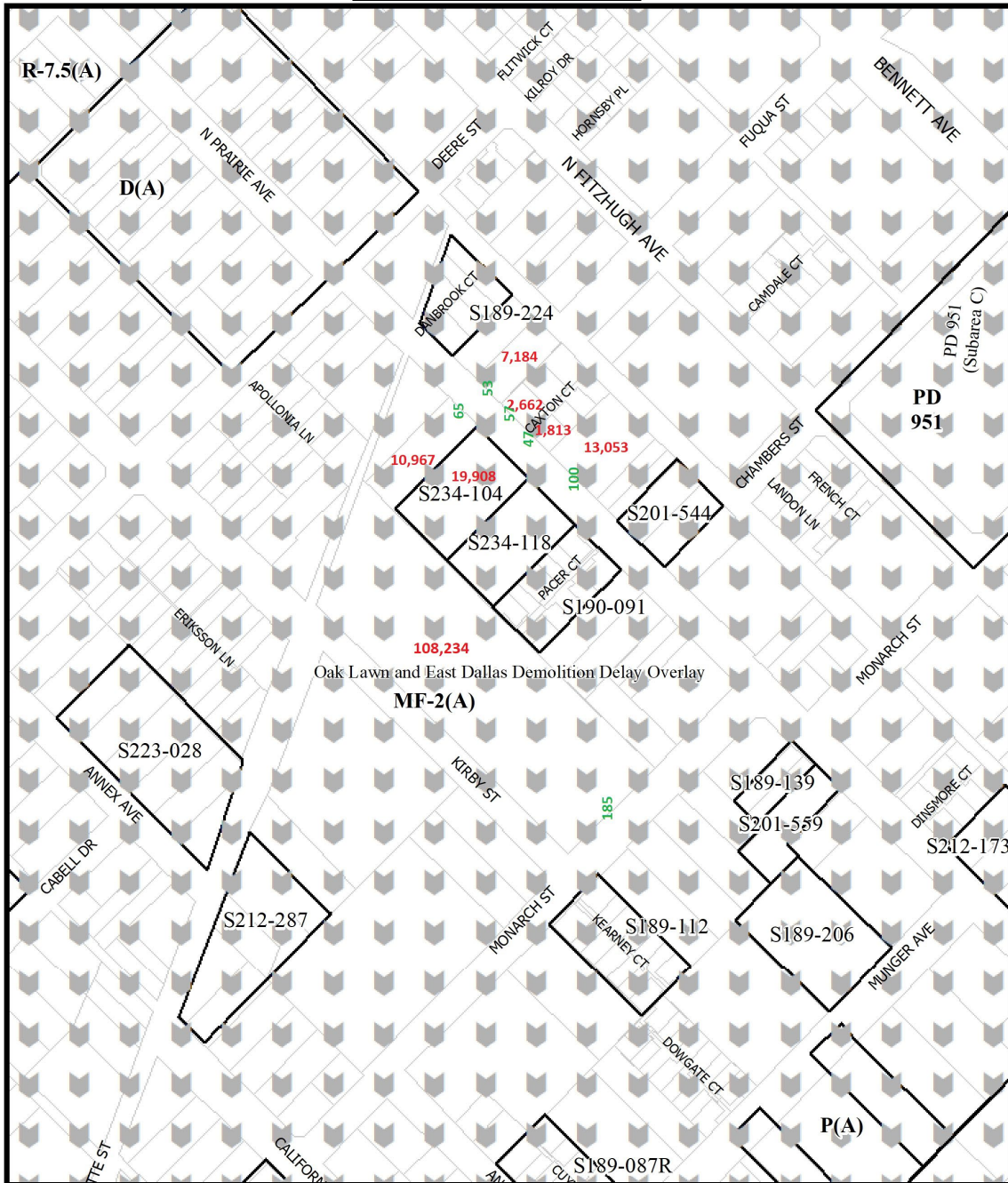
18. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f).
19. Additional design information is required for assessment. Site plan must be submitted showing proposed development, 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.
20. Water and Wastewater main improvements are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
21. 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:

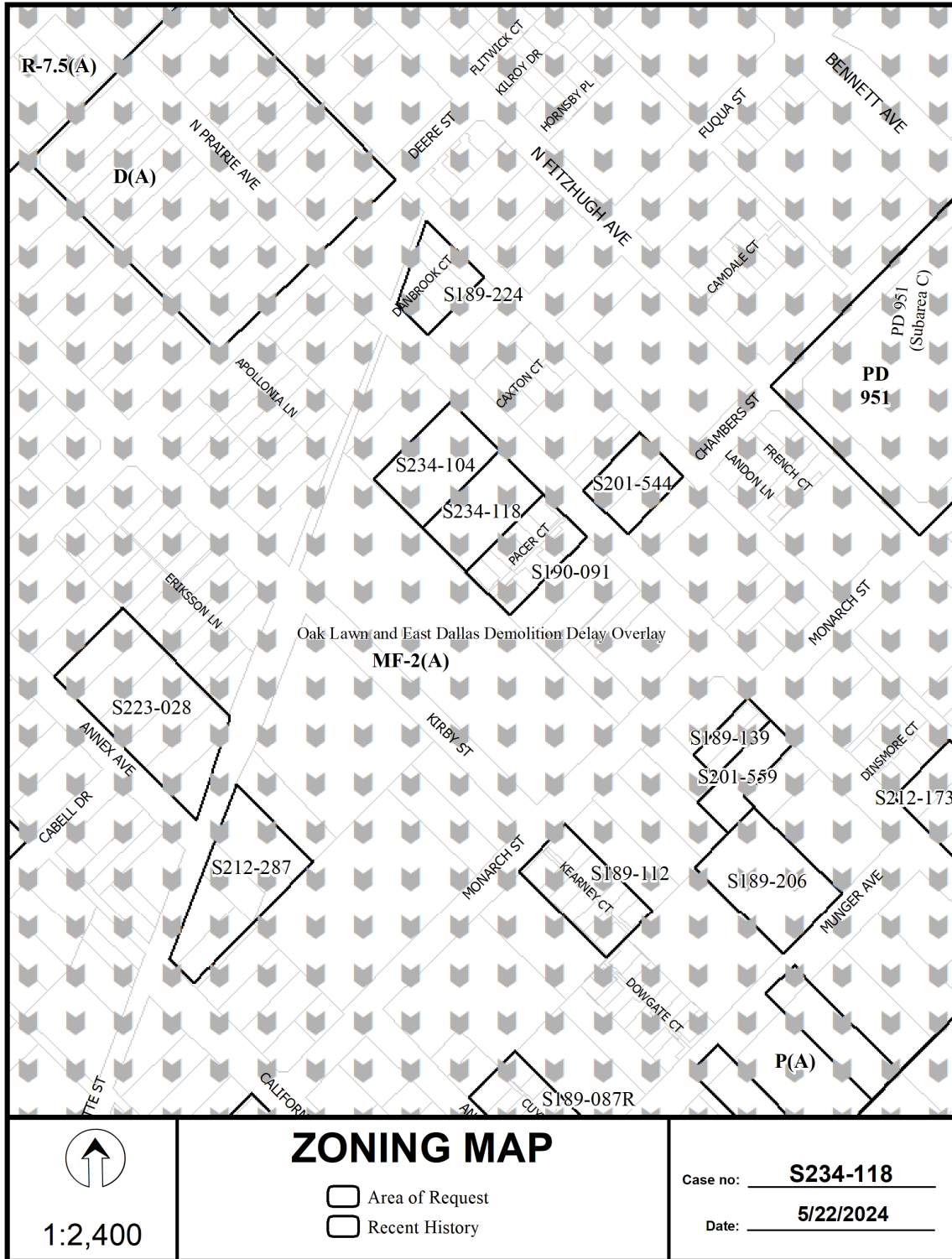
22. On the final plat, Change "Alley" To "Alley (FKA Lafayette Street FKA Elk Drive)"

23. On the final plat, identify the property as Lot 40A in City Block D/653.


ALL AREAS ARE IN SQUARE FEET

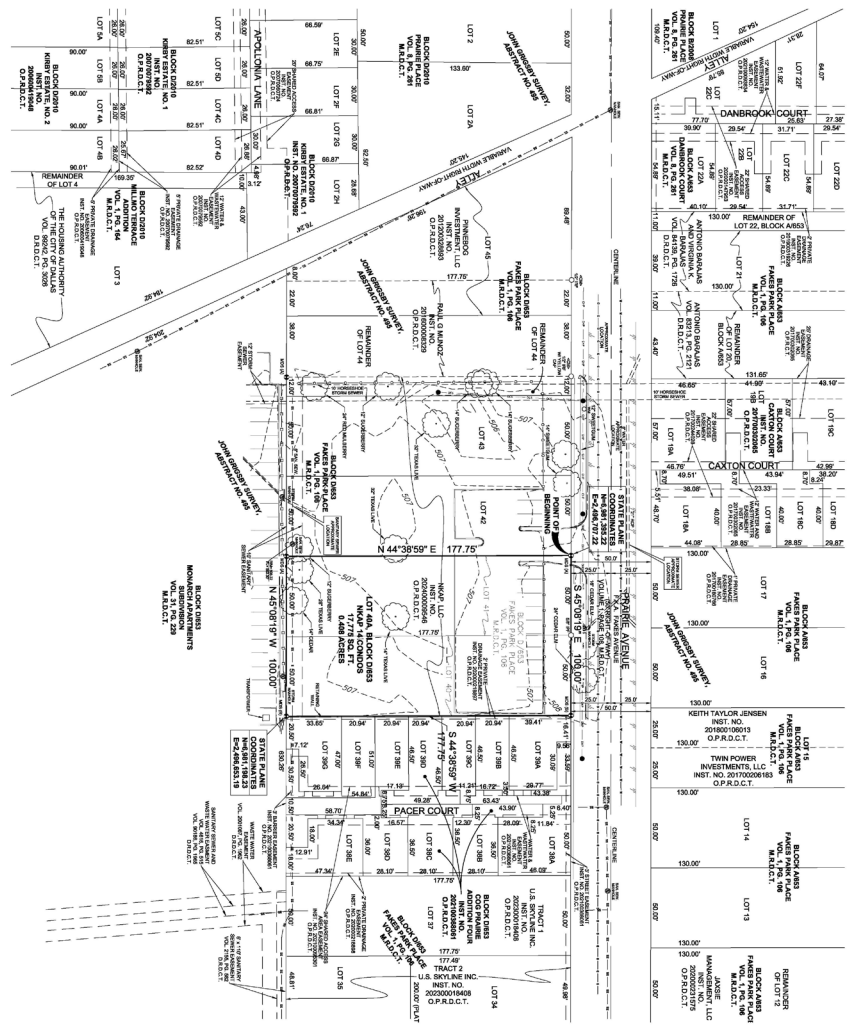
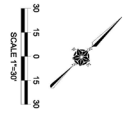


 <p>1:2,400</p>	<p align="center">EXISTING AREA ANALYSIS MAP</p> <p> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p>	<p>Case no: S234-118</p> <p>Date: 5/22/2024</p>
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 <p>1:2,400</p>	<h2 style="text-align: center;">AERIAL MAP</h2> <ul style="list-style-type: none"> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History 	<p>Case no: <u> S234-118 </u></p> <p>Date: <u> 5/22/2024 </u></p>
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0000 NORTH CENTRAL EXPRESSWAY
 CORNER
 BLOCK 200
 SUITE NUMBER 200
 ATTN: AARON MARD

TEXAS HERITAGE
 SURVEYING, LLC
 16400 Merit Drive, Suite 304, Dallas, TX 75244
 Office: 972.349.9700
 Email: info@texasheritage.com
 Texas Professional Surveyor License No. 12899



VICINITY MAP (NOT TO SCALE)

LEGEND
 MAP RECORDS: DALLAS COUNTY, TEXAS
 D & D.C.T.
 DEED RECORDS: DALLAS COUNTY, TEXAS
 DEED RECORDS: DALLAS COUNTY, TEXAS
 VENDOR NUMBER
 SURVEY NUMBER
 SURVEY DATE
 SURVEYOR
 SURVEY TYPE
 SURVEY METHOD
 SURVEY INSTRUMENT
 SURVEY ACCURACY
 SURVEY CONTROL
 SURVEY POINTS
 SURVEY MONUMENTS
 SURVEY ADJUSTMENT
 SURVEY ERROR
 SURVEY TOLERANCE
 SURVEY NOTES

- GENERAL NOTES
- The purpose of this plat is to create one parcel out of parcel 100, 101 and 102.
 - The maximum number of lots permitted by this plat is one.
 - Being as the same is based upon the True State Plane Coordinate System, North Central Zone 14N, the bearings and distances are based on the True State Plane Coordinate System, North Central Zone 14N, North American Datum of 1983, and are not subject to adjustment.
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PRELIMINARY PLAT
NKAP 14 CONDOOS
LOT 40A, BLOCK D1653
 BEING
 A REPLAT OF LOTS 40 AND 41, BLOCK D1653
 PACER COURT, THE
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 JOHN GRIGSBY SURVEY ABSTRACT NO. 495
 CITY PLAN FILE NO. CS244118
 ENGINEERING PLAN NO. 07

