

**CITY PLAN COMMISSION****THURSDAY, SEPTEMBER 21, 2023****FILE NUMBER:** S223-242**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Munger Avenue, northwest of Caddo Street**DATE FILED:** August 25, 2023**ZONING:** MF-2(A)**CITY COUNCIL DISTRICT:** 14**SIZE OF REQUEST:** 0.319-acre**APPLICANT/OWNER:** Eroze Corporation

**REQUEST:** An application to replat a 0.319-acre tract of land containing part of Lot 11 and all of Lot 12 in City Block 10/605 to create one lot on property located on Munger Avenue, northwest of Caddo Street.

**SUBDIVISION HISTORY:**

1. S212-034 was a request north of the present request to replat a 0.111-acre tract of land containing part of Lot 14 in City Block 10/605 to create one 2,142-square foot lot and one 2,703-square foot lot on property located on Caddo Street, north of Munger Avenue. The request was approved on December 2, 2021 and recorded on June 16, 2023.
2. S190-156 was a request north of the present request to replat a 0.33-acre tract of land containing part of Lot 3, and all of Lots 4 and 5 in City Block 1/607 to create one lot on property located on Caddo Street, at the terminus of Cochran Street. The request was approved on July 9, 2020 but has not been recorded.
3. S189-309 was a request northeast of the present request to replat a 0.8167-acre tract of land containing all of Lots 2 through 6 in City Block 5/655 on property located on Munger Avenue at Ripley Street, south corner. The request was approved on October 3, 2019 but has not been recorded.
4. S189-267 was a request north of the present request to replat a 0.459-acre tract of land containing all of Lots 11 and 12 to create one lot on property located on Haskell Avenue at Layayette Street, north of Lucille Street. The request was approved on August 15, 2019 but has not been recorded.
5. S178-274 was a request south of the present request to create one 0.683-acre lot from a tract of land in City Block 597 on property located between Ross Avenue and Roseland Avenue, south of Washington Avenue. The request was approved on August 16, 2018 and was recorded on December 19, 2019.
6. S178-157 was a request south of the present request to replat a 0.464-acre tract of land containing part of City Blocks 597 and 1/599 to create one 0.464-acre lot on property located on Ross Avenue, southwest of Washington Avenue. The request was approved on April 19, 2018 and recorded on June 28, 2019.

7. S178-122 was a request southeast of the present request to replat a 0.595-acre tract of land containing a portion of City Block 2/600 to create one lot on property located on Roseland Avenue at Caddo Street, south corner. The request was approved on March 22, 2018 and recorded on June 24, 2019.

**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 have lot widths ranging in size from 42 feet to 145 feet and lot areas ranging in size from 2,142 square feet to 29,580 square feet and are zoned MF-2(A) Multi Family District. (*refer existing area analysis map*)

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 6,000 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 0.319-acre lot.

Staff finds that there is no established lot pattern within the immediate vicinity of the area (*refer existing area analysis map*); and the request is in compliance with Section 51A-8.503 and also with the requirements of the MF-2(A) Multi Family District; 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)

**Right of Way Requirements:**

15. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Munger Avenue. Sections 51A-8.602(c), 51A-8.604(c)
16. Comply with Mill Creek drainage requirements. Finish floor elevation must be 3 feet above nearest inlet, top of curb. Section 51A-8.611(d) C.9 of Mill Creek Master Drainage Plan Study

**Survey (SPRG) Conditions:**

17. Prior to final plat, submit a completed final plat checklist and all supporting documents.
18. On the final plat, show recording information on all existing easements within 150 feet of the property.
19. On the final plat, show all additions or tracts of land within 150 feet of property with recording information.

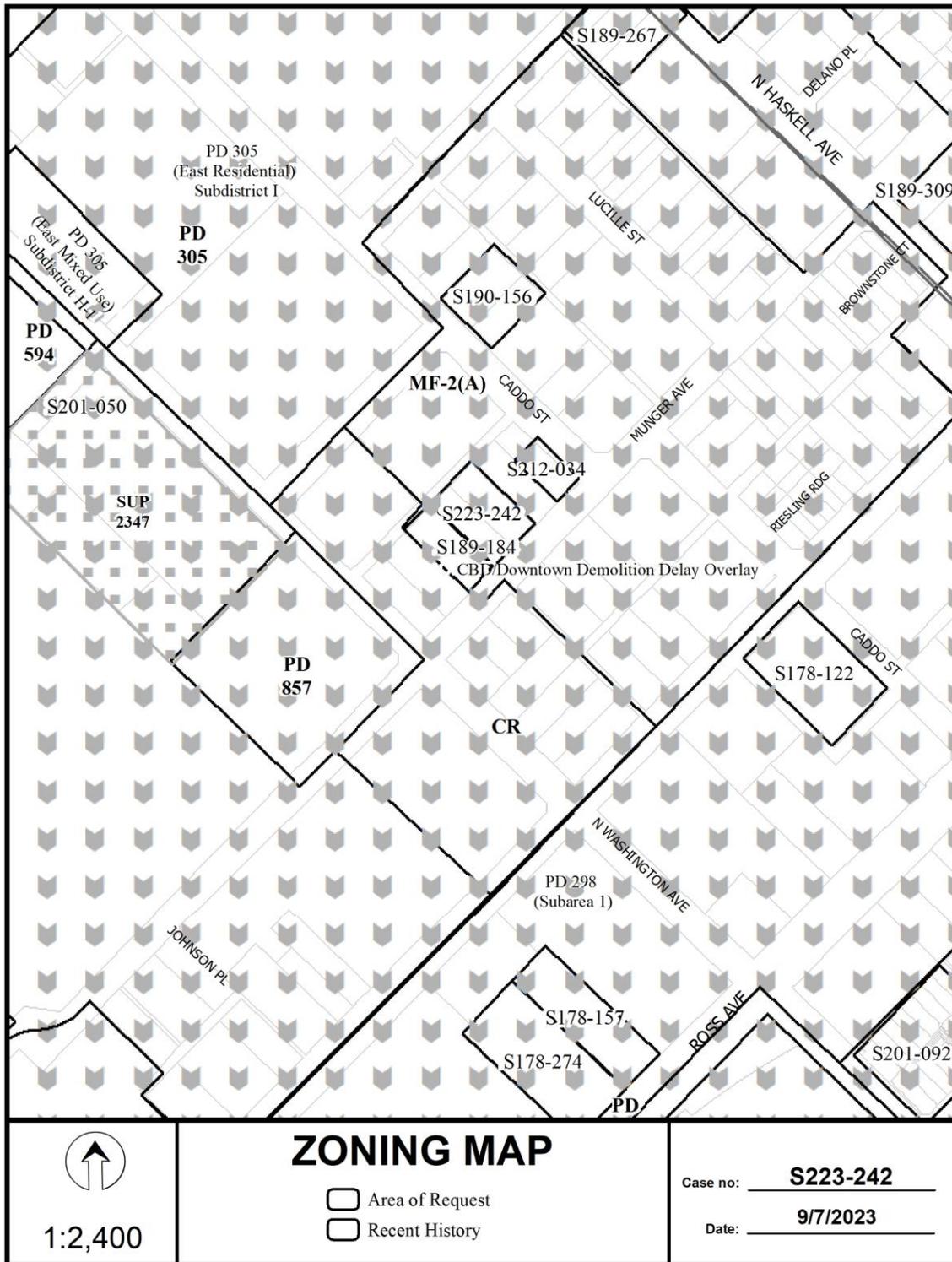
**Dallas Water Utilities Conditions:**

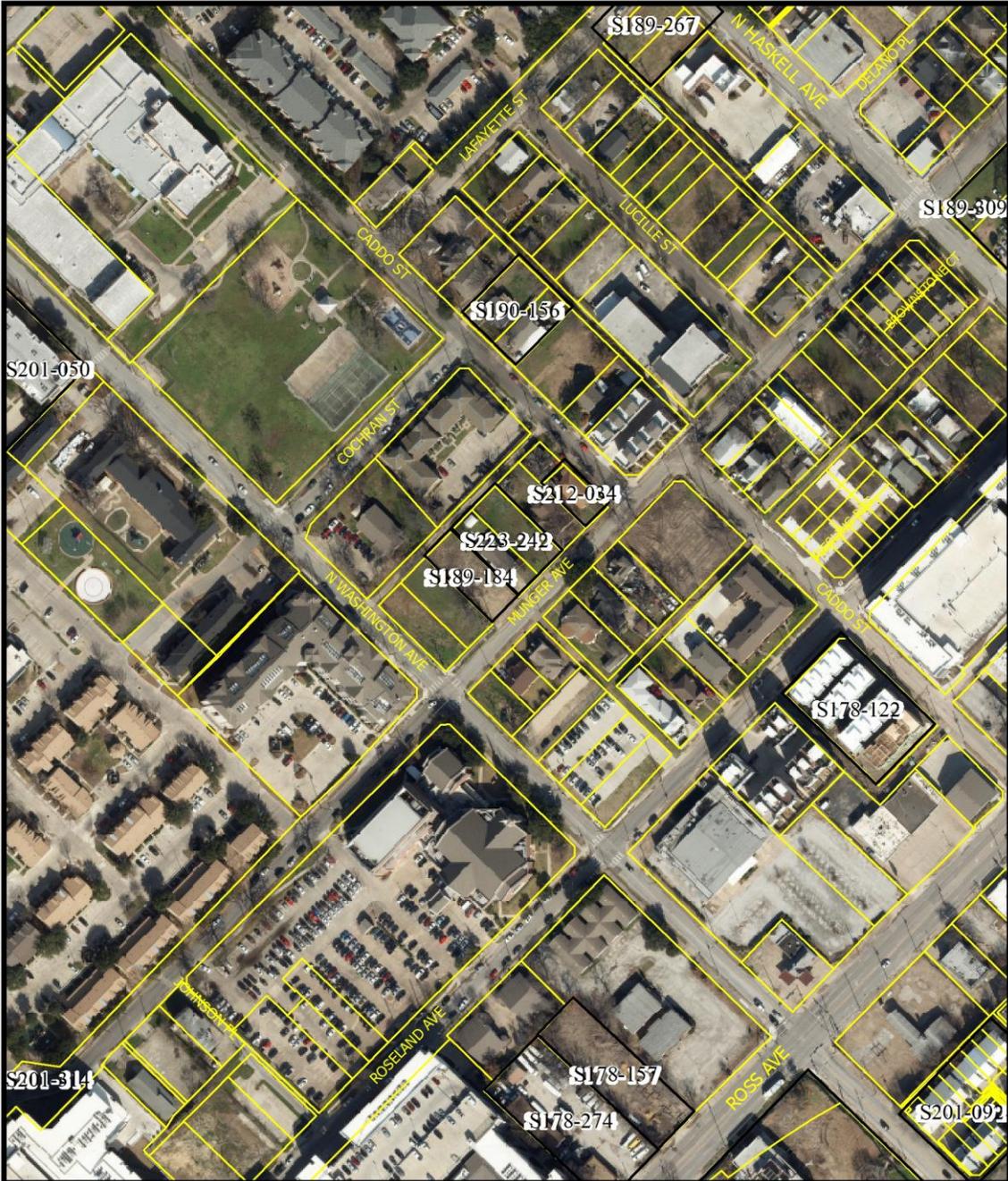
20. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering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

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

21. On the final plat, change “Munger Avenue” to “Munger Avenue (F.K.A. Juliette Street)”.
22. On the final plat, identify the property as Lot 11A in City Block 10/605. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).







 1:2,400	<h2 style="text-align: center;">AERIAL MAP</h2> <ul style="list-style-type: none"> <li><input type="checkbox"/> Area of Request</li> <li><input type="checkbox"/> Recent History</li> </ul>	Case no: <u>          <b>S223-242</b>          </u> Date: <u>          <b>9/7/2023</b>          </u>
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