

**CITY PLAN COMMISSION****THURSDAY, APRIL 9, 2026****FILE NUMBER:** PLAT-26-000089**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Kirby Street, south of Homer Street**DATE FILED:** March 12, 2026**ZONING:** MF-2(A)**CITY COUNCIL DISTRICT:** 2**SIZE OF REQUEST:** 0.0907-acres**APPLICANT/OWNER:** Davit Barseghyan

**REQUEST:** An application to create one 1,489 square-foot lot and one 2,463-square-foot lot from a 0.0907-acre tract of land in City Block 12/2003 on property located on Kirby Street, south of Homer Street.

**SUBDIVISION HISTORY:**

1. S245-097 was a request southwest of the present request to replat a 21.582-acre tract of land containing part of Lot 1A and 1B, all of Lot 1C and 2A in City Block 18/2006 to create 7 lots ranging in size from 0.5464 acre to 9.607 acre on property located between Carroll Avenue and Haskell Avenue, east of Central Expressway/ U.S. Highway No. 75. The request was approved on March 6, 2025, and was recorded on November 7, 2025.
2. S201-665 was a request east of the present request to replat a 0.284-acre tract of land containing all of Lots 12 and 13 in City Block 1/2001 to create one lot on property located on Manett Street, northeast of Kirby Street. The request was approved on June 3, 2021, and was withdrawn on April 19, 2023.

**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 1,489 square-foot lot and one 2,463-square-foot 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 2.

### **Paving & Drainage Conditions:**

12. 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).
13. "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)

**Right-of way Requirements Conditions:**

14. On the final plat, dedicate 7.5 feet of right-of-way (via fee simple) from the established center line of Alley. *Section 51A 8.602(c)*
15. On the final plat, dedicate a 15-foot by 15-foot Alley Sight Easement at the intersection of Kirby Steet & the alley. *Section 51A-8.602(e)*

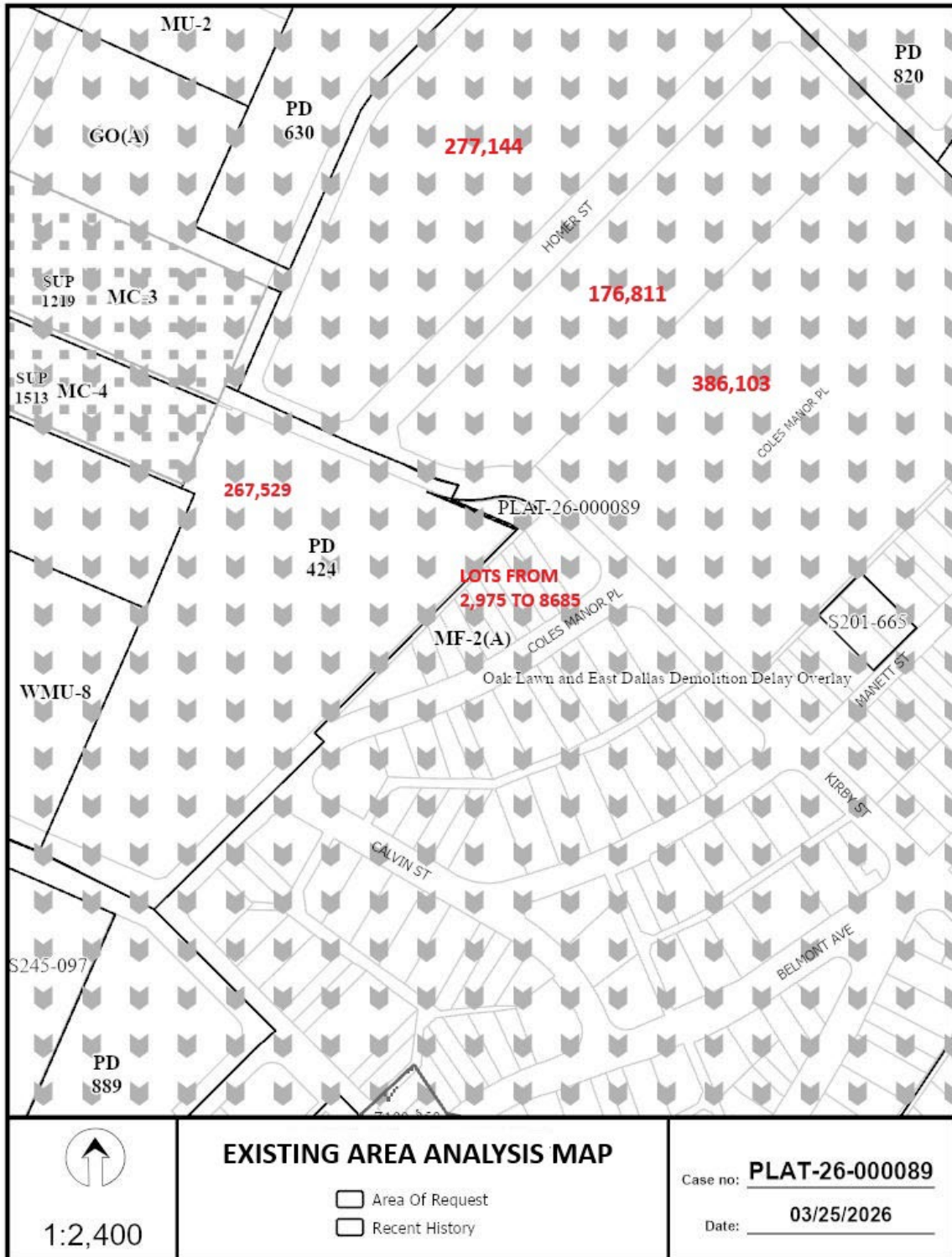
**Survey (SPRG) Conditions:**

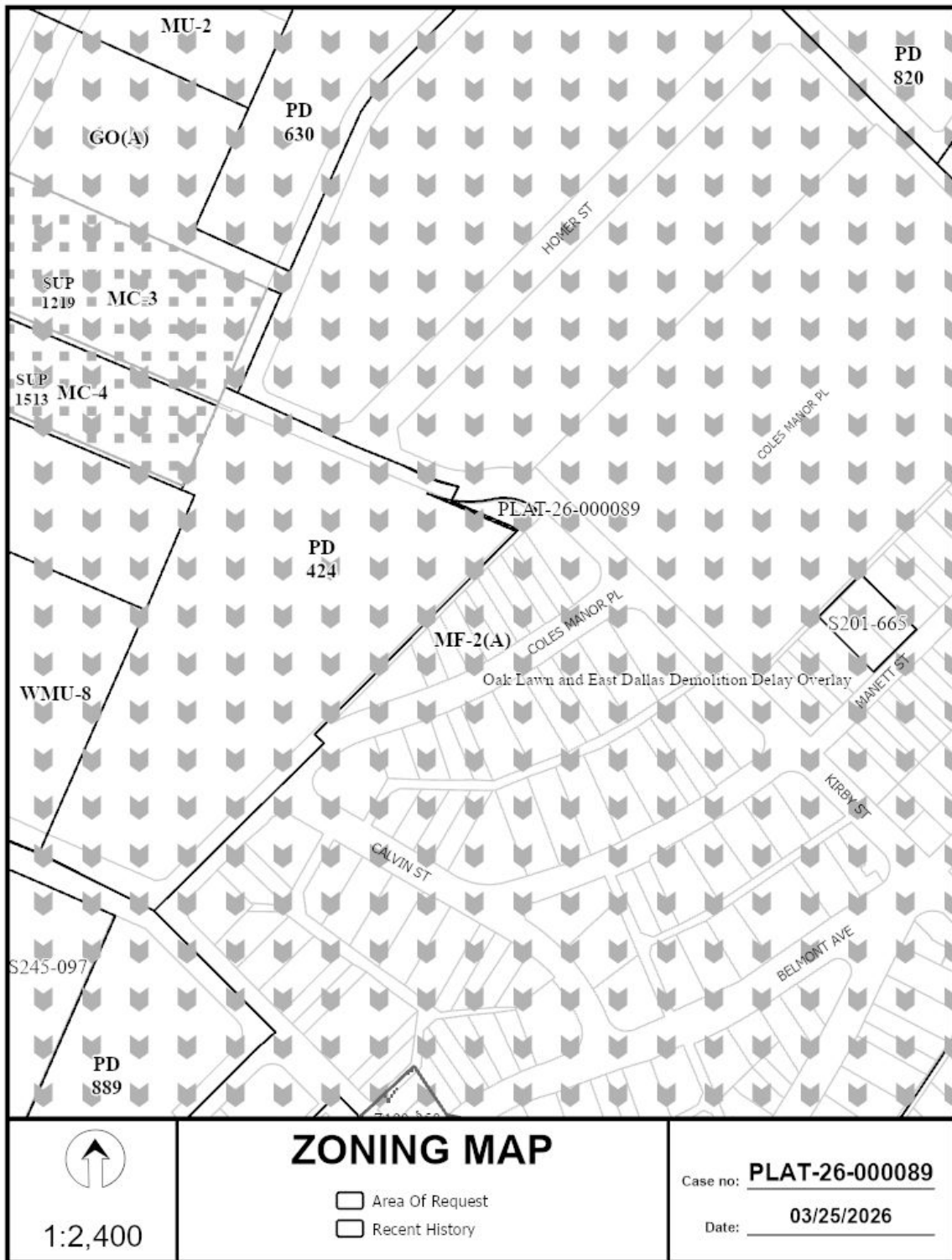
16. Prior to final plat, submit a completed final plat checklist and all supporting documents.
17. On the final plat, show the correct recording information for the subject property.
18. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
19. On the final plat, show recording information on all existing easements within 150 feet of the property.
20. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
21. On the final plat, chose a new or different plat name.

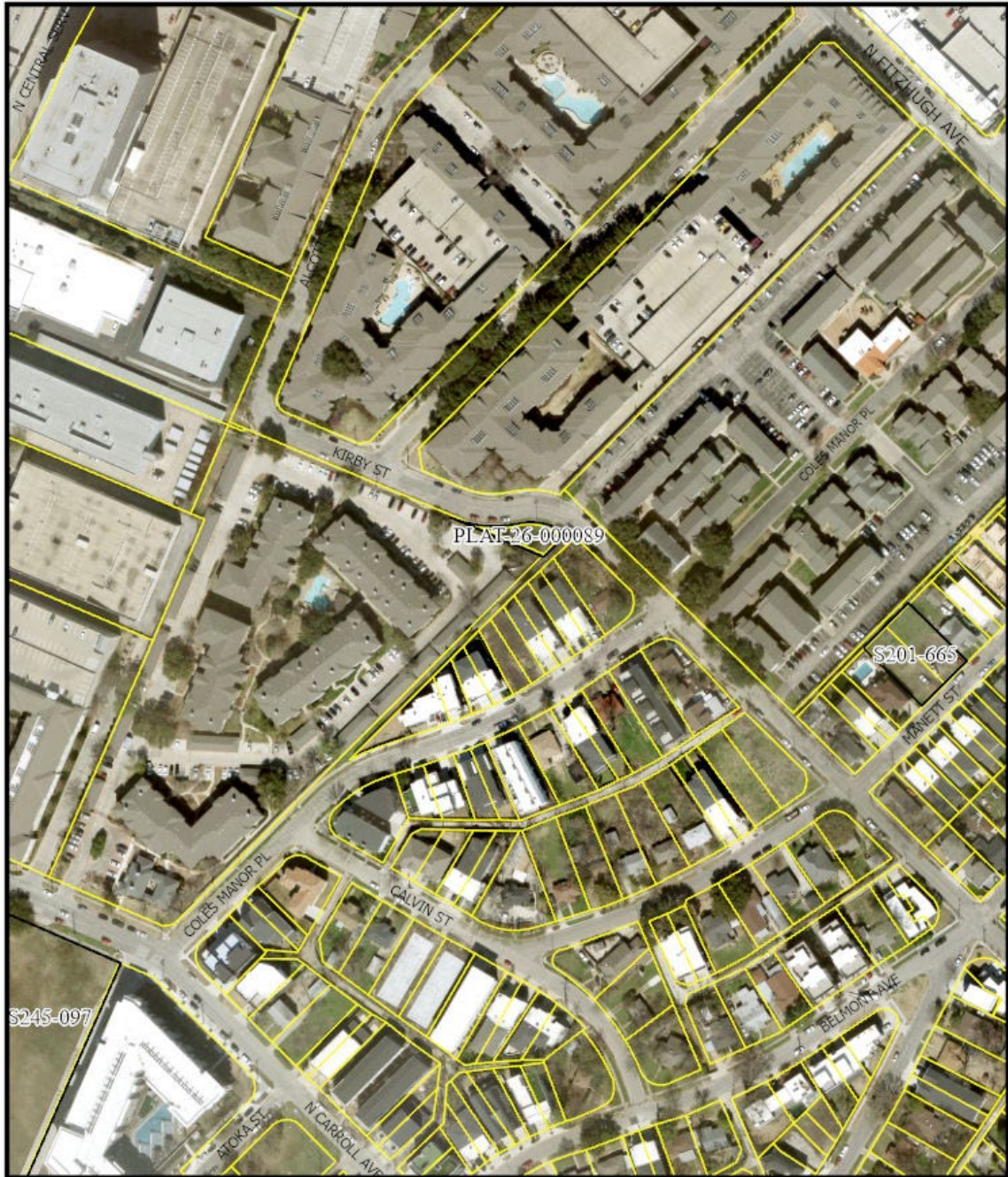
**Arborist/ Street Name/ GIS, Lot & Block Conditions:**

22. A tree survey is required. Please show all trees on the site 8" or larger labeled size and species.
23. On the final plat, add "Homer Street" to plat drawing.
24. On the final plat, add "Coles Manor Place" to plat drawing.
25. On the final plat, identify the property as Lots 4 & 5 (SE lot) in City Block 12/2003.

**ALL AREAS ARE IN SQUARE FEET**







 1:2,400	<h3>AERIAL MAP</h3> <ul style="list-style-type: none"><li><input type="checkbox"/> Area Of Request</li><li><input type="checkbox"/> Recent History</li></ul>	Case no: <b>PLAT-26-000089</b> Date: <b>03/25/2026</b>
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