

CITY PLAN COMMISSION**THURSDAY, NOVEMBER 21, 2024****FILE NUMBER:** S245-018**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Live Oak Street, east of Hudson Street**DATE FILED:** October 24, 2024**ZONING:** MF-2(A)**CITY COUNCIL DISTRICT:** 14**SIZE OF REQUEST:** 0.132-acre**APPLICANT/OWNER:** Upfront Investments, LLC

REQUEST: An application to replat a 0.132-acre tract of land containing part of Lot 2 in City Block 22/1874 to create one lot on property located on Live Oak Street, east of Hudson Street.

SUBDIVISION HISTORY:

1. S212-278 was a request southwest of the present request to replat a 0.2626-acre tract of land containing all of Lots 7A and 8A in City Block 19/1874 to create one lot on property located on Live Oak Street, south of Hudson Street. The request was denied by City Plan Commission on August 4, 2022.
2. S212-193 was a request southwest of the present request to replat a 0.2626-acre tract of land containing all of Lots 7A and 8A in City Block 19/1874 to create one lot on property located on Live Oak Street, south of Hudson Street. The request was denied by City Plan Commission on May 19, 2022.
3. S190-217 was a request southwest of the present request to replat a 0.868-acre tract of land containing part of Lot 1 and all of Lots 2 through 5, and Lot 6B in City Block 19/1874 to create one lot on property located on Live Oak Street, north on Lindell Avenue. The request was approved on September 17, 2020, and recorded on January 22, 2024. An Amending Minor Plat S212-217APM was approved and recorded on March 6, 2024.
4. S190-142 was a request northwest of the present request to create a 0.14-acre lot from a tract of land in City Block 1877 on property located on Hudson Street, south of Ross Avenue. The request was approved on June 18, 2020, but has not been recorded.
5. S190-004 was a request northwest of the present request to create one 0.321-acre lot from a tract of land in City Block 1877 on property located on Ross Avenue, east of Hubert Street. The request was approved on November 7, 2019, and recorded on January 22, 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 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 0.132 acre (5,735 square feet).

Staff finds that the request is compatible to the lot pattern already established in the adjacent areas. (*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)*

Floodplain Conditions:

14. Comply with Peaks Branch drainage requirements. Finish floor elevation is recommended to be 3' above nearest inlet, top of curb. Per DWU Floodplain Management Department recommendation

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.
17. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information.
18. Need new/different addition name. Addition name cannot start with the letter "The".

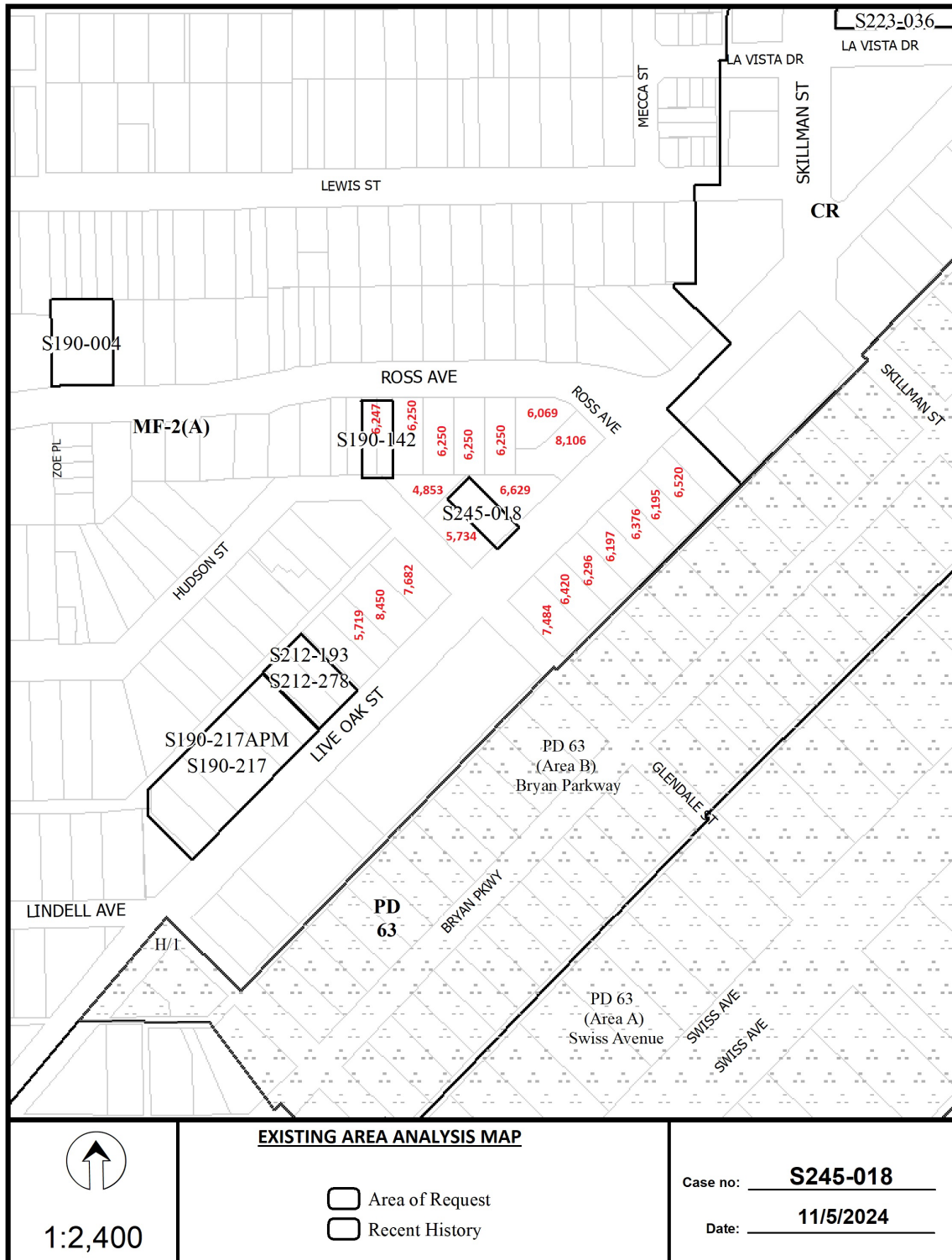
Dallas Water Utilities Conditions:

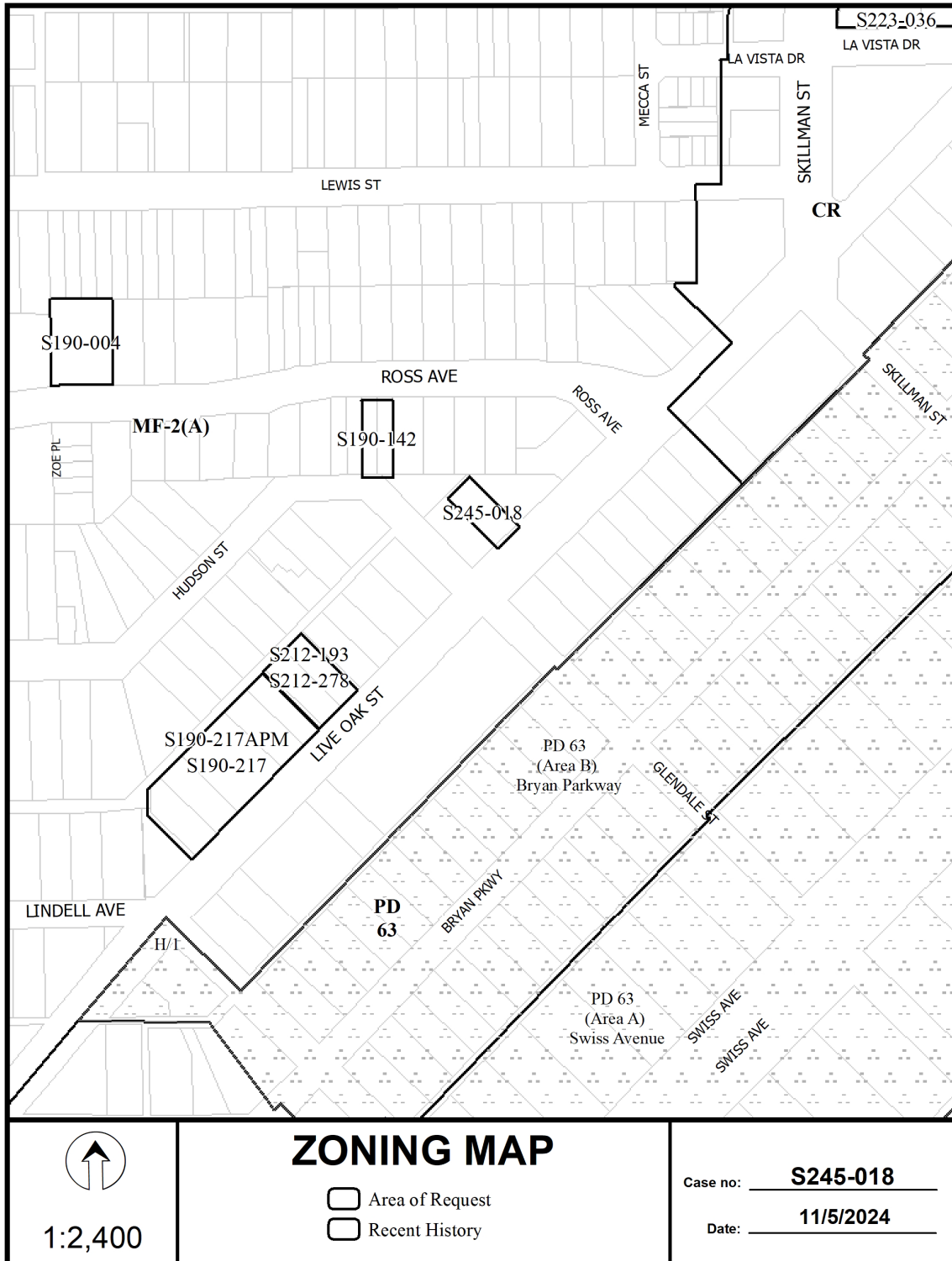
19. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering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

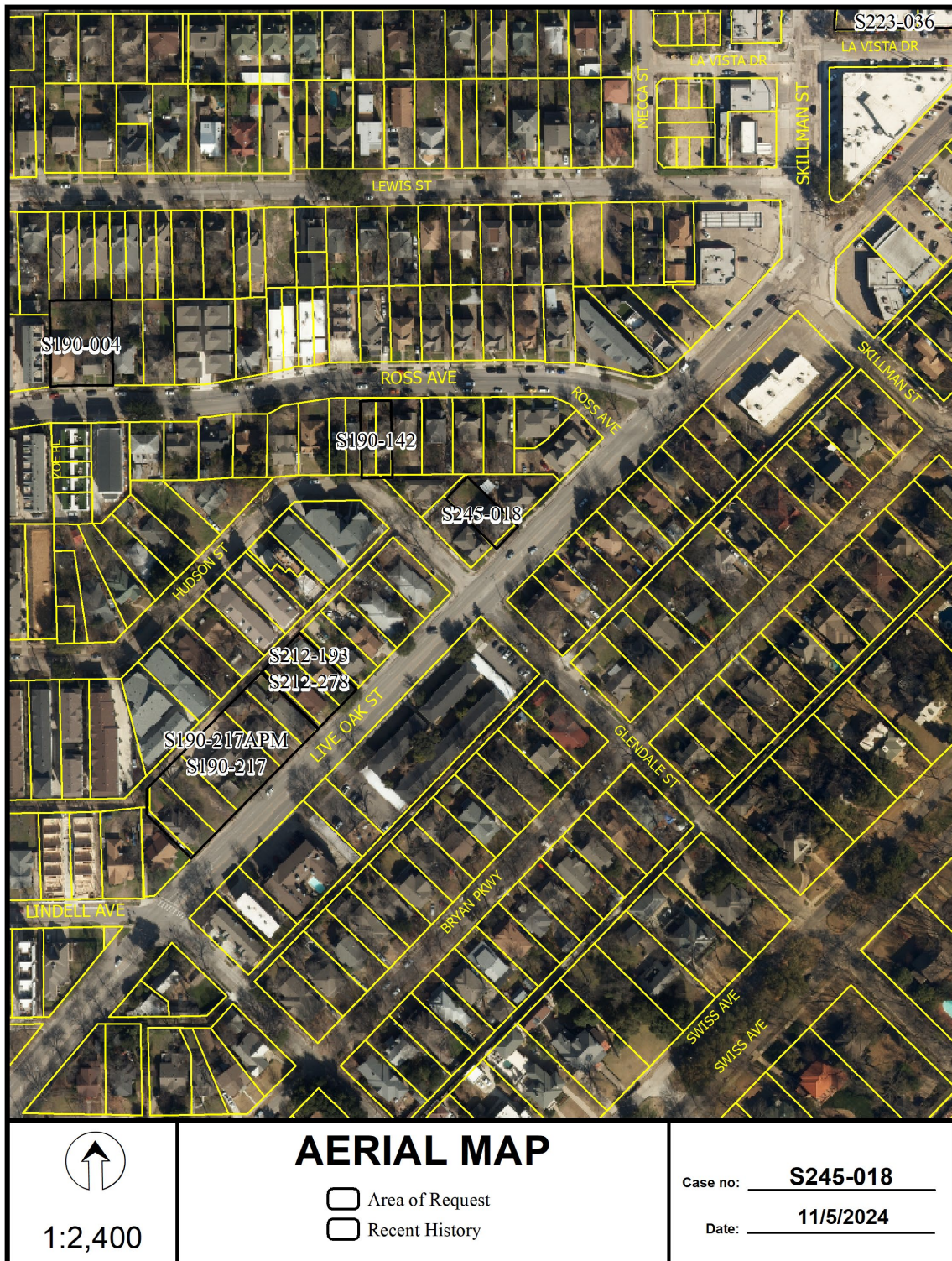
Street Light/ Street Name/ GIS, Lot & Block Conditions:

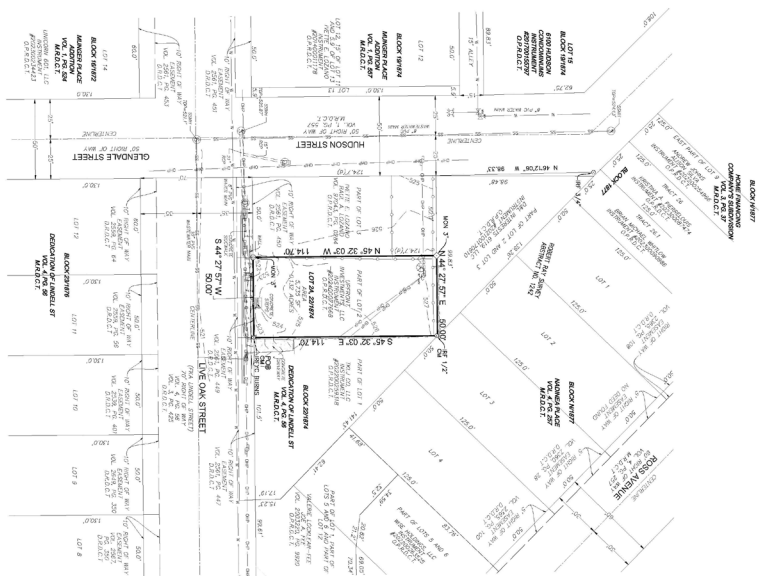
20. Prior to final plat, compliance with City's Street lighting standards including illumination standards, material, installation, and activation per Street Design Manual.
21. On the final plat, identify the property as Lot 2A in City Block 22/1874.

ALL AREAS ARE IN SQUARE FEET









SURVEYOR'S STATEMENT

4. *And the signers, a neglected professional class* (surprise, named by the title of the book) who, in the case of the *Stade de Trazas*, did not even sign this part was expected under the general assumption, *known* because documentation, evidence collected on the ground during that operations and other visible documentation, and that the plot absolutely complies with the figure and description of the town figure of Professional Engineers and Land Surveyors, as mentioned, and Trazas said Government Data, Chapter 2012 or earlier after that, monumentation shown herein was either based or confirmed with the City of Trazas Government Data, Section 214-017 (3/26/2016) & 4c, and that the digital drawing accompanying this plot is a precise representation of this signed final

PRELIMINARY, THIS DRAWING SHALL NOT BE RECORDED FOR ANY PURPOSE

Texas Registered Professional
Land Surveyor No. 6671

STATE OF TEXAS
COUNTY OF COLLIER

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ day of _____, 2024.

1. All bearings in
Phone Coordinate

1. All buildings shown are based on the Texas State Parks Compendium System of 1984, *North Central Zone* (2012). North American Datum of 1983, used coordinate system.
2. *Let's Get Droughted and Don't Give Up! Drought City of Dallas Proving and Draining Engineering Division* (2009).
3. The purpose of this plot is to create (?) and show a set of plotted data.
4. The municipalities shown here are Texas State Parks Compendium System, *North Central Zone* (2012), North American Datum of 1983, used coordinate system.

OWNER'S DEDICATION

NOW IMPELSONING, KNOW ALL MEN BY THESE PRESENTS,

the 1980s and 1990s, 112 studies and 10,430 subjects were included in the meta-analysis. Overall, the results of the meta-analysis indicate that the use of alcohol, tobacco, and/or other drugs is associated with an increased risk of developing a mental disorder. The meta-analysis shows that the use of alcohol, tobacco, and/or other drugs is associated with an increased risk of developing a mental disorder, with the risk being highest for the use of alcohol and tobacco. The meta-analysis also shows that the use of alcohol, tobacco, and/or other drugs is associated with an increased risk of developing a mental disorder, with the risk being highest for the use of alcohol and tobacco. The meta-analysis also shows that the use of alcohol, tobacco, and/or other drugs is associated with an increased risk of developing a mental disorder, with the risk being highest for the use of alcohol and tobacco.

This plat approved subject to all plotting ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS, my hand at Dallas, Texas, this _____ day of _____, 2024.

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared DEBORAH LYNN, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2024.

LEGEND.

[illegible]

OWNERS CERTIFICATE

ABSTRACT 3, 2, 2, square foot or 0.12 acre lot of land, situated in the Robert Roy Sharpe Abstr. No. 1242, in the City of Dallas, County of Dallas, Texas, being part of Sect. 22/8/14, Section of Unsub. St., as addition to the City of Dallas, Texas, recorded in Volume 4, Page 36, Map Records, Dallas County, Texas (M.D.C.), being one of the property described in a General Warranty Deed to Upland Investments, L.L.C. recorded in Instrument #201400027666, of the Official Public Records of Dallas County, Texas

[illegible]

INDEX North degree 23 includes 52 accounts ERI, with the common line between male and female of 114.72 feet to the **POINT OF BEGINNING**, containing 25 square feet or 0.125 acres of land more or less.



VACUUM SEAL
(NOT TO SCALE)

CERTIFICATE OF APPROVAL

I, Erica Biddle, Chairperson of the Dallas Area Chamber of Commerce, do hereby certify that the attached plan was duly read and approved by the City Park Commission of the City of Dallas on the _____ day of _____, A.D. 20____, by said Commission, and was duly approved on the _____ day of _____, A.D. 20____, by said Commission.

Chairperson of the City Park Commission
Dallas, Texas

Secretary _____

SURVEYOR
ARA
SURVEYING

TEL (977) 846-4172
TIMELINE 10104713
ANIL MOOREGUEZ, RPLS
adilguez@aravaivoyage.com

A REPLAT OF PART OF LOT 2, BLOCK 22/1874
MUNGER PLACE ADDITION
0.132 ACRES SITUATED IN THE
ROBERT RAY SURVEY, ABSTRACT NO. 2542
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE: 5245-018