

**LOCATION:** Polk Street, north of Kirnwood Drive**DATE FILED:** April 19, 2024**ZONING:** TH-2(A)**CITY COUNCIL DISTRICT:** 8**SIZE OF REQUEST:** 8.265-acres**APPLICANT/OWNER:** M & J Group LLC

**REQUEST:** An application to replat 8.265-acre tract of land containing part of Lots 1 and 2 and a tract of land in City Block 7568 to create 74-residential lots ranging in size from 2,002 square feet to 3,276 square feet and 11 common areas on property located on Polk Street, north of Kirnwood Drive.

**SUBDIVISION HISTORY:**

1. S234-007 was a request south of the present request to replat a 0.666-acre tract of land containing part of Lots 1 and 2 in City Block 7568 to create one 13,006-square foot lot and one 15,988-square foot lot on property located on Polk Street, north of Kirnwood Drive. The request was approved on November 16, 2023 and has not been recorded.

**PROPERTY OWNER NOTIFICATION:** On April 30, 2024, 33 notices were sent to property owners within 200 feet of the proposed plat.

**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 request have lot widths ranging in size from 60 feet to 249 feet and lot areas ranging in size from 7,357 square feet to 689,604 square feet and are zoned an R-7.5(A) Single Family District and TH-2(A) Townhouse District. (*Refer to the existing area analysis and aerial map*)

The request lies in TH-2(A) Townhouse District which has a minimum lot area requirement of 2,000 square feet for single family structure and 6,000 square feet for duplex structures. The request is to create 74-residential lots ranging in size from 2,002 square feet to 3,276 square feet and width ranging in size from 26 feet to 38.88 feet

Staff finds that there is a variation in the lot pattern in the immediate vicinity of the request. The request complies with the requirements of TH-2(A) Townhouse District and with the requirements of Section 51A-8.503; therefore, staff recommends approval of the request 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 74 and 11 Common Areas.

### **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 Conditions:**

15. 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)*
16. Existing drainage conveyance within the property is required to be sized in compliance with Section 51A-8.611(a)(1) of the City of Dallas Code.

**Survey (SPRG) Conditions:**

17. Prior to final plat, submit a completed final plat checklist and all supporting documents.
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 distances/width across all adjoining right-of-way
20. On the final plat, show recording information on all existing easements within 150 feet of the property.
21. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information.

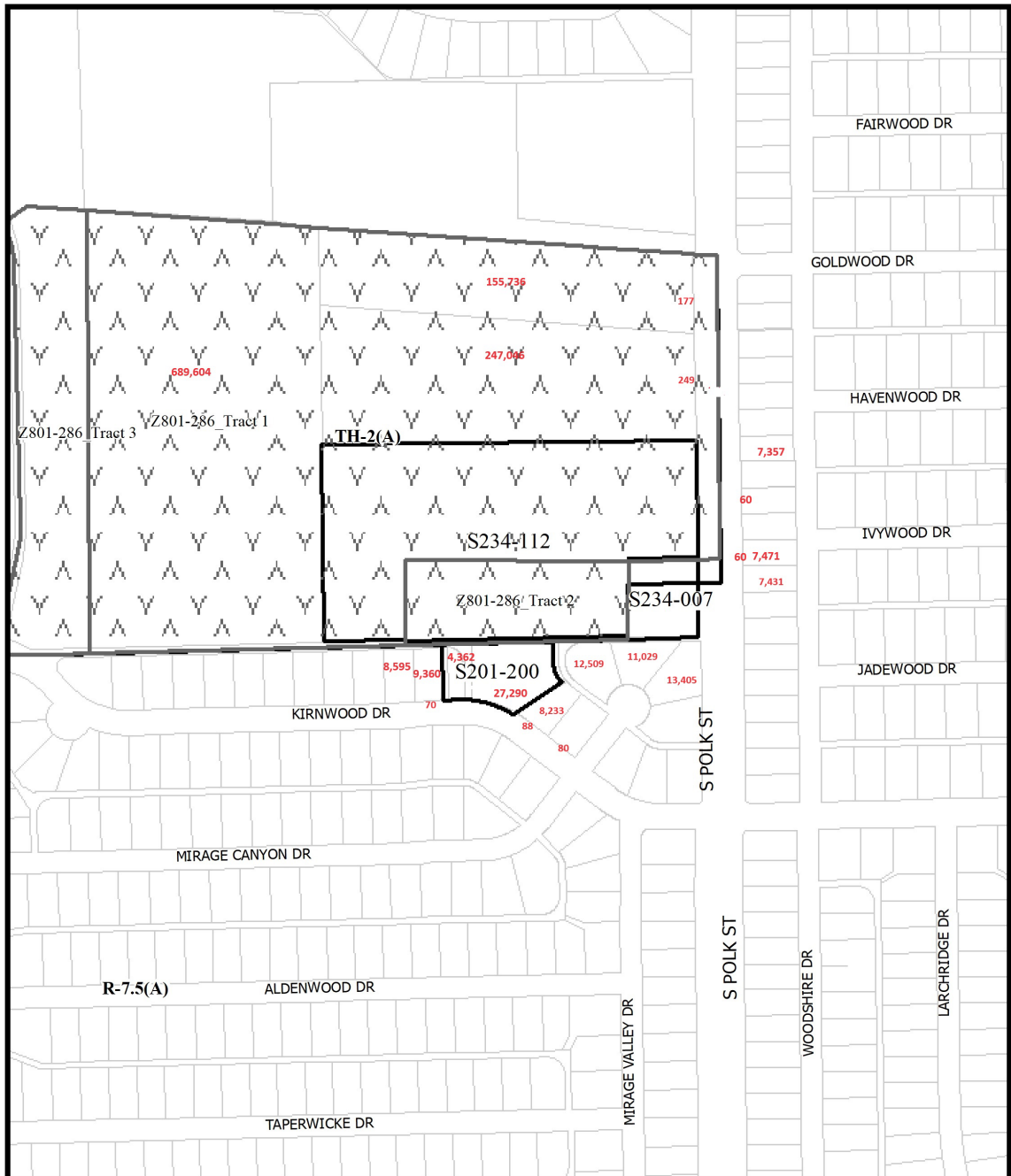
**Dallas Water Utilities Conditions:**


22. 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).
23. 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.
24. Water and Wastewater main improvements is required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

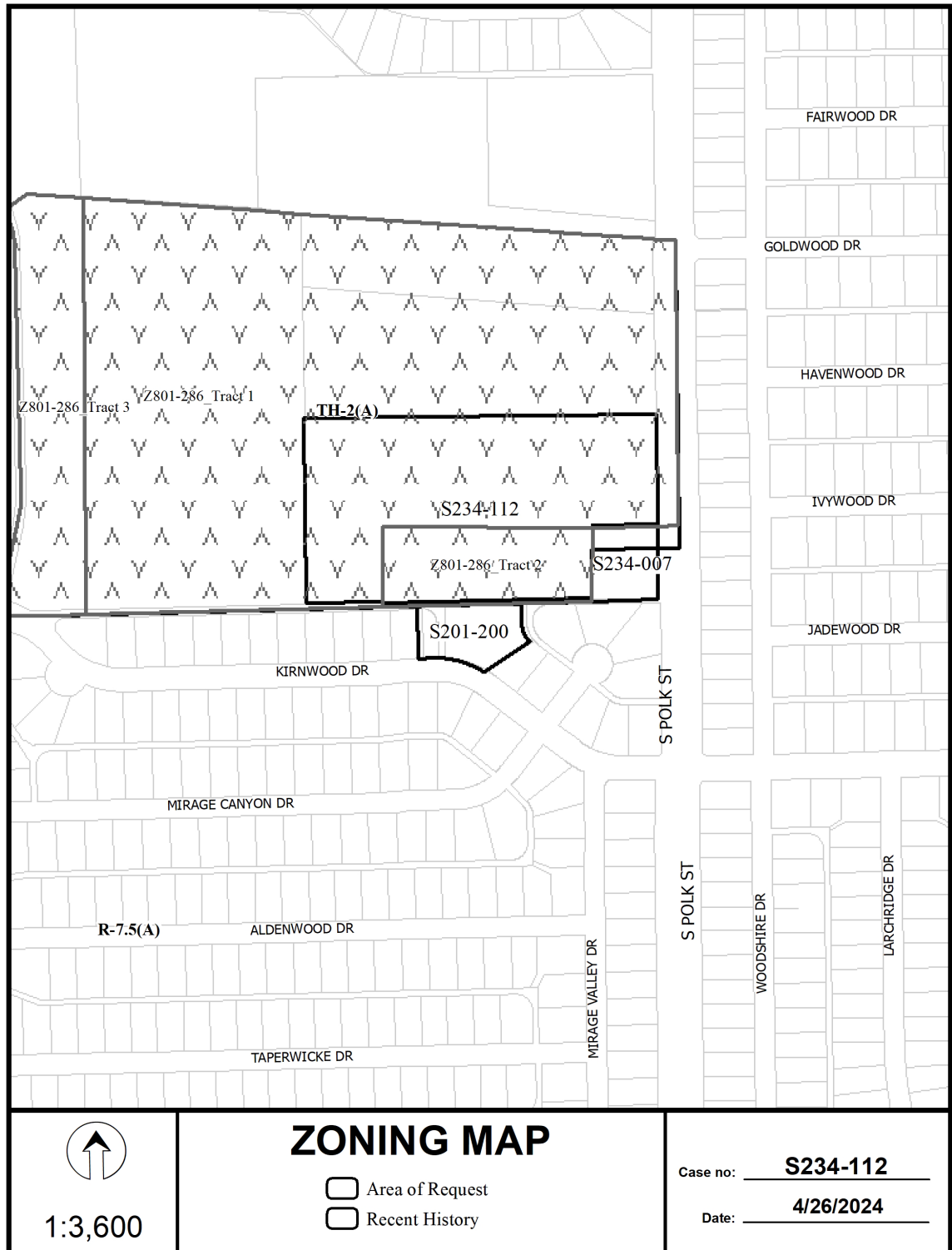
**Street Name / GIS, Lot & Block Conditions:**

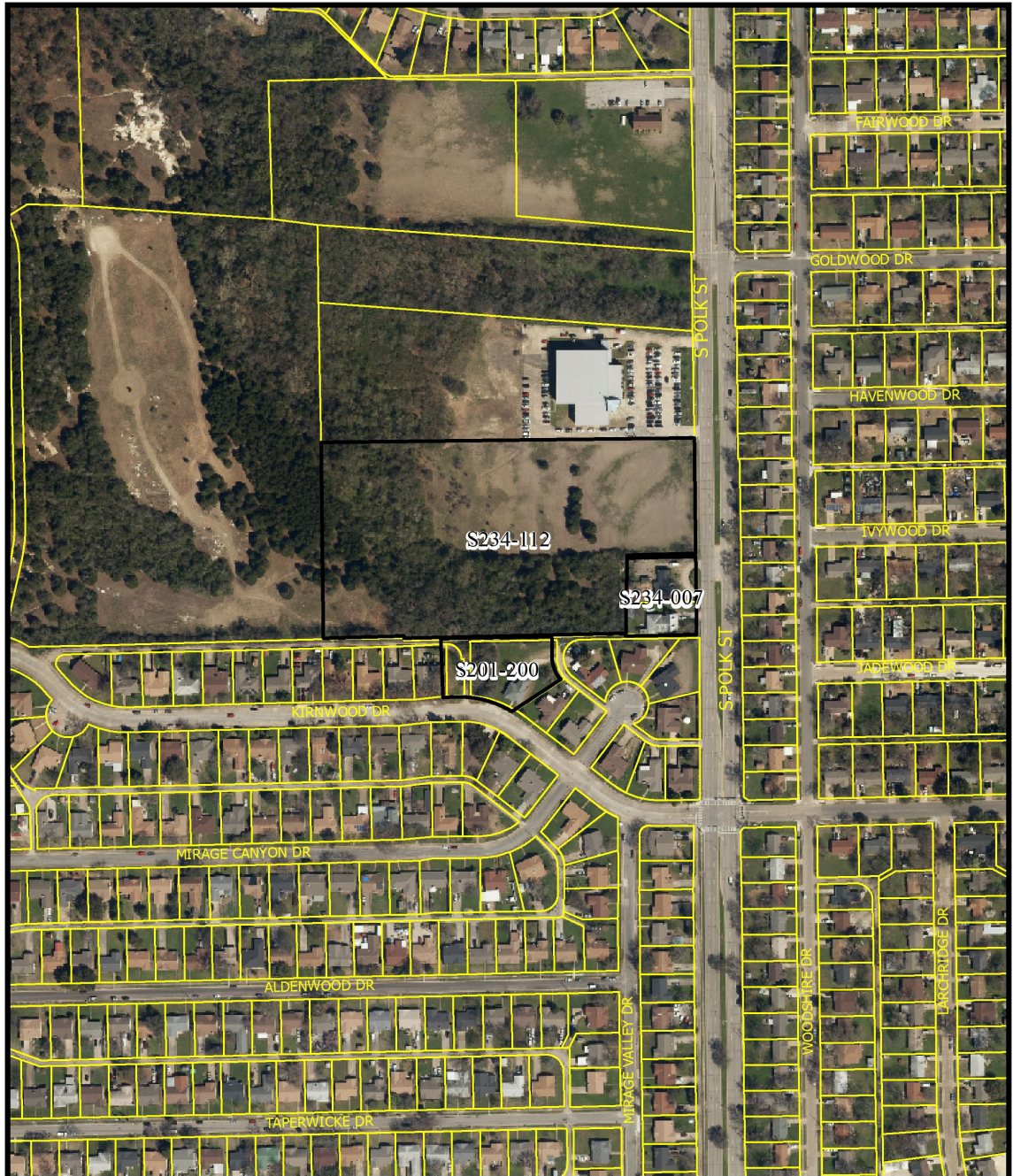
25. On the final plat, change “South Polk Street” to “Polk Street”.
26. On the final plat, change “Canyon Drive” to “Mirage Canon Drive”.
27. Prior to final plat, contact Addressing Team for appropriate names for proposed Row’s for new subdivision.
28. On the final plat, identify the property as City Block A/7568 through E/7568.


# EXISTING AREA ANALYSIS MAP



 1:3,600	<h3>EXISTING AREA ANALYSIS 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>S234-112</b> Date: <b>4/26/2024</b>
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 1:3,600	<h2 style="text-align: center;">AERIAL MAP</h2> <p> <input type="checkbox"/> Area of Request  <input type="checkbox"/> Recent History         </p>	Case no: <u>          <b>S234-112</b>          </u> Date: <u>          <b>4/26/2024</b>          </u>
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## *Notification List of Property Owners*

### *S234-112*

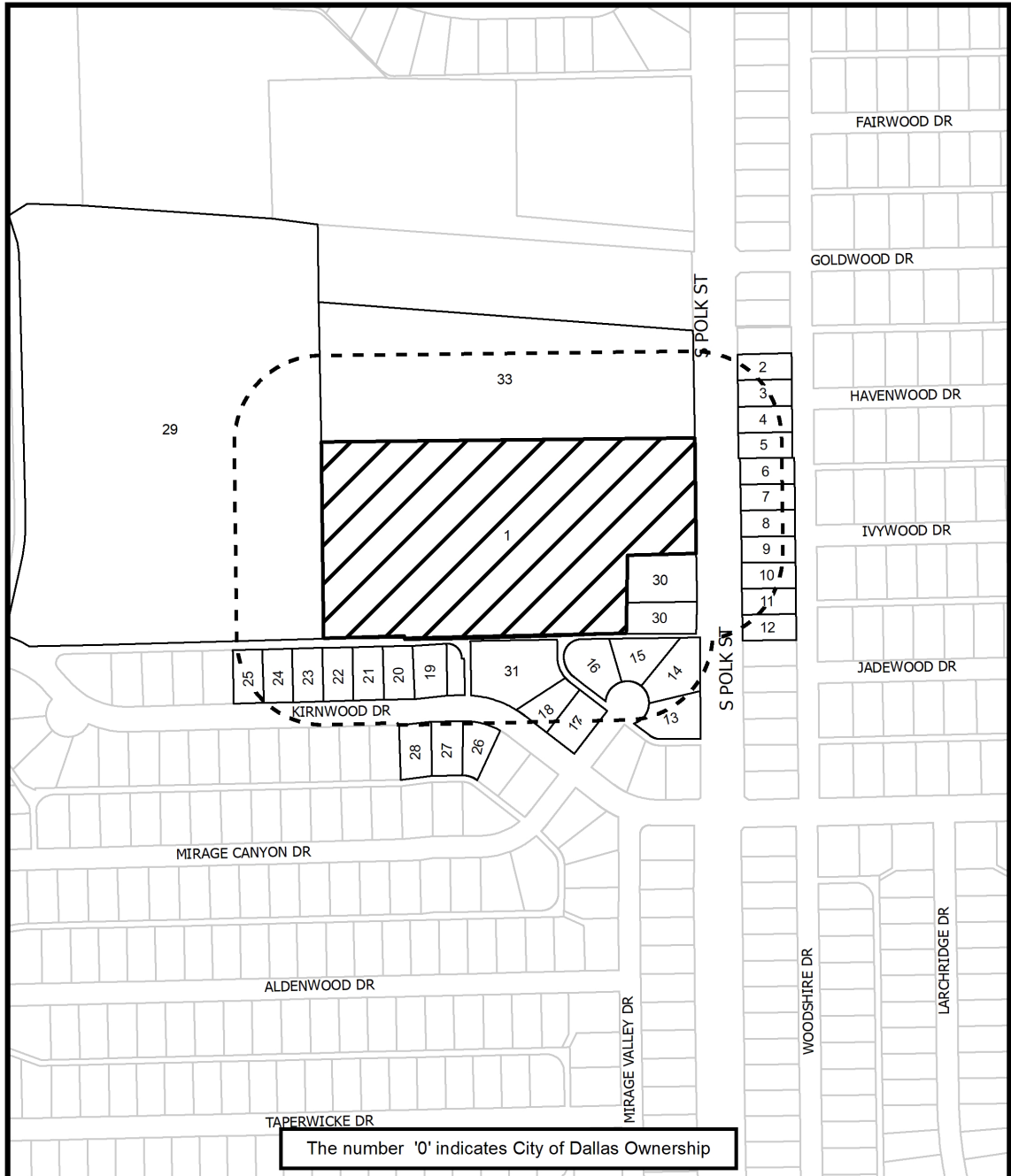
#### *33 Property Owners Notified*

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	7601 S POLK ST	M&J GROUP LLC
2	7619 WOODSHIRE DR	ROCHA MIGUEL A &
3	7625 WOODSHIRE DR	SMITH C
4	7629 WOODSHIRE DR	DICKERSON GWENDOLYN W
5	7635 WOODSHIRE DR	WILLIS CHARLES D &
6	7641 WOODSHIRE DR	HART EDDIE DEAN
7	7645 WOODSHIRE DR	HAYDEN SYLVIA EST OF
8	7651 WOODSHIRE DR	GEORGE TONYA RENEE &
9	7655 WOODSHIRE DR	PEREZ BERTHA V
10	7661 WOODSHIRE DR	MARTINEZ MIGUEL ESPINOZA
11	7665 WOODSHIRE DR	ARRONA ADRIANA ESTRADA
12	7669 WOODSHIRE DR	WILLIAMS GUADALUPE VILLARREAL &
13	1108 MIRAGE CANYON DR	COLEMAN GEORGE H & JODIESTEEN
14	1104 MIRAGE CANYON DR	BURKS VANESSA
15	1103 MIRAGE CANYON DR	PATTERSON BETTY J
16	1107 MIRAGE CANYON DR	GRIVAS TIMOTHY &
17	1205 KIRNWOOD DR	PRUITT EMANUEL
18	1215 KIRNWOOD DR	LEWIS BOYD
19	1231 KIRNWOOD DR	CRUZ CRISTINA & RODRIGO CRUZ
20	1237 KIRNWOOD DR	RODRIGUEZ VIRGILIO PIRIL &
21	1305 KIRNWOOD DR	SMITH PAUL L & DELOIS
22	1311 KIRNWOOD DR	CARRANZA ARTURO ORTIZ &
23	1317 KIRNWOOD DR	MELLENDEZ BERTHA ALICIA ACHONDO
24	1323 KIRNWOOD DR	DAVIS JOHN L EST OF
25	1329 KIRNWOOD DR	WILLIAMS PATRICK DONNELL
26	1222 KIRNWOOD DR	LUCAS CYNTHIA YVTTE &

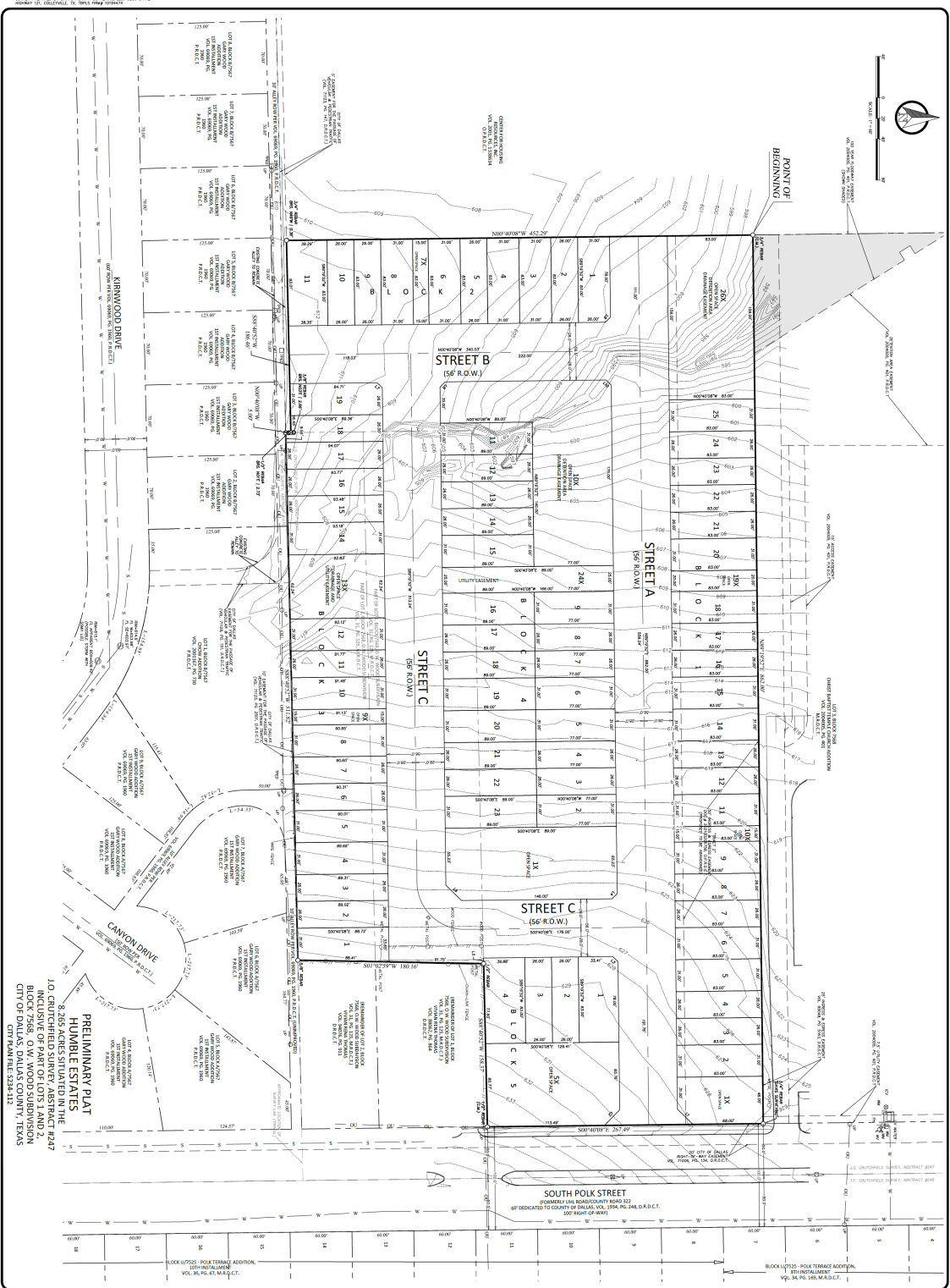
04/23/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	1228 KIRNWOOD DR	WATSON EVELYN W EST OF
28	1234 KIRNWOOD DR	JONES LARRY
29	7601 S POLK ST	CENTER FOR HOUSING
30	7655 S POLK ST	THOMAS VIVIAN RENA
31	1225 KIRNWOOD DR	WHITE ORCHID HOLDING CO
32	1225 KIRNWOOD DR	WHITE ORCHID HOLDING CO
33	7615 S POLK ST	GRACE CATHEDRAL CHURCH OF GOD IN CHRIST INC





 1:3,600	<b>NOTIFICATION</b>		Case no: <b>S234-112</b>
	<div style="border: 1px solid black; padding: 2px; display: inline-block;">200'</div> AREA OF NOTIFICATION <div style="border: 1px solid black; padding: 2px; display: inline-block;">33</div> NUMBER OF PROPERTY OWNERS NOTIFIED		Date: <b>4/26/2024</b>



DATE: 2022.06.29  
 SHEET: 28 OF 28  
 PROJECT: POLK STREET TOWNHOMES  
 CITY: DALLAS, TEXAS

**PRELIMINARY PLAT**  
**VO1**  
 SHEET 1 OF 2

**OWNERS/APPPLICANT**  
 M&L GROUP, LLC  
 3800 WEST LOOP SOUTH, SUITE 200  
 FORT WORTH, TX 76107

**ENGINEER**  
 M&L ENGINEERING  
 3800 WEST LOOP SOUTH, SUITE 200  
 FORT WORTH, TX 76107

**DATE** 06/29/2022  
**DATE** 06/29/2022  
**DATE** 06/29/2022

**DALLAS, TEXAS**

**POLK STREET TOWNHOMES**

**VO1**

**PRELIMINARY PLAT**

**SHEET 1 OF 2**

