

CITY PLAN COMMISSION**THURSDAY, November 20, 2025****FILE NUMBER:** PLAT-25-000130**SENIOR PLANNER:** Hema Sharma**LOCATION:** Kirby Street, southeast of Capitol Avenue**DATE FILED:** October 23, 2025**ZONING:** MF-2(A)**CITY COUNCIL DISTRICT:** 2**SIZE OF REQUEST:** 0.1901 -acres**APPLICANT/OWNER:** 214 Kirby Holdings LLC

REQUEST: An application to replat a 0.1901-acre (8,280-square foot) tract of land containing portion of Lots 2 and 3 in City Block E/2011 to create one lot on property located on Kirby Street, southeast of Capitol Avenue.

SUBDIVISION HISTORY:

1. S245-090 was a request southeast of the present request to a 1.123-acre (5,350-square foot) tract of land containing part of Lot 1 in City Block 11/1598 to create 4 lots ranging in size from 1,150 square feet to 1,900 square feet on property located on Cabell Drive, southwest of Annex Avenue. The request was approved on February 20, 2025 but has not been recorded.
2. S234-104 was a request southeast 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, and recorded on August 28, 2025.
3. S223-028 was a request southeast 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.
4. S212-287 was a request southeast of the present request to 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.
5. S212-052 was a request southeast of the present request to replat a 0.103-acre tract of land containing all of Lot 1 in City Block K/662 to create one 1,287-square foot lot, one 1,300-square foot lot, and one 1,897-square foot lot on property located on Carroll Avenue and Rusk Avenue, west corner. The request was approved on January 6, 2022, and recorded on July 26, 2023.
6. S201-642 was a request south of the present request to replat a 0.376-acre tract of land containing all of Lots 7A through 7F and Lots 8A through 8F in City Block 6/1597 to create a 12-lot shared access development ranging in size from 1,201

square feet to 1,819 square feet on property located on Cabell Drive, south of Annex Avenue. The request was approved on May 6, 2021, and recorded on August 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 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 0.1901-acre (8,280-square foot).

Staff find 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. 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. Place a note on the final plat stating "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 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Kirby Street. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*

Survey (SPRG) Conditions:

15. Prior to final plat, submit a completed final plat checklist and all supporting documents.
16. On the final plat, chose a new or different plat name.

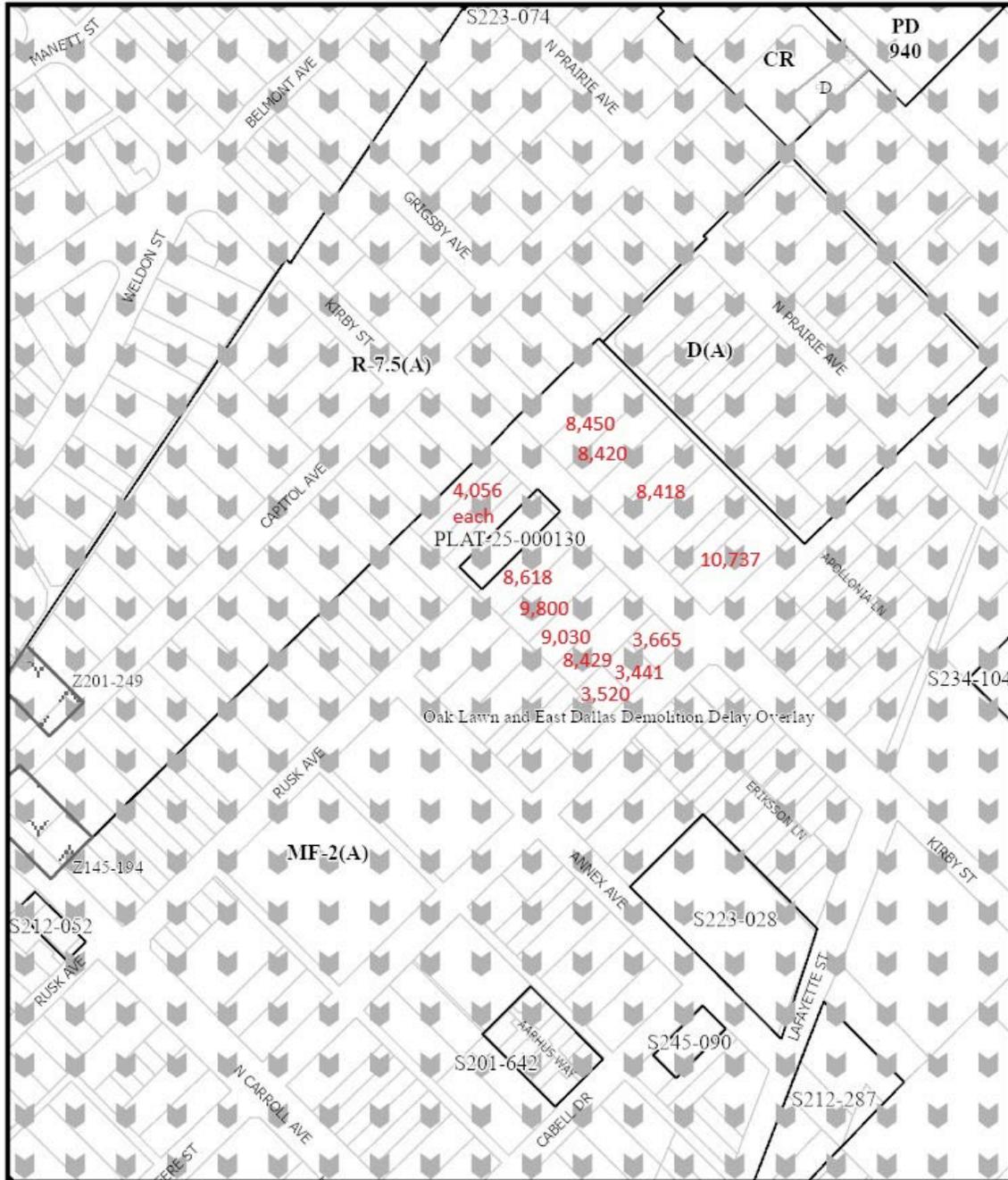
Dallas Water Utilities Conditions:

17. 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.

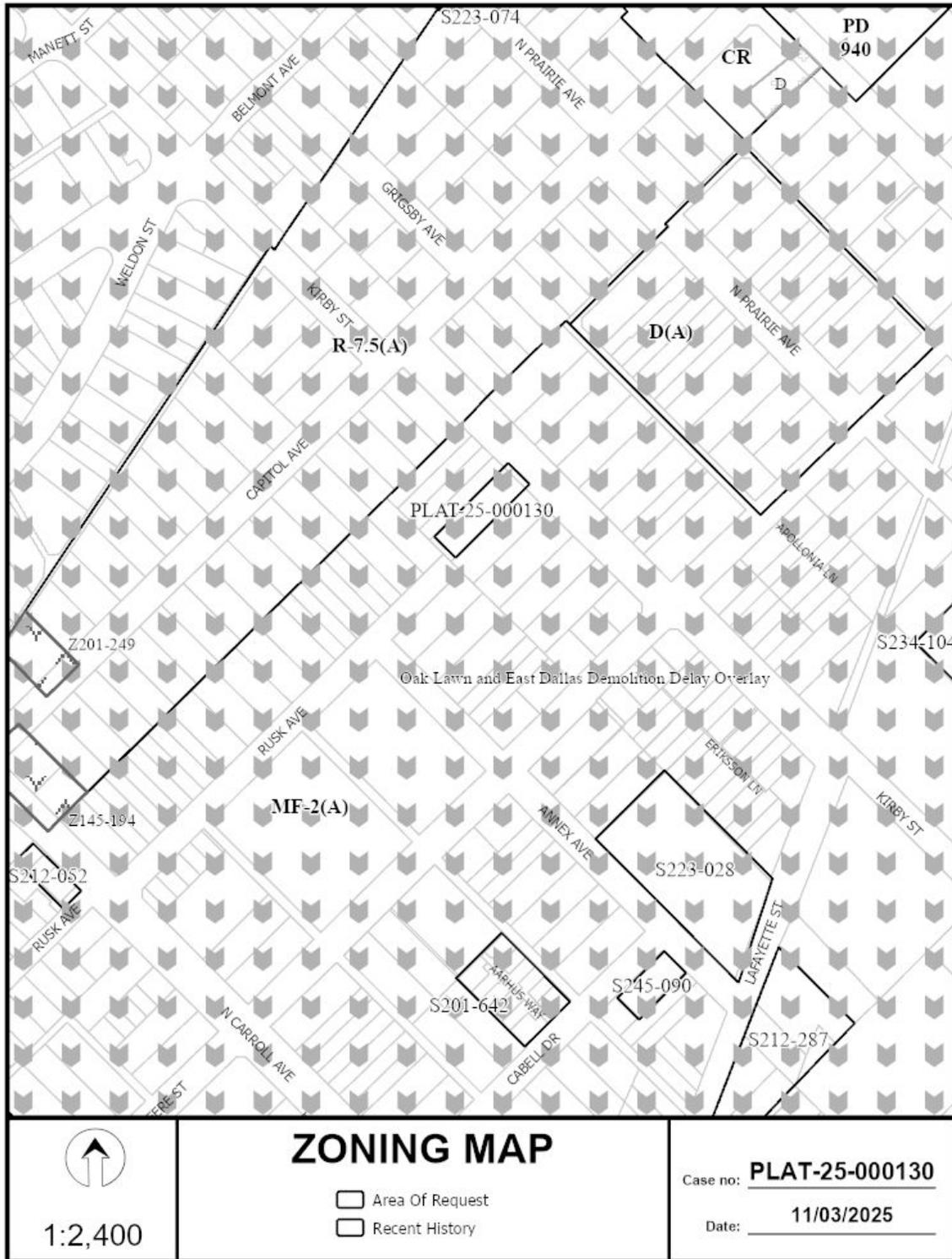
Street Name/ GIS, Lot & Block Conditions

18. On the final plat, change "Kirby Street" to "Kirby Street (AKA Kirby Avenue)". Section 51A-8.403(a)(1)(A)(xii).
19. On the final plat, change "Rusk Avenue" to "Rusk Avenue (AKA Rusk Street FKA State Street FKA Leroy Street FKA Capitol Street)" Section 51A-8.403(a)(1)(A)(xii).
20. On the final plat, identify the property as Lot 2A in City Block E/2011.

ALL AREAS ARE IN SQUARE FEET



 1:2,400	<p style="text-align: center;">EXISTING AREA ANALYSIS MAP</p> <p> <input type="checkbox"/> Area Of Request <input type="checkbox"/> Recent History </p>	<p>Case no: PLAT-25-000130</p> <p>Date: 11/03/2025</p>
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 1:2,400	<h2>AERIAL MAP</h2> <ul style="list-style-type: none"> <input type="checkbox"/> Area Of Request <input type="checkbox"/> Recent History 	Case no: PLAT-25-000130 Date: <u>11/03/2025</u>
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