

**CITY PLAN COMMISSION****THURSDAY, APRIL 10, 2025****FILE NUMBER:** S245-118**SENIOR PLANNER:** Hema Sharma**LOCATION:** Holy Avenue, north of Bryan Street**DATE FILED:** March 12, 2025**ZONING:** MF-2(A)**CITY COUNCIL DISTRICT:** 2**SIZE OF REQUEST:** 0.112-acres**APPLICANT/OWNER:** Niyi Uthman, Townsville Reality, LLC

**REQUEST:** An application to replat a 0.112-acre tract of land containing all of Lot 14 in City Block 712 to create two 0.056-acre (2,431-square foot) lots on property located on Holy Avenue, north of Bryan Street.

**SUBDIVISION HISTORY:**

1. S234-048 was a request northeast of the present request to replat a 0.4515-acre tract of land containing all of Lots 5 through 8 in City Block 712, part of Lots 7 through 10 in City Block 5/712 to create 8 lots ranging in size from 2,292 square feet to 2,827 square feet on property located on Holly Avenue, northwest of Bryan Street. The request was approved on February 15, 2018 and recorded on November 22, 2024.
2. S223-014 was a request north of the present request to create one 0.224-acre (8,716-square foot) lot from a tract of land in City Block 2/648 on property located on Annex Avenue at San Jacinto Street, southeast corner. The request was approved on November 17, 2022, but has not been recorded.
3. S212-205 was a request north of the present request to replat a 2.338-acre tract of land containing part of Lot 5 and all of Lots 6 through 10 in City Block 5/712, Lot 4 in City Block 2/648, and a tract of land in City Block 2/648 to create one lot on property located on Annex Avenue at San Jacinto Street, south corner. The request was approved on June 2, 2022 and was withdrawn on October 19, 2022.
4. S201-741 was a request southeast of the present request to replat a 0.617-acre tract of land containing part of Lot 7 and all of Lot 8 in City Block 725 to create one lot on property located on Bryan Street, north of Carroll Street. The request was approved on September 23, 2021, but has not been recorded.
5. S201-721 was a request south of the present request to create one 0.207-acre lot from a tract of land in City Block 712 on property located on Carroll Avenue, northwest of Bryan Street. The request was approved on September 2, 2021, but has not been recorded.
6. S201-635 was a request south of the present request to replat a 1.034-acre tract of land containing all of Lots 1, 2, 3, and 4 in City Block 1/716 to create one lot on property located on Bryan Street, between Carroll Avenue and Burlew Street. The request was approved on May 6, 2021, but has not been recorded.

7. S190-132 was a request southwest of the present request to replat a 0.550-acre tract of land containing part of Lots 3, 4, and 5 in City Block 2/715 to create one lot on property located on Scurry Street at Burlew Street, south corner. The request was approved on June 4, 2020, but has not been recorded.
8. S190-118 was a request southwest of the present request to replat a 0.440-acre tract of land containing all of Lot 1 and part of Lot 2 in City Block 4/714 to create one lot on property located on Scurry Street at Burlew Street west corner. The request was approved April 9, 2020, but has not been approved

**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 west line of Holy Avenue have lot areas ranging in size from 4,750 square feet to 25,782 square feet and are zoned MF-2(A) Multi Family District. *(Refer to the existing area analysis map and aerial map)*
- The properties to the east line of Holy Avenue have lot areas ranging in size from 2,292 square feet to 91,609 square feet and are zoned MF-2(A) Multi Family District. *(Refer to the existing area analysis map and aerial map)*

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 request is to create two 2,431-square foot lots and proposed lot width is 25 feet each.

Staff finds that there is a variation in lot pattern within the immediate vicinity of the request. The request complies with the zoning requirement of the MF-2(A) Multi Family 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. 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)*

**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 Holly Avenue. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*

**Survey (SPRG) Conditions:**

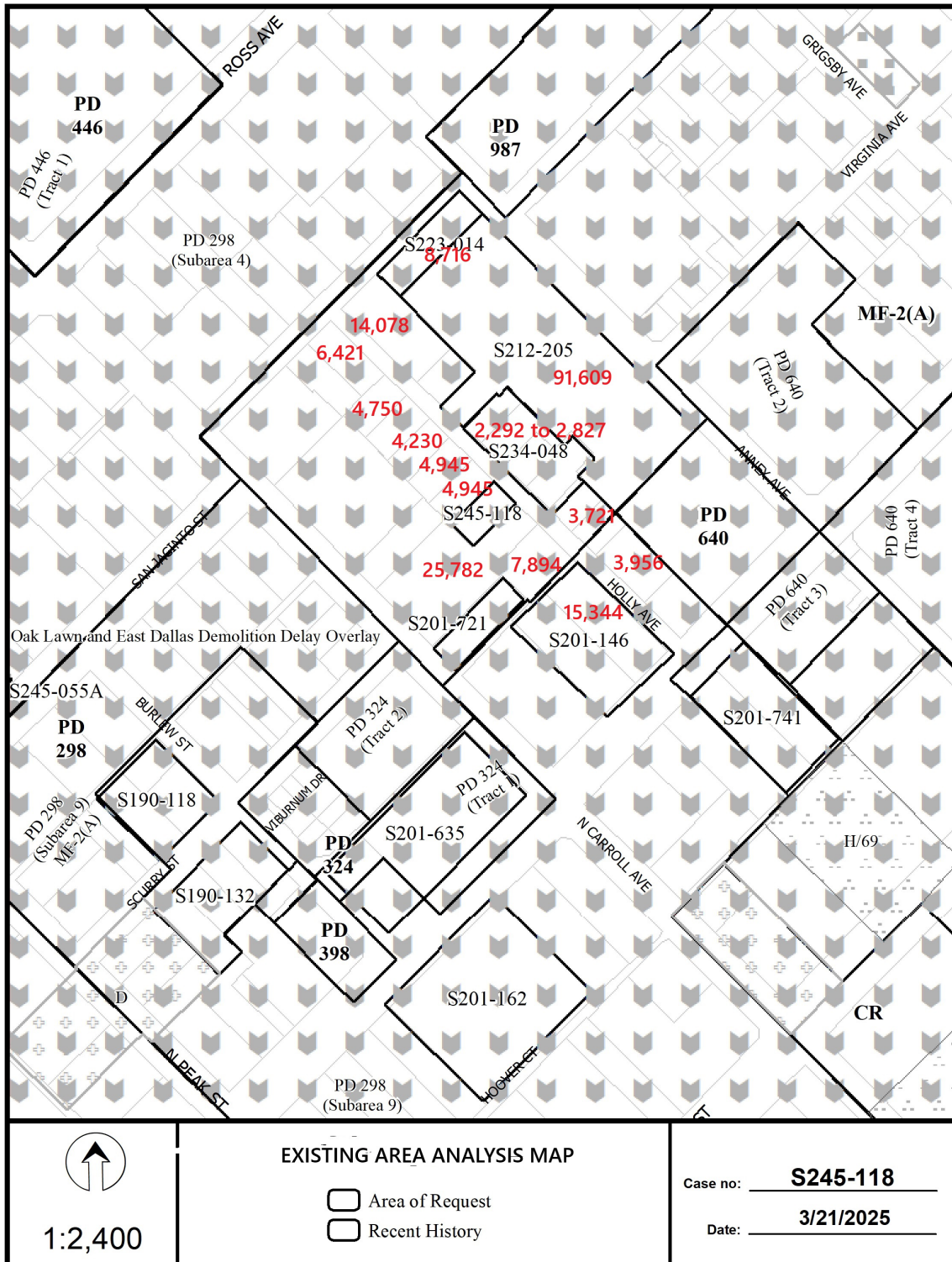
15. Prior to final plat, submit a completed final plat checklist and all supporting documents.
16. On the final plat, show distances/width across all adjoining right-of-way

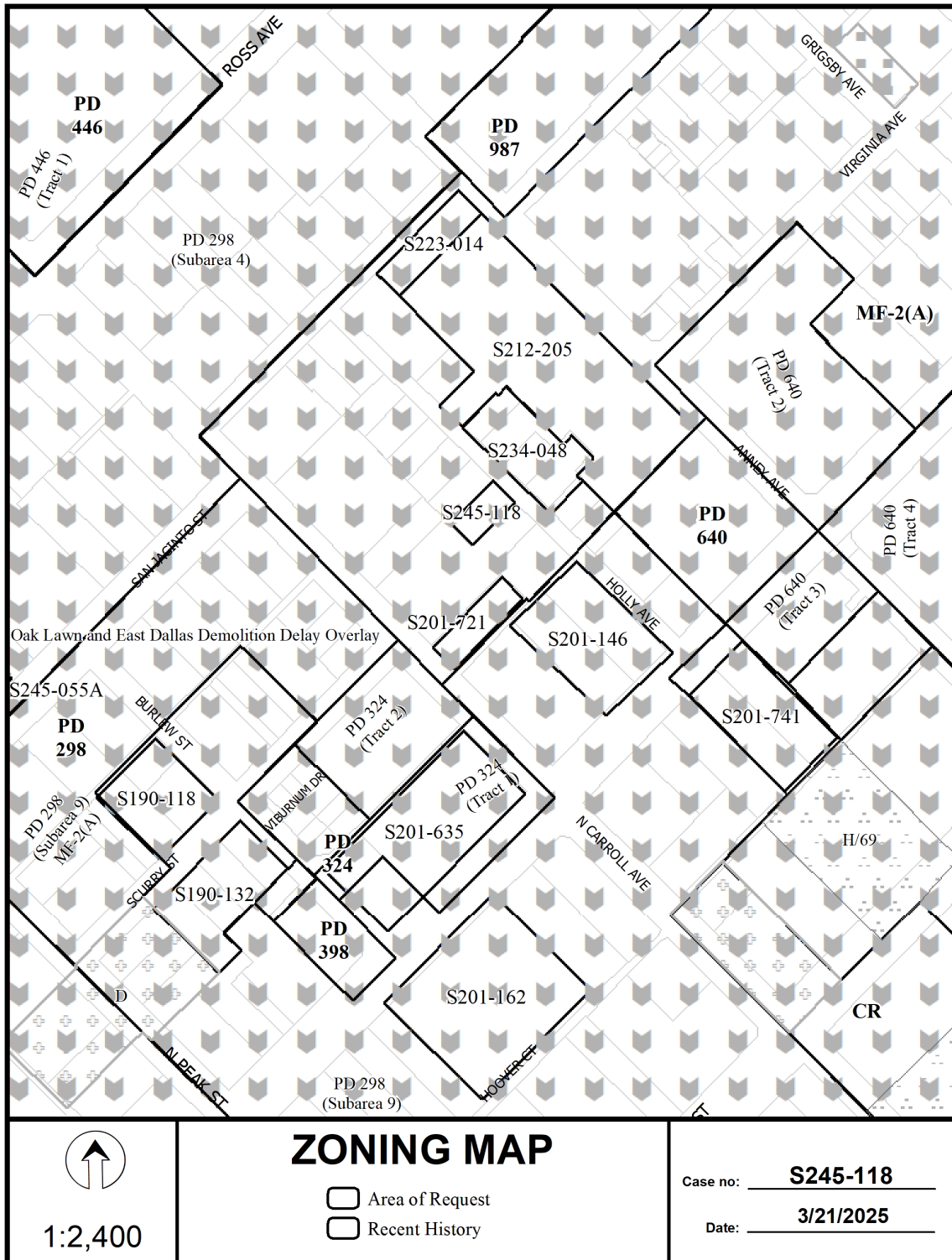
**Street Light/ GIS, Lot & Block Conditions:**

17. Prior to final plat, compliance with City's street lighting standards including illumination standards, material, installation, and activation per Street Design Manual.

18. On the final plat, identify the property as Lots 14A, & 14B in City Block 712.

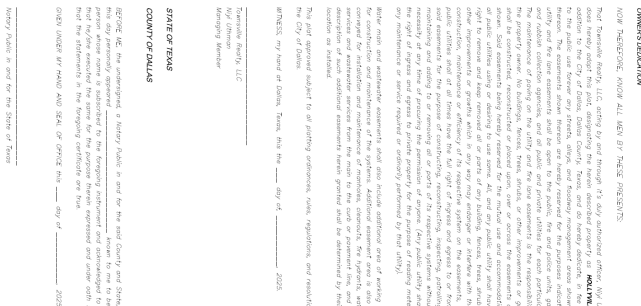
ALL AREAS ARE IN SQUARE FEET











OWEN & LEECH NOW  
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS

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*Tommasino Healy  
Niji Uthman  
Managing Member*

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, undersigned a Notary Public in and for the said County and State of \_\_\_\_\_, appeared \_\_\_\_\_ known to me to be the person whose name is subscribed to the foregoing petition, and he declared that he was the author of the same, and that he subscribed the same for the reasons therein expressed and under oath that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Notary Public in and for the State of Texas

Notary Public in and for the State of Texas

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A. M.	PLATTED, ME

ALL INFORMATION CONTAINED  
HEREIN IS UNCLASSIFIED  
DATE 05-24-2011 BY 60322  
UCBAW/STW

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—OF— WOOD PENCE

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**SURVEYOR**

**ARA**

**SURVEYING**

3610 KARNAGHAN LANE  
MELISSA, TEXAS 75855  
TEL: (937) 940-4172  
TWPERS. NO. 10194715

ANNE HODGKINS, SP  
arodriguez@arasurveying.com

PRELIMINARY PLAT  
HOLLYVILLE  
LOT 14A AND 14B, BLOCK 712  
A REPLAT OF LOT 14, BLOCK 712  
A.F. KIRKPATRICK'S SUBDIVISION  
0.112 ACRES SITUATED IN THE  
JOHN GRIGSBY SURVEY, ABSTRACT NO. 49  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE: 5245-118

PRELIMINARY PLAT  
HOLLYVILLE  
LOT 14A AND 14B, BLOCK 712  
A REPLAT OF LOT 14, BLOCK 712  
OAK, KIRKPATRICK SUBDIVISION  
0.112 ACRES SITUATED IN THE  
CENSUS SURVEY, ABSTRACT NO. 49  
OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE 5245-118

**PLAT**  
**CILE**

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City Plan Commission Date: 04/10/2025

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**S245-118**