

CITY PLAN COMMISSION**THURSDAY, FEBRUARY 5, 2025****RECORD NO.:** PLAT-26-000015**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Munger Avenue, northeast of Annex Avenue**DATE FILED:** January 9, 2026**ZONING:** MF-2(A)**CITY COUNCIL DISTRICT:** 2**SIZE OF REQUEST:** 0.232-acres**APPLICANT/OWNER:** Larry Finstrom

REQUEST: An application to replat a 0.232-acre tract of land containing part of Lot 3 in City Block C/667 to create one lot on property located on Munger Avenue, northeast of Annex Avenue.

SUBDIVISION HISTORY:

1. S245-065 was a request north of the present request to replat a 0.277-acre tract of land containing portion of Lot 33 in City Block C/653 to create one lot on property located on Monarch Street, southwest of Prairie Avenue. The request was approved on January 23, 2025, but has not been recorded.
2. S234-118 was a request north of the present request to replat a 0.408-acre tract of land containing all of Lots 40 and 41 in City Block D/653 to create one lot on property located on Prairie Avenue, northeast of Kirby Street. The request was approved June 6, 2024, and was recorded on September 5, 2025.
3. S223-212 was a request southwest of the present request to replat a 0.258-acre tract of land containing part of Lot 2 and all of Lot 3 in City Block 3/668 to create one lot on property located on Munger Avenue, southwest of California Avenue. The request was approved on August 17, 2023, and was recorded on September 4, 2025.
4. S223-028 was a request west 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 was recorded on November 17, 2023.
5. S212-287 was a request west of the present request 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.
6. S212-173 was a request northeast of the present request to replat a 0.639-acre tract of land containing all of Lots 4, 5, and part of Lot 6 in City Block A/653 to create one lot on property located on Prairie Avenue, at the terminus of Munger

Avenue. The request was approved on May 19, 2022, but has not been recorded.

7. S201-559 was a request north of the present request to replat a 0.2465-acre tract of land containing part of Lots 31 and 32 in City Block C/653 to create one lot on property located on Prairie Avenue, northwest of Munger Avenue. The request was approved on January 21, 2021, and was recorded on September 6, 2024.

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 0.232-acre 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 submitting 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 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. 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)

Survey (SPRG) Conditions:

15. Submit a completed Final Plat Checklist and All Supporting Documentation.
16. Show all additions or tracts of land within 150 feet of property with recording information.

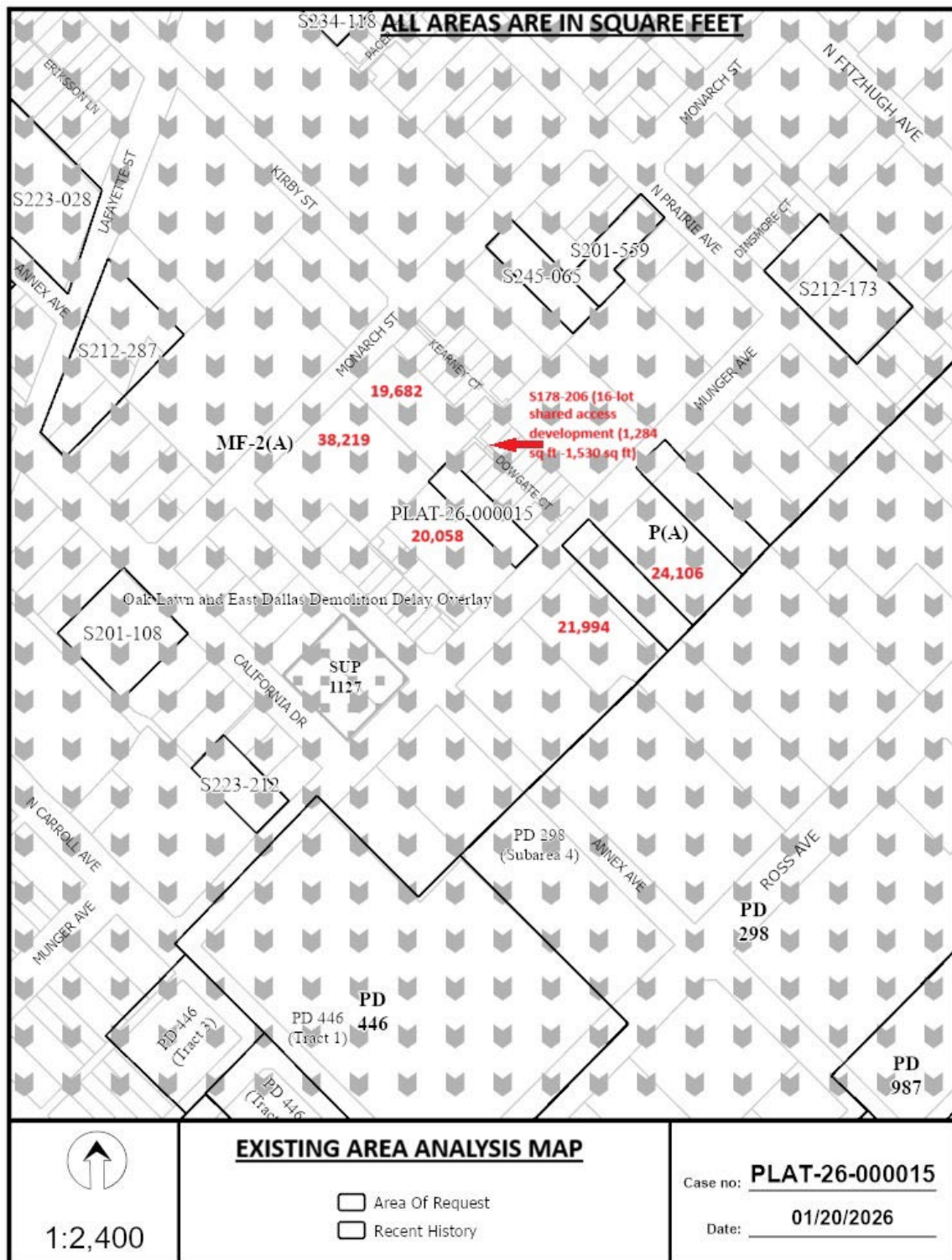
Dallas Water Utilities Conditions:

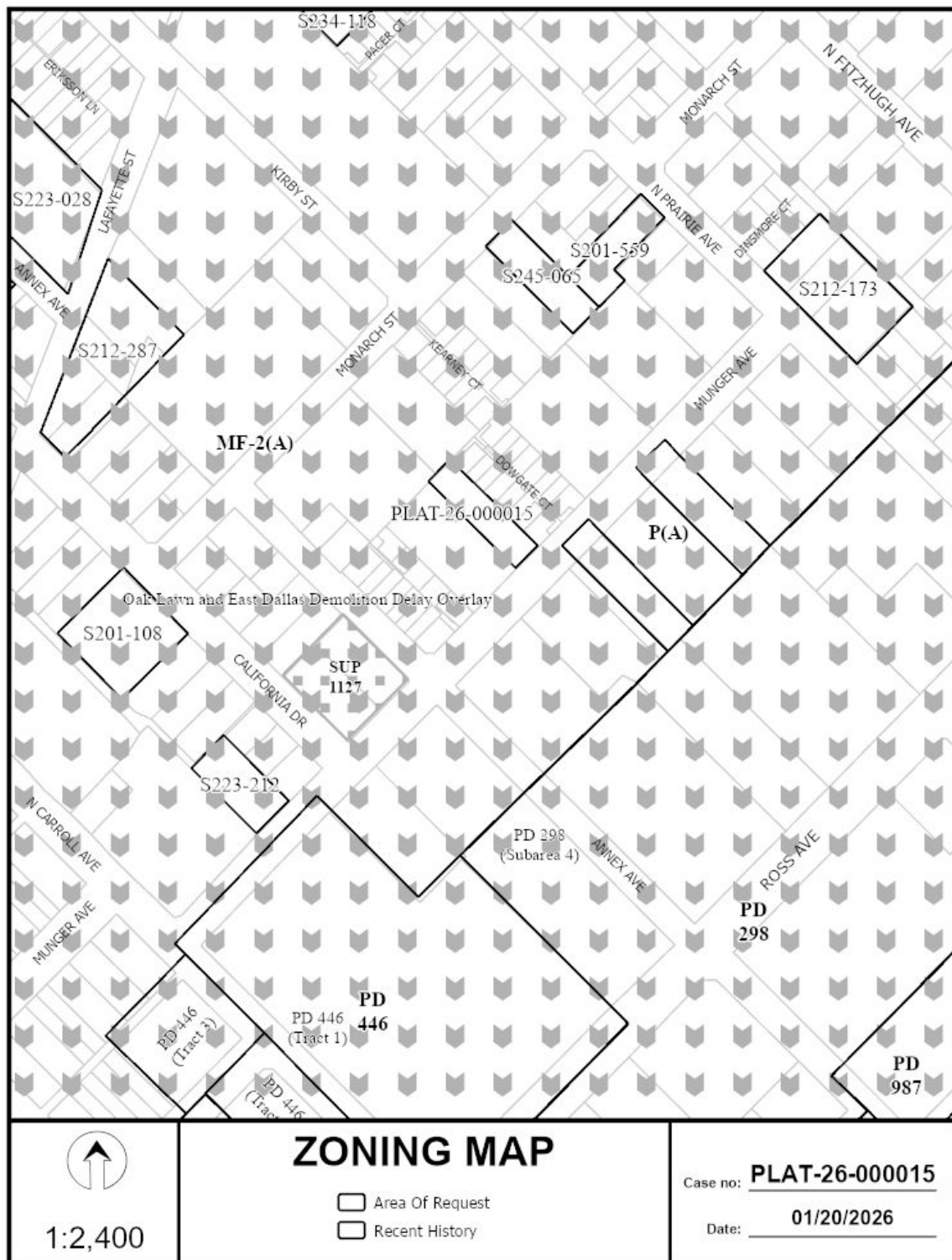
17. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
18. Wastewater main improvements may be required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
19. Existing and any proposed Water and Wastewater Easements must be shown and/or increased to conform to current design standards. Notice: Minimum DWU

easement size 20' for one utility and 25' for both water and sewer. Larger diameter or deeper mains may require additional width.

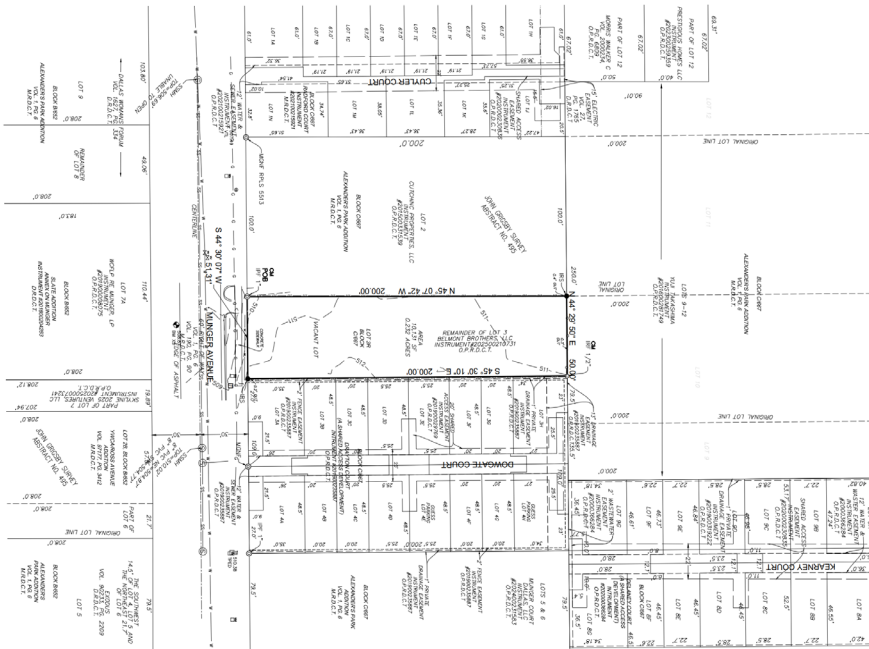
Street Light/ Real Estate/ GIS, Lot & Block Conditions:

20. Additional design information needed to complete review. Provide a brief description of the proposed project and a copy of the site plan to daniel.silva@dallas.gov to determine street lighting requirements.
21. Please remove fence encroachment in right-of-way on Munger Avenue and provide written confirmation and pictures to Real Estate
22. On the final plat, identify the property as Lot 3J in City Block C/667.









1. All drawings are on one scale on the same sheet. Please Coordinate the system of 1:82.5 North
2. The coordinate system is North on True North. Datum of 1983, (2011). At distances are surface projection, with a scale factor of 1.00018598 (2007 mean factor).
3. The purpose of this plot is to create (1) set from part of a plotted lot.
4. The coordinate system is North on True North. Datum of 1983, (2011). At distances are surface projection, with a scale factor of 1.00018598 (2007 mean factor).

LEGEND

- [illegible]

OWNERS' DEDICATION

[illegible]

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

WITNESS, my hand at Dallas, Texas, this _____ day of _____, 2020.

WITNESS, my hand at Dallas, Texas, this ____ day of _____, 2020.

STATE OF TEXAS
COUNTY OF DALLA

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared James Edgar, known to me to be the person(s) whose name(s) is (are) subscribed to the foregoing instrument and acknowledged to me that he/s/they executed the same for the purpose therein expressed and under oath attested that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2006.

Notary Public in and for the State of Texas

SURVIVORS STATEMENT

1. *Asst. Registrar, a Registered Professional Land Surveyor, licensed by the State of Texas, attests that this plat was prepared under the direct supervision, from recorded documents, evidence collected on the ground, surveying and other reliable data, and that the same is a true and correct representation of the land shown.*

Dated this 10th day of January 2026

~~NOT BE RECORDED FOR ANY PURPOSE~~

Texas Registered Professional
Land Surveyor No. 6671

Texas Registered Professional
Land Surveyor No. 6671

OWNER'S CERTIFICATE

STATE OF TEXAS §

GENA 1131, square foot or 0.32 acre tract of land, situated in Dallas County, Texas, Assessor's Parcel Number 498, in the City of Dallas, Dallas County, Texas, being the west corner of Lot 3, Block C/607 of Alexander Park Addition, an addition to the City of Dallas, Texas, recorded in Volume 1, Page 6, Moss Records, Dallas County, Texas (A.R.C.C.), being of and to the Dallas County, Texas, and being more particularly described in a Warranty Deed with Vendor to Plaintiff Beneficiary, LLC, recorded in Instrument# 20250210731, of the Official Public Records of Dallas County, Texas (A.P.R.C.), and being more particularly described as follows:

REFERENCE: North 45 degrees 07 minutes 42 seconds West, with the common line between Lot 3 and said Lot 2, a distance of 200.00 feet to a 72 inch iron rod set for corner, same being the common corner between Alexander's Park Addition, same being the Western Right of way the longer Avenue, a 60 feet Right of Way, recorded in Volume 190, Page 114 (R.R.D.).

[illegible]

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SURVEYOR

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TEPELS NO. 1074713
ANELL BOOKCUREZ, PUBL.
prod@net@arsunvny.net

PRELIMINARY PLAT
GER BETA ADDITION

A REPLAT OF PART OF LOT 1, BLOCK C/667
ALEXANDER'S PAIR ADDITION
0.232 ACRES SITUATED IN THE
JOHN GINSBERG SURVEY, ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
PLAT 26-00095

