

CITY PLAN COMMISSION**THURSDAY, OCTOBER 10, 2024****FILE NUMBER:** S234-195**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Spring Avenue at Troy Street, northwest corner**DATE FILED:** September 12, 2024**ZONING:** PD 595 (TH-3(A))**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20595.pdf>**CITY COUNCIL DISTRICT:** 7**SIZE OF REQUEST:** 1.2703-acres**APPLICANT/OWNER:** South Dallas Fair Park ICDC

REQUEST: An application to replat a 1.2703-acre tract of land containing all of Lots 31 through 39, 44 through 53, and part of Lot 54 in City Block 2421 to create 8 residential lots ranging in size from 2,024 square feet to 3,394 square feet, 2 common areas and to dedicate a 20-foot alley on property located on Spring Avenue at Troy Street, northwest corner.

SUBDIVISION HISTORY: There has been no recent platting activity within close proximity to this request.

PROPERTY OWNER NOTIFICATION: On September 23, 2024, 51 notices were sent to property owners within 200 feet of the proposed plat boundary.

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 north of the request have lot areas ranging in size from 1,467 square feet to 2,768 square feet and are zoned PD 595 (R-5(A)). (*Refer to the existing area analysis map*)
- The properties to the east of the request have lot areas ranging in size from 1,410 square feet to 2,675 square feet and are zoned PD 595 (NC). (*Refer to the existing area analysis map*)
- The properties to the south of the request have lot areas ranging in size from 3,076 square feet to 4,445 square feet and are zoned PD 595 (MF-1(A)). (*Refer to the existing area analysis map*)
- The properties to the west of the request have lot areas ranging in size from 1,873 square feet to 2,796 square feet and are zoned PD 595 (NC). (*Refer to the existing area analysis map*)

The request lies in PD 595 (TH-3(A)) which has a minimum lot area requirement of 2,000 square feet for single family structures and 6,000 square feet for duplex structures. The dwelling unit density in PD 595 (TH-3(A)) is no more than 12 for each

acre allowed. The request is to create 8 lots ranging in size from 2,024 square feet to 3,394 square feet.

Staff finds that there is a variation in lot pattern in the adjacent areas (*Refer to the existing area analysis map*); and the request is in compliance with Section 51A-8.503 and also with the requirements of PD 595 (TH-3(A)) 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 8 and 2 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 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Brashear Street. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*
16. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Spring Avenue. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*
17. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Troy Street. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*
18. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of Brashear Street & Troy Street. Section 51A 8.602(d)(1)
19. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of Troy Street & Spring Avenue. Section 51A 8.602(d)(1)
20. A larger corner clip may be requested during engineering plan and traffic review to accommodate an adequate turning radius, or to maintain public/traffic appurtenances, within the area of the corner clip. *Section 51A 8.602(d)(1), 51A 8.608(a)*
21. On the final plat, dedicate a 15-foot by 15-foot alley sight easement at the intersection of Brashear Street and the alley. *Section 51A-8.602(e)*
22. On the final plat, dedicate a 15-foot by 15-foot alley sight easement at the intersection of Troy Street and the alley. *Section 51A-8.602(e)*

Survey (SPRG) Conditions:

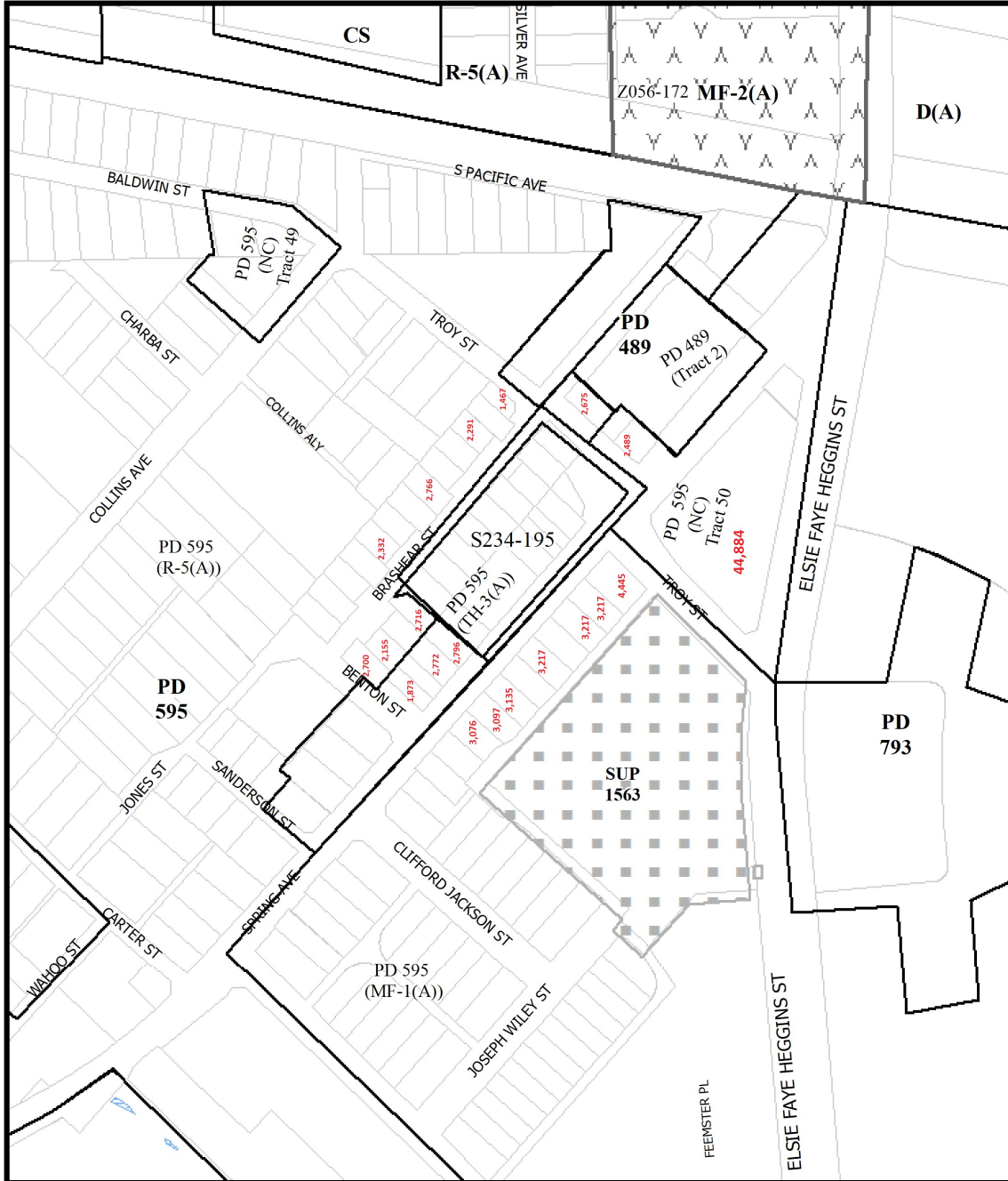
23. Prior to final plat, submit a completed final plat checklist and all supporting documents.
24. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).

25. On the final plat, show distances/width across all adjoining rights-of-way.
26. On the final plat, show recording information on all existing easements within 150 feet of the property.
27. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.

Street Name/ GIS, Lot & Block Conditions:

28. On the final plat, change “Benton Avenue” to “Benton Street”. Section 51A-8.403(a)(1)(A)(xii).
29. On the final plat, identify the property as Lots 1 through 8 in City Block A/2421 and Common Areas A and B.

ALL AREAS ARE IN SQUARE FEET



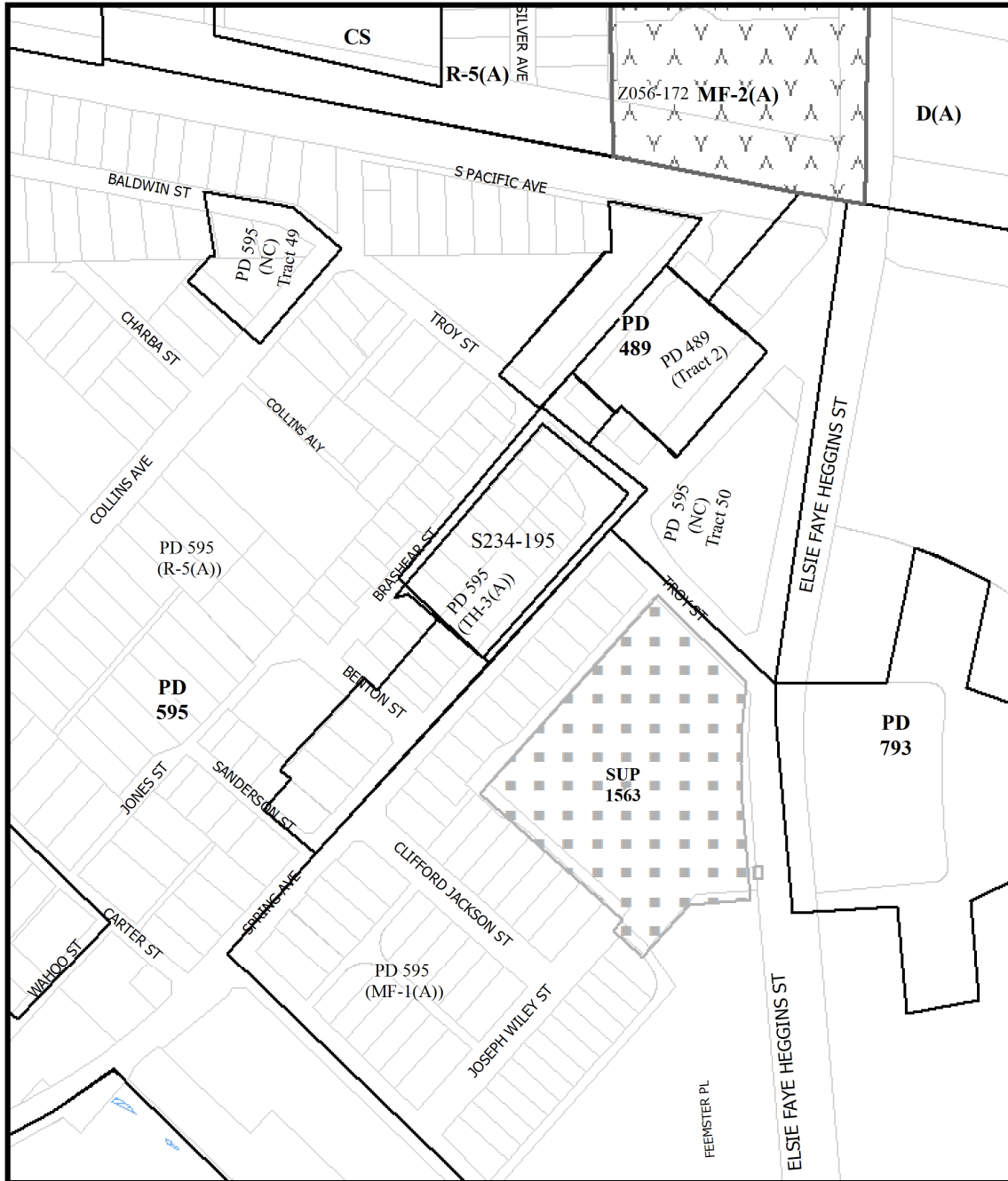
1:2,400


EXISTING AREA ANALYSIS MAP

- Area of Request
- Recent History


Case no: **S234-195**

Date: **9/18/2024**



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|--|---|--|
|  1:2,400 | <h2>ZONING MAP</h2> <ul style="list-style-type: none"> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History | Case no: S234-195 Date: 9/18/2024 |
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|  1:2,400 | <h3 style="text-align: center;">AERIAL MAP</h3> <p> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p> | Case no: <u> S234-195 </u> Date: <u> 9/18/2024 </u> |
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|  1:2,400 | <h2>NOTIFICATION</h2> | Case no: S234-195 |
| | <div style="display: flex; justify-content: space-between;"> <div style="border: 1px solid black; padding: 2px;">200'</div> <div>AREA OF NOTIFICATION</div> </div> <div style="display: flex; justify-content: space-between;"> <div style="border: 1px solid black; padding: 2px;">51</div> <div>NUMBER OF PROPERTY OWNERS NOTIFIED</div> </div> | Date: 9/25/2024 |

Notification List of Property Owners

S234-195

51 Property Owners Notified

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|-------------------|------------------|---------------------------------------|
| 1 | 4847 SPRING AVE | SOUTH DALLAS FAIR PARK INNERCITY |
| 2 | 4843 SPRING AVE | SOUTH DALLAS INNERCITY COMMUNITY |
| 3 | 4839 SPRING AVE | SOUTH DALLAS FAIR PARK |
| 4 | 4837 SPRING AVE | SOUTH DALLAS FAIR PARK |
| 5 | 4831 SPRING AVE | SOUTH DALLAS FAIR PARK INNERCITY |
| 6 | 4821 SPRING AVE | SOUTH DALLAS FAIR PARK INNERCITY |
| 7 | 4819 SPRING AVE | SOUTH DALLAS FAIR PARK INNERCITY COMM |
| DEV CORP | | |
| 8 | 4846 BRASHEAR ST | SOUTH DALLAS FAIR PARK INNERCITY |
| COMMUNITY DEV INC | | |
| 9 | 4838 BRASHEAR ST | SOUTH DALLAS FAIR PARK INNERCITY |
| COMMUNITY DEV | | |
| 10 | 4830 BRASHEAR ST | SOUTH DALLAS FAIR PARK |
| 11 | 4822 BRASHEAR ST | SOUTH DALLAS FAIR PARK INNERCITY |
| 12 | 4842 BRASHEAR ST | SOUTH DALLAS FAIR PARK INNERCITY |
| COMMUNITY | | |
| 13 | 4724 JONES ST | IRVIN CHARLES |
| 14 | 4731 SPRING AVE | IRVIN LEONARD & KIMBERLY H |
| 15 | 2834 TROY ST | SOUTH DALLAS FAIR PARK INNER CITY |
| COMMUNITY DEV | | |
| 16 | 4809 SPRING AVE | JOHNSON GLENDA & JUANE |
| 17 | 4805 SPRING AVE | JOHNSON JUANE J & GLENDA |
| 18 | 4803 SPRING AVE | Taxpayer at |
| 19 | 4802 BRASHEAR ST | VILLATORO JOSE ANIBAL MEDRANO & |
| 20 | 4847 BRASHEAR ST | KORE CAPITAL REAL ESTATE |
| 21 | 4843 BRASHEAR ST | SOUTH DALLAS FAIR PARK |
| 22 | 4835 BRASHEAR ST | SOUTH DALLAS FAIR PARK / |
| 23 | 4831 BRASHEAR ST | LIGGINS VIRGINIA ESTATE |
| 24 | 4815 BRASHEAR ST | SOUTH DALLAS FAIR PARK INNER |
| 25 | 4807 BRASHEAR ST | GODS HOUSE OF PRAYER FOR |

| | | | |
|----|------|------------------|--------------------------------------|
| 26 | 4803 | BRASHEAR ST | GODS HOUSE OF PRAYER FOR |
| 27 | 4731 | JONES ST | NEWSOME LLOYD |
| 28 | 4735 | JONES ST | MALOY ROBERT GILL |
| 29 | 4739 | JONES ST | FLANAGAN JOHN |
| 30 | 4638 | COLLINS AVE | ASNAKE TAREKEGN |
| 31 | 2823 | TROY ST | CARRAWAY BRIANA DENISE |
| 32 | 2819 | TROY ST | MARAIYESA YEWANDE O |
| 33 | 2806 | COLLINS ALLEY RD | TAREKEGAN ASNAKE M |
| 34 | 2813 | TROY ST | TAYLOR DANIEL G |
| 35 | 2808 | COLLINS ALLEY RD | IMRC LLC |
| 36 | 2810 | COLLINS ALLEY RD | LIGGINS ESTER |
| 37 | 2919 | TROY ST | DALLAS HOUSING AUTHORITY |
| 38 | 4810 | SPRING AVE | SMITH STEPHEN D |
| 39 | 4814 | SPRING AVE | KILMAN HALEY |
| 40 | 4818 | SPRING AVE | DEANEGGLAKAS WESLEY |
| 41 | 4822 | SPRING AVE | Taxpayer at |
| 42 | 4826 | SPRING AVE | DAVIS JAMES |
| 43 | 4830 | SPRING AVE | THOMPSON RONDA ROCHELLE |
| 44 | 4834 | SPRING AVE | ANDERSON ANDREA |
| 45 | 4838 | SPRING AVE | JACKSON SANDRA DENISE |
| 46 | 4842 | SPRING AVE | JOHNSON TAMEKA D |
| 47 | 4846 | SPRING AVE | JOHNSON JAMES SR |
| 48 | 4850 | SPRING AVE | MORRIS ILITHIA |
| 49 | 4907 | SPRING AVE | SOUTH DALLAS FAIR PARK |
| 50 | 4915 | BRASHEAR DR | SOUTH DALLAS FAIR PARK |
| 51 | 4922 | SPRING AVE | SOUTH DALLAS FAIR PARK INNERCITY DEV |

