

CITY PLAN COMMISSION**THURSDAY, MAY 16, 2024****FILE NUMBER:** S234-104**SENIOR PLANNER:** Hema Sharma**LOCATION:** Prairie Avenue, north of Deere Street**DATE FILED:** April 17, 2024**ZONING:** MF-2(A)**CITY COUNCIL DISTRICT:** 2**SIZE OF REQUEST:** 0.457-acres**APPLICANT/OWNER:** NKAP LLC

REQUEST: An application 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.

SUBDIVISION HISTORY:

1. S223-028 was a request southwest 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 11, 2023.
2. S212-287 was a request southwest 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.
3. S201-642 was a request southwest 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.
4. S201-559 was a request southeast 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 but has not been recorded.
5. S201-544 was a request east of the present request to replat a 0.2984-acre tract of land containing all of Lots 13 and 14 in City Block A/653 to create one lot on property located on Prairie Avenue, southeast of Drees Street. The request was approved on December 17, 2020 and was withdrawn on May 4, 2021.
6. S190-091 was a request southeast of the present request to replat a 0.408-acre tract of land containing all of Lots 38 and 39 in City Block D/653 to create a 12-lot Shared Access Development with lots ranging in size from 1,388 square feet to

1,542 square feet on property located on Prairie Avenue, north of Monarch Street. The request was approved on February 20, 2020 and was recorded on December 9, 2021.

7. S189-224 was a request north of the present request to replat a 0.30-acre tract of land containing part of Lot 22 in City Block A/653 to create a seven lot Shared Access Development with lots ranging in size from 1,486-square feet to 2,603-square feet on property located on Prairie Avenue, west of Deer Street. The request was approved June 20, 2019 and recorded on April 1, 2021.
8. S189-206 was a request southeast of the present request to replat a 0.632-acre tract of land containing part of Lot 29 and all of Lot 30 in City Block C/653 to create one lot on property located on Munger Avenue, south of North Prairie Avenue. The request was approved June 6, 2019 and recorded on September 3, 2021.
9. S189-139 was a request southeast of the present request to replat a 0.149-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, south of Monarch Street. The request was approved March 21, 2019 and recorded on March 7, 2022.
10. S189-112 was a request southeast of the present request to replat a 0.484-acre tract of land containing part of Lots 8 and 9 in City Block C/667 to create a 14 lot Shared Access Development with lots ranging in size from 1,362.95-square feet to 1,973.27-square feet on property located on Monarch Street, south of North Prairie Avenue. The request was approved on February 21, 2019 and recorded on December 30, 2020.

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 present request have lot widths ranging in size from 47 feet 185 feet and lot areas ranging in size from 1,813 square feet to 108,234 square feet and are zoned MF-2(A) Multifamily 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 one 19,908-square foot lot and the width of the proposed lot is 112 feet.

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) 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 a full set of Civil Engineering Plans (drainage, paving, street signage/marketing/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 Prairie Avenue. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(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.

Flood Plain Conditions:

17. Comply with Mill Creek drainage requirements. Finish floor elevation must be 3' above nearest inlet, top of curb. 51A 8.611(d), C.9 of Mill Creek, Master Drainage Plan Study

Survey (SPRG) Conditions:

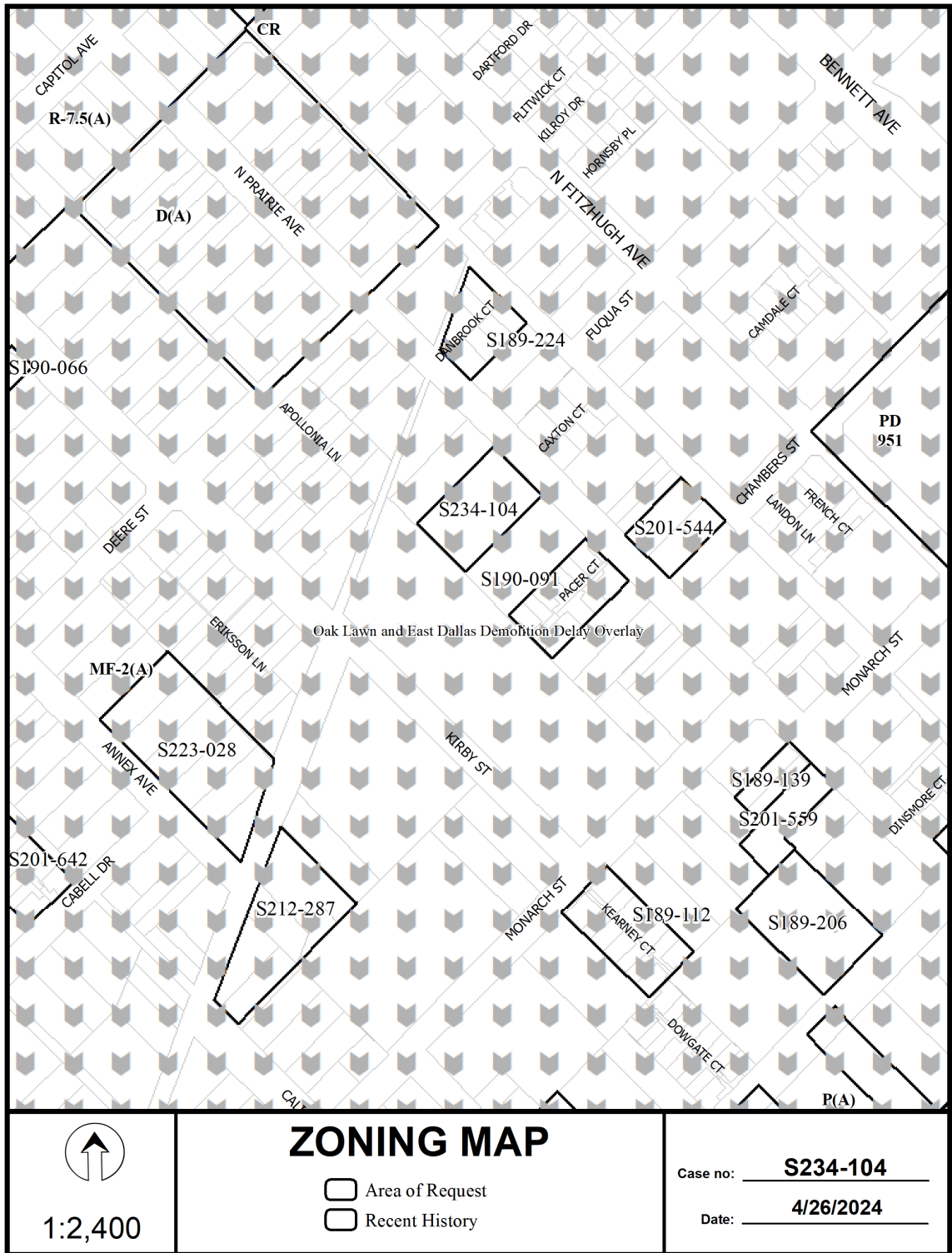
18. Prior to final plat, submit a completed final plat checklist and all supporting documents.
19. On the final plat, show recording information on all existing easements within 150 feet of the property.
20. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information.

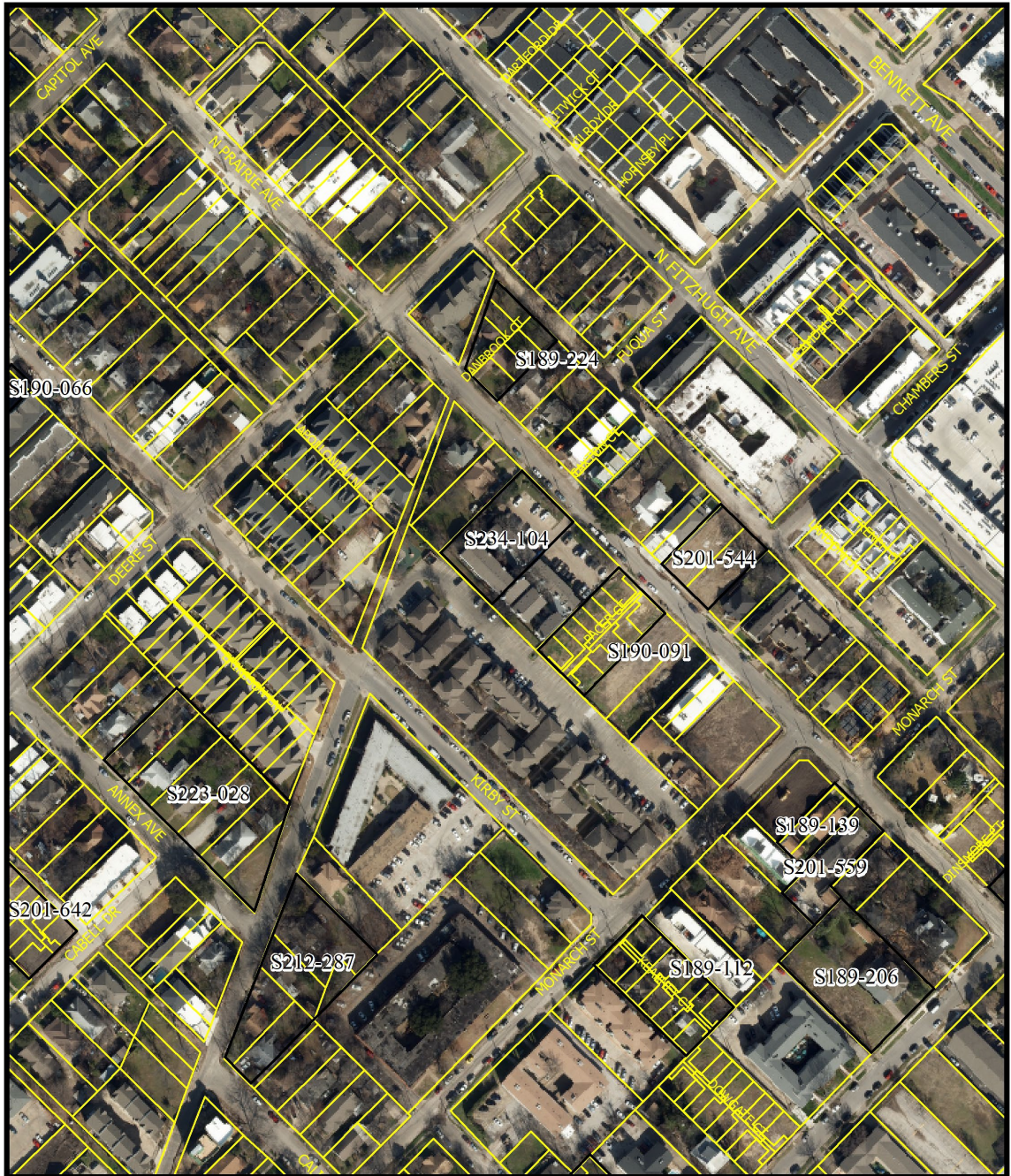
Dallas Water Utilities Conditions:


21. 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).
22. 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.
23. 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:

24. On the final plat, change "Alley" to "Alley (FKA Lafayette Street FKA Elk Drive)"
25. On the final plat, identify the property as Lot 42A in City Block D/653.





 1:2,400	<h2 style="text-align: center;">AERIAL MAP</h2> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Area of Request <input type="checkbox"/> Recent History 	Case no: <u> S234-104 </u> Date: <u> 4/26/2024 </u>
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