

CITY PLAN COMMISSION**THURSDAY, OCTOBER 10, 2024****FILE NUMBER:** S234-193**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Empire Central, northeast of Harry Hines Boulevard**DATE FILED:** September 12, 2024**ZONING:** MF-2(A)**CITY COUNCIL DISTRICT:** 2**SIZE OF REQUEST:** 0.535-acres**APPLICANT/OWNER:** Kaminski Custom Builders

REQUEST: An application to create one 0.535-acre lot from a tract of land in City Block 2366 on property located on Empire Central, northeast of Harry Hines Boulevard.

SUBDIVISION HISTORY:

1. S223-236 was a request north of the present request to create one 0.421-acre lot from a tract of land in City Block 2366 on property located on Shea Road, northeast of Harry Hines Boulevard. The request was approved on September 21, 2023, but has not been recorded.
2. S212-338 was a request east of the present request to replat a 1.851-acre tract of land containing all of Lots 5 through 9 in City Block 6/8570 and a tract of land in City Block A/5760 to create one lot on property located on Empire Central, southwest of Forest Park Road. The request was approved on October 6, 2022, but has not been recorded.
3. S212-227 was a request northeast of the present request to create one 0.9134-acre lot from a tract of land in City Block 2366 on property located on Empire Central, at the terminus of Forest Park Road. The request was approved on June 16, 2022, but has not been recorded.
4. S190-228 was a request northwest of the present request to create an 8-lot shared access development with lots ranging in size from 1,515 square feet to 2,804 square feet from a 0.378-acre tract of land in City Block 5761 on property located at the terminus of Mail Avenue, north of Harry Hines Boulevard. The request was approved on October 1, 2020, and recorded on July 20, 2023.

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 0.535 acre (23,315 square feet).

Staff finds that there is a variation in lot pattern within the immediate vicinity of the request. (*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 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 30 feet of right-of-way (via fee simple) from the established center line of Empire Central. *Section 51A 8.602(c)*
16. Must coordinate with Transportation Department for any traffic signal requirements that are deemed necessary for improving pedestrian accessibility and safety related to site development (Contact Srinivasa Veeramallu with Traffic Signals). *51A-8.606, 51A-8.608*

Flood Plain Conditions:

17. Location is in the Brook Hollow Branch Sump (WSE 440). All construction for any proposed development must be above the WSE. Any improvement proposed in the areas where the existing elevation is below the WSE requires a fill permit to be applied for and approved by DWU Floodplain Management Department. A Minimum Finish Floor elevation for those areas will have to be established during the process and placed on the face of the final plat. *Section 51A-8.611(a)(1) through (8)*

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. Platting Guidelines.

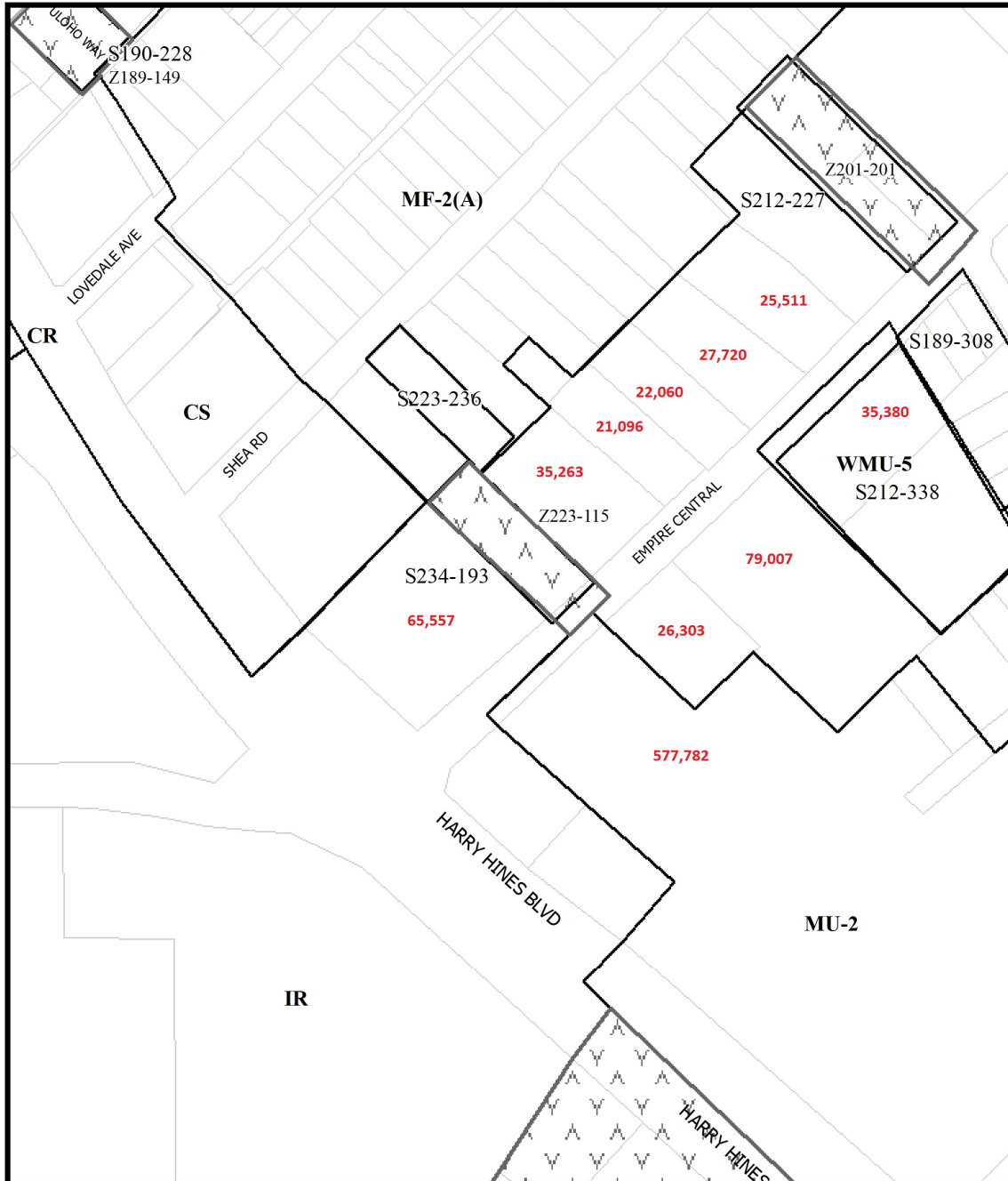
Dallas Water Utilities Conditions:

21. 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.
22. 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.

Street Light/ GIS, Lot & Block Conditions:

23. Prior to final plat, compliance with City's Street lighting standards including illumination standards, material, installation, and activation per Street Design Manual.
24. On the final plat, identify the property as Lot 1 in City Block 4/2366.

ALL AREAS ARE IN SQUARE FEET



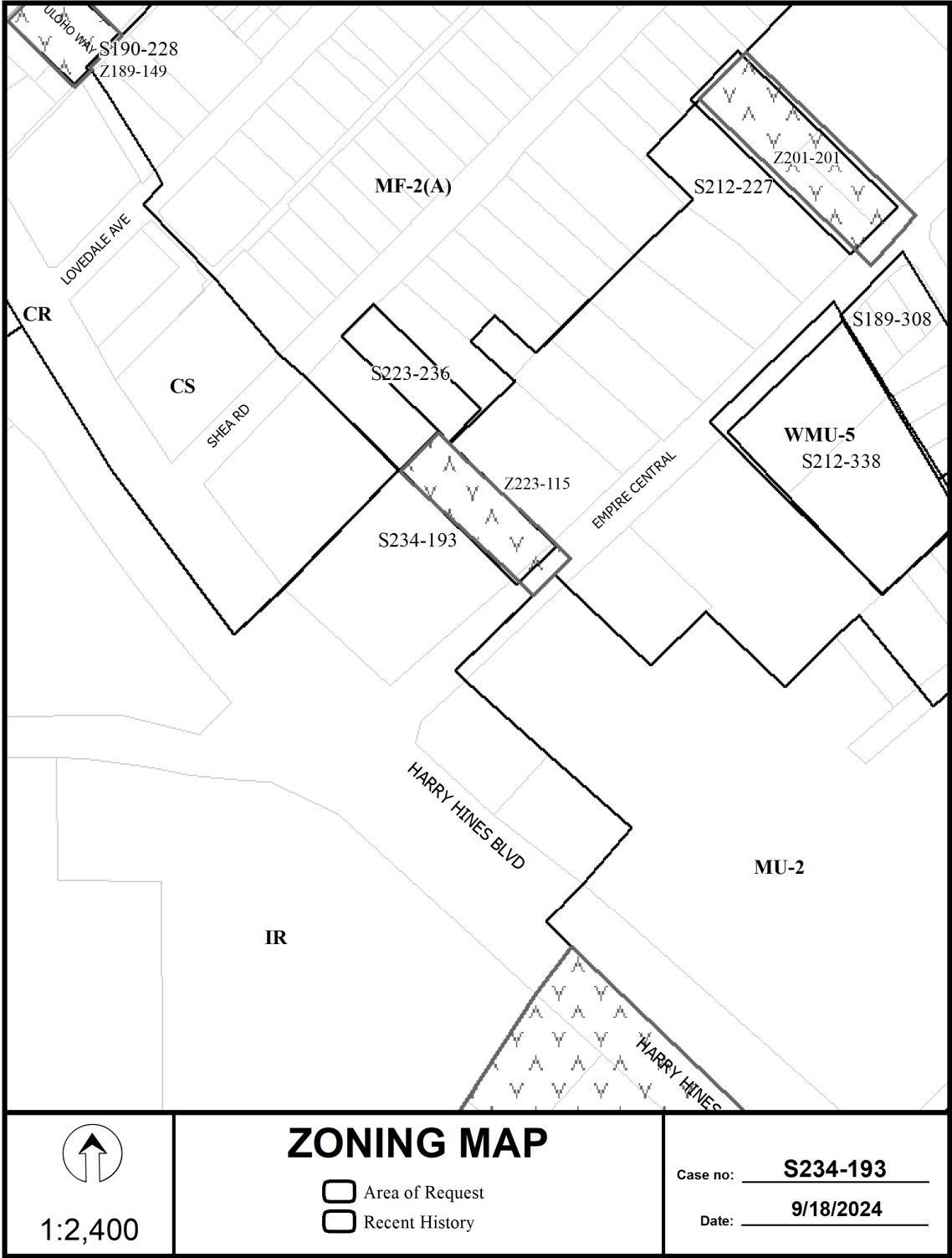
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EXISTING AREA ANALYSIS MAP

- Area of Request
- Recent History

Case no: **S234-193**

Date: **9/18/2024**





1:2,400

AERIAL MAP

- Area of Request
- Recent History

Case no: **S234-193**

Date: **9/18/2024**

OWNER'S CERTIFICATE
STATE OF TEXAS

THEY, KAMMORI CUSTOM BUILDERS, L.L.C., a Texas corporation, do hereby certify that the title of the land described in the instrument is the same as the title of the land contained in the title insurance policy... [Detailed description of land parcels and survey details follows]

OWNER'S DECLARATION
HOW HEREFORE KNOWN TO THEM BY THEIR PRESENTS

That, KAMMORI CUSTOM BUILDERS, L.L.C., a Texas corporation, does hereby certify that the title of the land described in the instrument is the same as the title of the land contained in the title insurance policy... [Declaration text continues]

WITNESSES MY HAND AND SEAL OF OFFICE THIS _____ day of _____, 2024.

By: _____
KAMMORI CUSTOM BUILDERS, L.L.C.

STATE OF TEXAS
COUNTY OF DALLAS

Notary Public in and for the State of Texas

SUBSCRIBER'S STATEMENT
STATE OF TEXAS

I, the undersigned, a Registered Professional Land Surveyor, licensed by the State of Texas, do hereby certify that the title of the land described in the instrument is the same as the title of the land contained in the title insurance policy... [Subscrber's statement text]

Witness my hand and seal of office this _____ day of _____, 2024.

By: _____
KAMMORI CUSTOM BUILDERS, L.L.C.

Notary Public in and for the State of Texas

PLACE COUNTY RECORDING LABEL HERE
CERTIFICATE OF APPROVAL
L. J. B. JAMES, Registered Professional Land Surveyor No. 5282

PRELIMINARY PLAT
COMUNITY BLOCK 2386
LOT 10
SITUATED IN THE MILES BENNETT SURVEY,
CITY OF DALLAS, DALLAS COUNTY, TEXAS
ENGINEERING PLAN NO. 3111-1
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