

CITY PLAN COMMISSION**THURSDAY, AUGUST 8, 2024****FILE NUMBER:** S234-164**SENIOR PLANNER:** Hema Sharma**LOCATION:** Madison Avenue at Ballard Avenue, west corner**DATE FILED:** July 11, 2024**ZONING:** PD 468 (Subdistrict A) (RTN)**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20468.pdf>**CITY COUNCIL DISTRICT:** 1**SIZE OF REQUEST:** 0.189-acres**APPLICANT/OWNER:** Kechejian Enterprises, L.P.

REQUEST: An application to replat a 0.189-acre (8,245-square foot) tract of land containing portion of Lot 1 in City Block M/3363 to create one lot on property located on Madison Avenue at Ballard Avenue, west corner.

SUBDIVISION HISTORY:

1. S234-137 was a request southeast of the present request to create one 0.249-acre lot and one 0.282-acre lot from a 0.531-acre tract of land in City Block J/3374 on property located Zang Boulevard, north of Fifth Street. The request was approved on July 11, 2024 and has not been recorded.
2. S189-173 was a request southwest of the present to replat a 0.401-acre tract of land containing part of City Block M/3363 to create a 9-lot shared access development ranging in size from 1,398 square feet to 2,548 square feet on property located on Bishop Avenue, north of Neches Street. The request was approved on May 2, 2019 and recorded on March 9, 2020.
3. S189-238 was a request east of the present to replat a 2.631-acre tract of land containing all of Lots 13 through 22, part of Lots 5, 6, 7, 8, 9, 10, 11, 12, 23, 24, 25, and 26, and an abandoned alley right-of way to create one lot on property bounded by Beckley Avenue, Colorado Boulevard, Zang Boulevard, and Madison Avenue. The request was approved on July 11, 2019 and recorded on February 1, 2024.

PROPERTY OWNER NOTIFICATION: On August 22, 2024, 11 notices were sent to property owners within 200 feet of the proposed plat.

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 northwest of the request have lot areas ranging in size from 11,479 square feet to 85,612 square feet and have lot width ranging in size from

58 feet to 352 feet are zoned PD 340 and PD 468 (Subdistrict A, RTN). (*refer to the existing area analysis map*)

- The properties to the southwest of the present request have lot areas ranging in size from 8,103 square feet to 10,994 square feet and have lot widths of 50 feet each and are zoned PD 830 (Subdistrict 1). (*refer to the existing area analysis map*)

The request is in PD 468 (Subdistrict A, RTN). Per Section 51P-468.106 (b)(1) states that PD 468 (Subdistrict A) must comply with the RTN Residential Transition district regulations and development standards in Article XIII. The RTN district has a minimum lot area requirement of 1,200 square feet for townhouse development: minimum lot area requirement of 3,500 and maximum lot area of 5,000 square feet square feet for single family structure. The minimum lot width for townhouse is 16 feet; and minimum and maximum lot widths for single family house are 35 feet and 45 feet respectively.

The request is to create one lot. Staff finds that there is a variation in lot pattern within the immediate vicinity of the request. Staff concludes that the request is in compliance with Section 51A-8.503 and also with the requirements of PD 468 (Subdistrict A, RTN); therefore, staff recommends approval of the request 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 a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of Ballard Avenue & North Madison Avenue. Section 51A 8.602(d)(1)
16. Prior to final plat, 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)*

Survey (SPRG) Conditions:

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

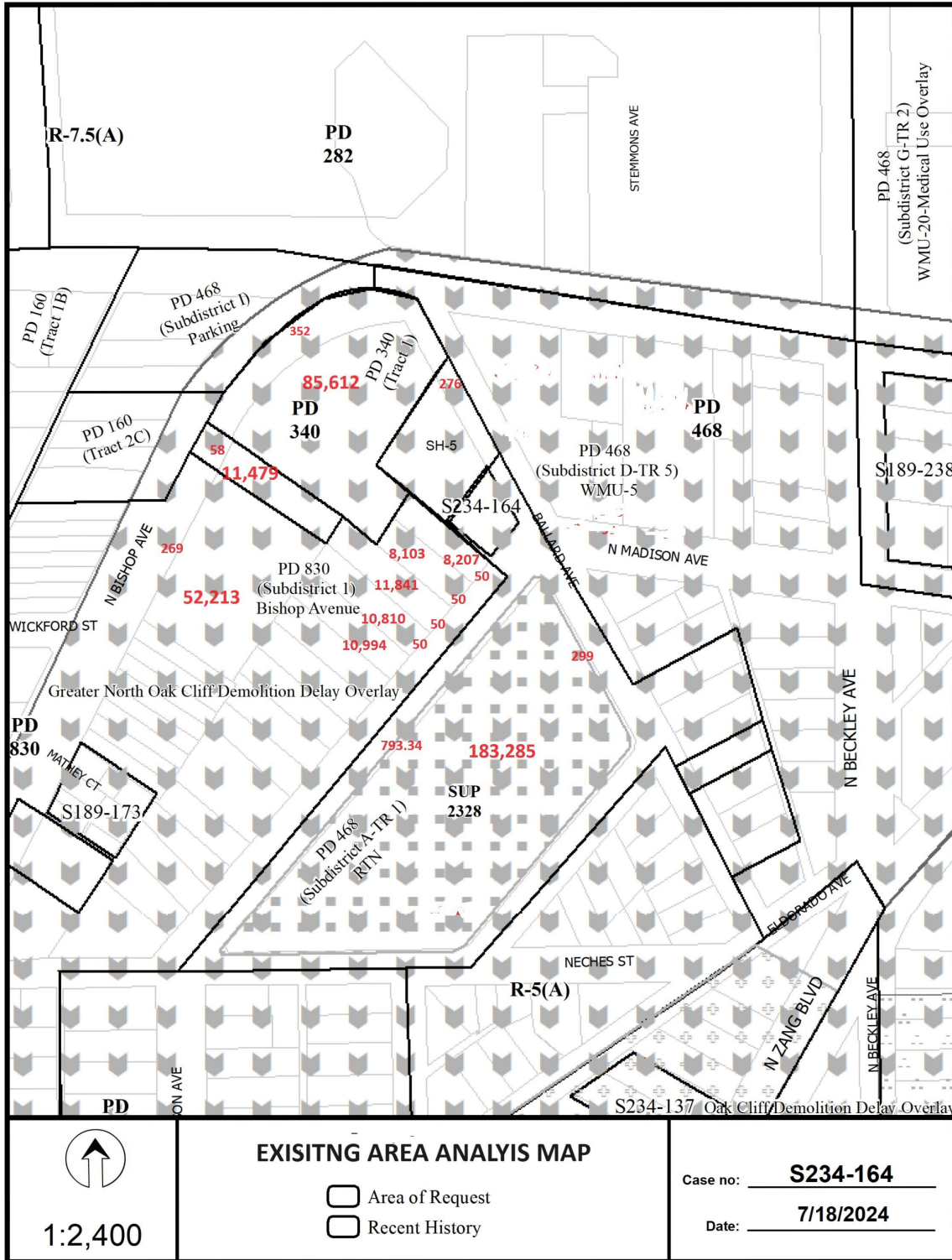
Dallas Water Utilities Conditions:

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.


Street Name / GIS, Lot & Block Conditions:

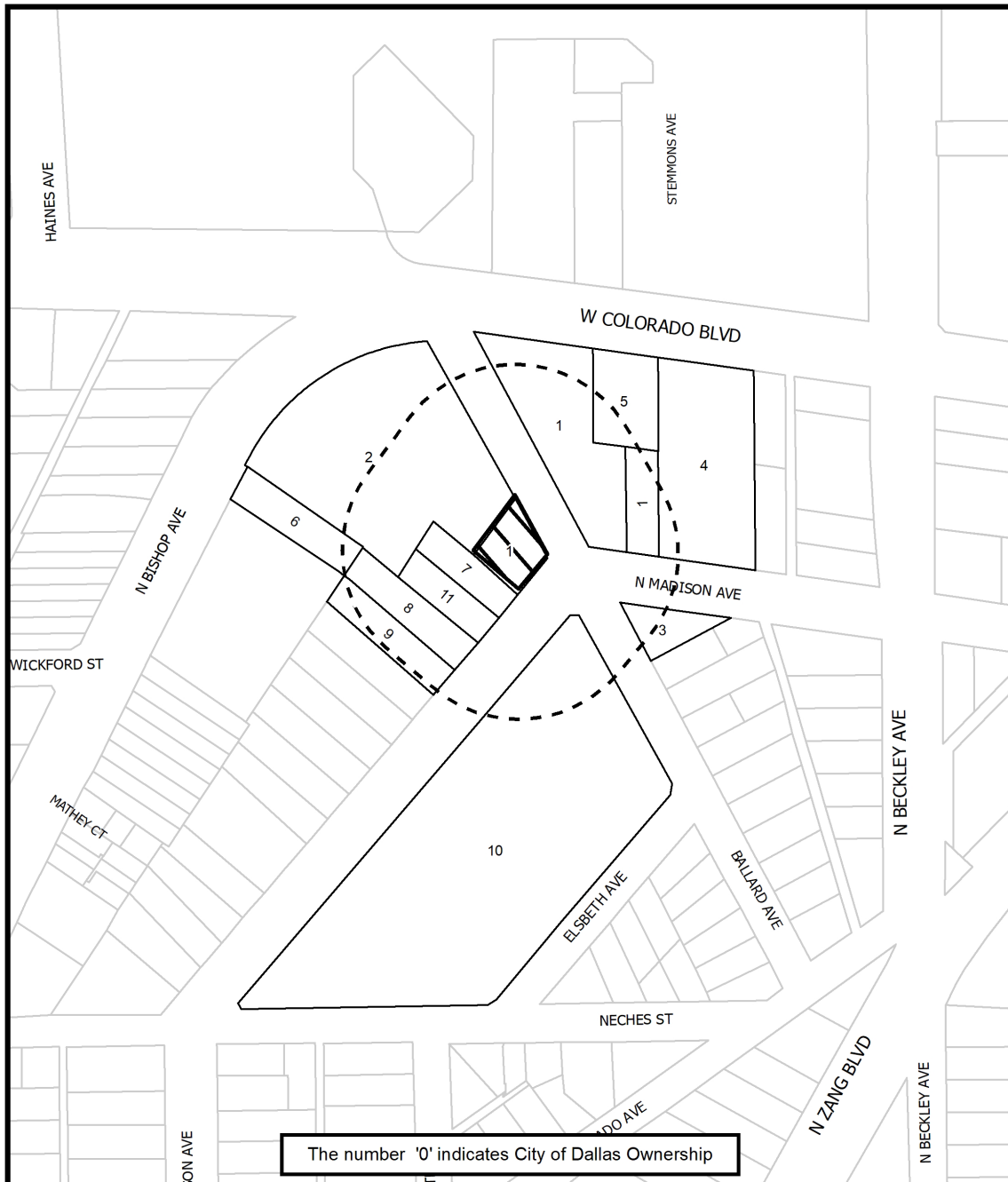
22. On the final plat, change “N. Madison Avenue” to “Madison Avenue”. Section 51A-8.403(a)(1)(A)(xii).
23. On the final plat, identify the property as Lot 1B in City Block M/3363.

ALL AREAS ARE IN SQUARE FEET





 1:2,400	<h2 style="text-align: center;">AERIAL MAP</h2> <p> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p>	Case no: <u> S234-164 </u> Date: <u> 7/18/2024 </u>
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The number '0' indicates City of Dallas Ownership

 1:2,400	NOTIFICATION		Case no: S234-164
	<div style="border: 1px solid black; padding: 2px; display: inline-block;">200'</div> AREA OF NOTIFICATION <div style="border: 1px solid black; padding: 2px; display: inline-block;">11</div> NUMBER OF PROPERTY OWNERS NOTIFIED		Date: 7/18/2024

07/18/2024

Notification List of Property Owners

S234-164

11 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1207 N MADISON AVE	KECHEJIAN ENTERPRISES LP
2	1222 N BISHOP AVE	1222 BISHOP LLC
3	1210 N MADISON AVE	METHODIST HOSPITALS OF DALLAS
4	221 W COLORADO BLVD	METHODIST HOSPITALS OF DALLAS
5	200 W COLORADO BLVD	KECHEJIAN ENTERPRISES LP
6	1218 N BISHOP AVE	AXXIS ENTERPRISES
7	1167 N MADISON AVE	DELEON OLGA A
8	1159 N MADISON AVE	BISHOP MADISON LLC
9	1155 N MADISON AVE	LOMAS HOMAR C &
10	1144 N MADISON AVE	Dallas ISD
11	1163 N MADISON AVE	ARELLANO JULIO &

