

CITY PLAN COMMISSION**THURSDAY NOVEMBER 17, 2022****FILE NUMBER:** S223-014**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Annex Avenue at San Jacinto Street, southeast corner**DATE FILED:** October 19, 2022**ZONING:** MF-2(A)**CITY COUNCIL DISTRICT:** 2 **SIZE OF REQUEST:** 0.224-acres**MAPSCO:** 46A**OWNER:** Hollyvale Rental Holdings, LLC

REQUEST: An application to create one 0.224-acre (8,716-square foot) lot from a tract of land in City Block 2/648 on property located on Annex Avenue at San Jacinto Street, southeast corner.

SUBDIVISION HISTORY:

1. S212-205 was a request southeast of the present request to replat a 2.338-acre tract of land containing part of Lot 5 and all of Lots 6 through 10 in City Block 5/712, Lot 4 in City Block 2/648 and a tract of land in City Block 2/648 to create one lot on property located on Annex Avenue at San Jacinto Street, south corner. The request was approved on June 2, 2022 and was withdrawn on October 19, 2022.
2. S201-741 was a request southeast of the present request to replat a 0.617-acre tract of land containing part of Lot 7 and all of Lot 8 in City Block 725 to create one lot on property located on Bryan Street, north of Carroll Street. The request was approved on September 23, 2021 but has not been recorded.
3. S201-721 was a request south of the present request to create one 0.207-acre lot from a tract of land in City Block 712 on property located on Carroll Avenue, northwest of Bryan Street. The request was approved on September 2, 2021 but has not been recorded.
4. S201-635 was a request south of the present request to replat a 1.034-acre tract of land containing all of Lots 1, 2, 3, and 4 in City Block 1/716 to create one lot on property located on Bryan Street, between Carroll Avenue and Burlew Street. The request was approved on May 6, 2021 but has not been recorded.
5. S190-118 was a request southwest of the present request to replat a 0.440-acre tract of land containing all of Lot 1 and part of Lot 2 in City Block 4/714 to create one lot on property located on Scurry Street at Burlew Street west corner. The request was approved on April 9, 2020 but has not been approved.
6. S189-274 was a request south of the present request to replat a 0.523-acre tract of land containing all of Lots and 2 in City Block 3/713 to create one lot on property located on Carroll Avenue at Scurry Street, west corner. The request was approved on August 15, 2019 but has not been recorded.

7. S189-160 was a request northeast of the present request to replat a 0.323-acre tract of land containing part of Lots 6 and 7 in City Block A/8303 to create 8 lots ranging in size from 1,369-square feet to 2,397-square feet on property located on San Jacinto Street at Grigsby Avenue, north corner. The request was approved on April 18, 2019 and was withdrawn on April 17, 2019.
8. S189-019 was a request south of the present request to replat a 0.323-acre tract of land containing all of Lots 1 and 2 in City Block 2/648 to create one lot on property located on Holly Avenue between San Jacinto Street and Bryan Street. The request was approved on November 15, 2018 but has not been recorded.
9. S189-002 was a request southwest of the present request to replat a 2.551-acre tract of land containing part of Lots 1 through 6, all of Lot 7 in City Block 16/647, and tract of land from Block 16/647, and a portion of an abandoned alley, to create one lot on property located on Peak Street, between Ross Avenue and San Jacinto Street. The request was approved on November 1, 2018 and recorded on October 28, 2021.
10. S178-241 was a request northeast of the present request to replat a 0.230-acre tract of land containing all of Lot 8 in City Block 2/701 to create a 6-lot shared access development with lots ranging in size from with one common area on property located on San Jacinto Street between Prairie Avenue and Grigsby Avenue. The request was approved on July 19, 2018 and recorded on April 7, 2022.

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 3,000 square feet for duplex structures. Minimum lot area requirement for multifamily structures depends on the number of proposed bedrooms. The request is to create one 0.224-acre (8,716-square foot) lot.

Considering the variety of lot widths and lot areas in the immediate area of the request (*refer to existing area analysis map*), staff concludes that there is no uniform lot pattern and the request complies with the requirements of Section 51A-8.503 and the MF-2(A) Multi Family District; 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 structure, new or existing, 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 submittal of the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to issuance of 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. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A 8.611(c)
13. Lot-to-Lot drainage will not be allowed without proper **City of Dallas Engineering Division** approval (Note must be on Plat). Section 51A 8.611(e)
14. Submit drainage, paving, etc. plans prepared by a licensed (TX) Professional Engineer to Permit Center, Oak Cliff Municipal Center (i.e. non-311T/DP). Section 51A- 8.102 (c); 8.601(b)(4), (5), (6), (7), (8), (9)

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 San Jacinto Street and Annex Avenue. Sections 51A-8.602(c), 51A-8.604(c)
16. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or Street easement) at the intersection of San Jacinto Street and Annex Avenue. Section 51A 8.602(d)(1).
17. 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 with the area of corner clip. Section 51A 8.602(d)(1), Section 51A-8.608(a)

Survey (SPRG) Conditions:

18. On the final plat, show recording information on all existing easements within 150 feet of property.
19. Show correct recording information for subject property.
20. On the final plat, reference board of "Professional Engineers and Land Surveyors" on Surveyor's statement.

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. Water and 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.

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

23. On the final plat, change "Holly Ave" to "Holly Avenue".
24. On the final plat, change "Annex Ave" to "Annex Avenue".
25. On the final plat, identify the property as Lot 5 in City Block 2/648. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





