

CITY PLAN COMMISSION**THURSDAY, MARCH 2, 2023****FILE NUMBER:** S223-074**CHIEF PLANNER:** Mohammad H. Bordbar**LOCATION:** Belmont Avenue, south of Fitzhugh Avenue**DATE FILED:** February 3, 2023**ZONING:** MF-2(A)**CITY COUNCIL DISTRICT:** 2 **SIZE OF REQUEST:** 0.326-acres**MAPSCO:** 35Z**APPLICANT/OWNER:** IGS Construction, LLC

REQUEST: An application to replat a 0.326-acre tract of land containing all of Lots 2, 3, and 4 in City Block 3/2001 to create one 5,119 square foot lot and one 9,082 square foot lot on property located on Belmont Avenue, south of Fitzhugh Avenue.

SUBDIVISION HISTORY:

1. S201-665 was a request west of the present request to replat a 0.284-acre tract of land containing all of Lots 12 and 13 in City Block 1/2001 to create one lot on property located on Manett Street, northeast of Kirby Street. The request was approved on June 3, 2021 but has not been recorded.
2. S190-175 was a request southwest of the request to replat a 0.379-acre tract of land containing all of Lots 13 and 14 in City Block B/2002 to move the existing common lot line and create one 0.175-acre lot and one 0.204-acre on property located on Manett Street at Kirby Street, northwest corner. The request was approved on July 23, 2020 but has not been recorded.
3. S190-122 was a request southwest of the present request to replat a 0.264-acre tract of land containing all of Lot 11 in City Block E/2002 to create five lots ranging in size from 1,781 square feet to 3,000 square feet on property located at 4535 Weldon Street, northeast of Carroll Avenue. The request was approved on May 21, 2020 and recorded October 22, 2021.
4. S190-066 was a request south of the present request to replat a 0.190-acre tract of land containing part of Lots 2 and 3 in City Block E/2011 on property located on Kirby Avenue, southeast of Capital Avenue. The request was approved on January 23, 2020 but has not been recorded.
5. S189-230 was a request north of the present request to replat a 0.46-acre tract of land containing all of Lot 10 in City Block E/1995 to create one 9,798.85-square foot lot and one 9,801.43-square foot lot on property located on Belmont Avenue, north of Fitzhugh Avenue. The request was administratively approved on June 24, 2019 but was withdrawn June 25, 2019.
6. S178-147 was a request south of the present request to replat a 0.197-acre tract of land containing part of Lot 3 and Lot 4 in City Block E/2011 to create one lot on property located at 2319 Kirby Avenue (A.K.A. "Kirby Street"), west of Deere Street. The request was approved on April 5, 2018 and recorded August 30, 2018.

7. S178-037 was a request north of the present request to replat a 0.458-acre tract of land containing all of Lot 2 in City Block E/1995 to create one 0.230-acre and one 0.228-acre on property located on Manett Street, northeast of Fitzhugh Avenue. The request was administratively approved on November 29, 2017 and recorded on May 18, 2018.

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 are zoned CR Community Retail District, to the east are zoned R-7.5(A) Single Family District, the properties to the southwest and west of the request have lot areas ranging in size from 4,537 square feet to 7,645 square feet and lot widths of 49 feet each. (*Please refer to the existing area analysis and aerial map*)
- Lot 2,3, and 4 in City Block 3/2001 of the request currently have width of 75 feet, 65, feet , and 60 respectivley.

Staff concludes that there is not an established lot pattern in the immediate area of the request 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 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 two.

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 56 feet of right-of-way (via fee simple or street easement) from the established centerline of Belmont Avenue. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).

Survey (SPRG) Conditions:

16. Prior to final plat, submit a completed final plat checklist and all supporting documents.

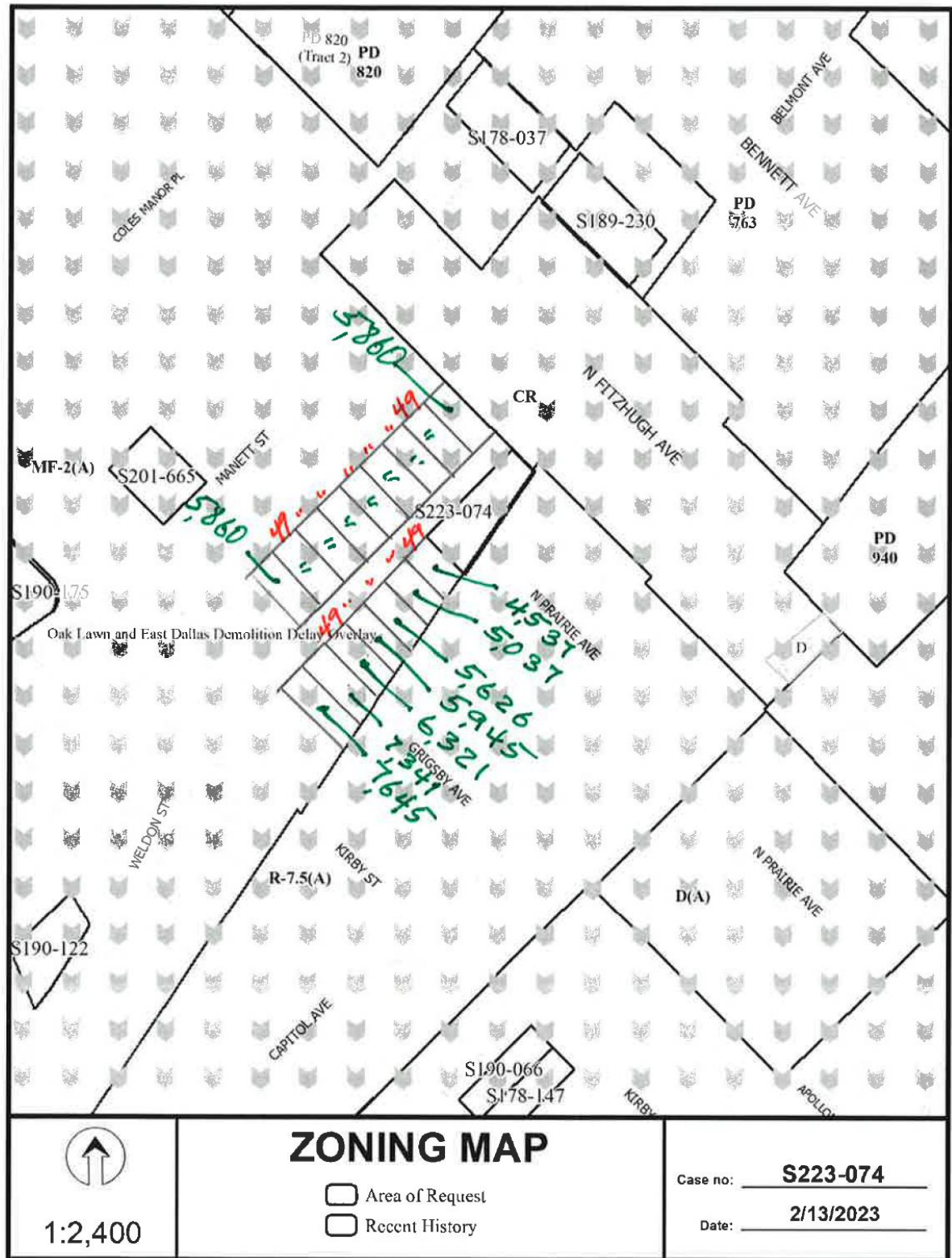
Dallas Water Utilities Conditions:

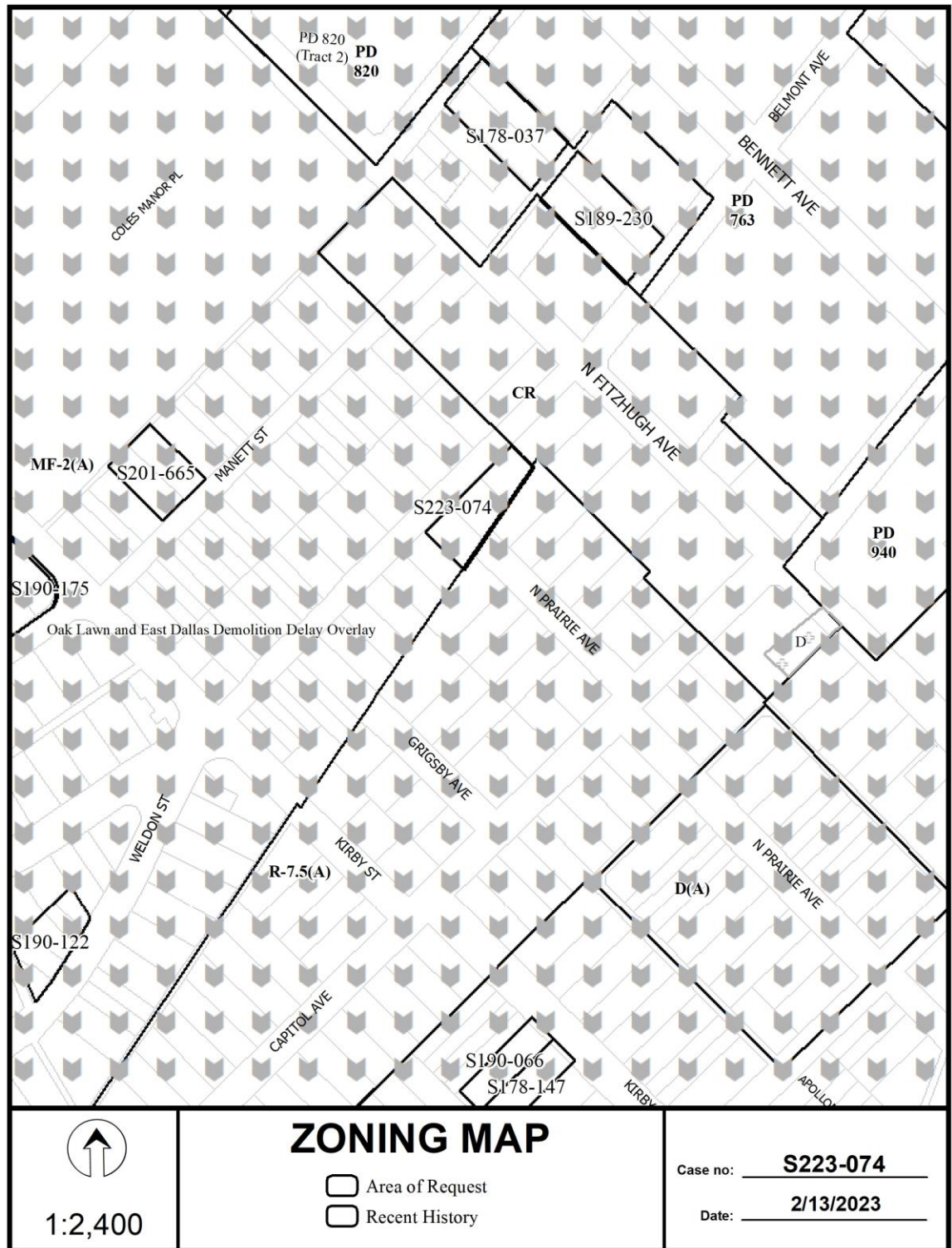
17. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

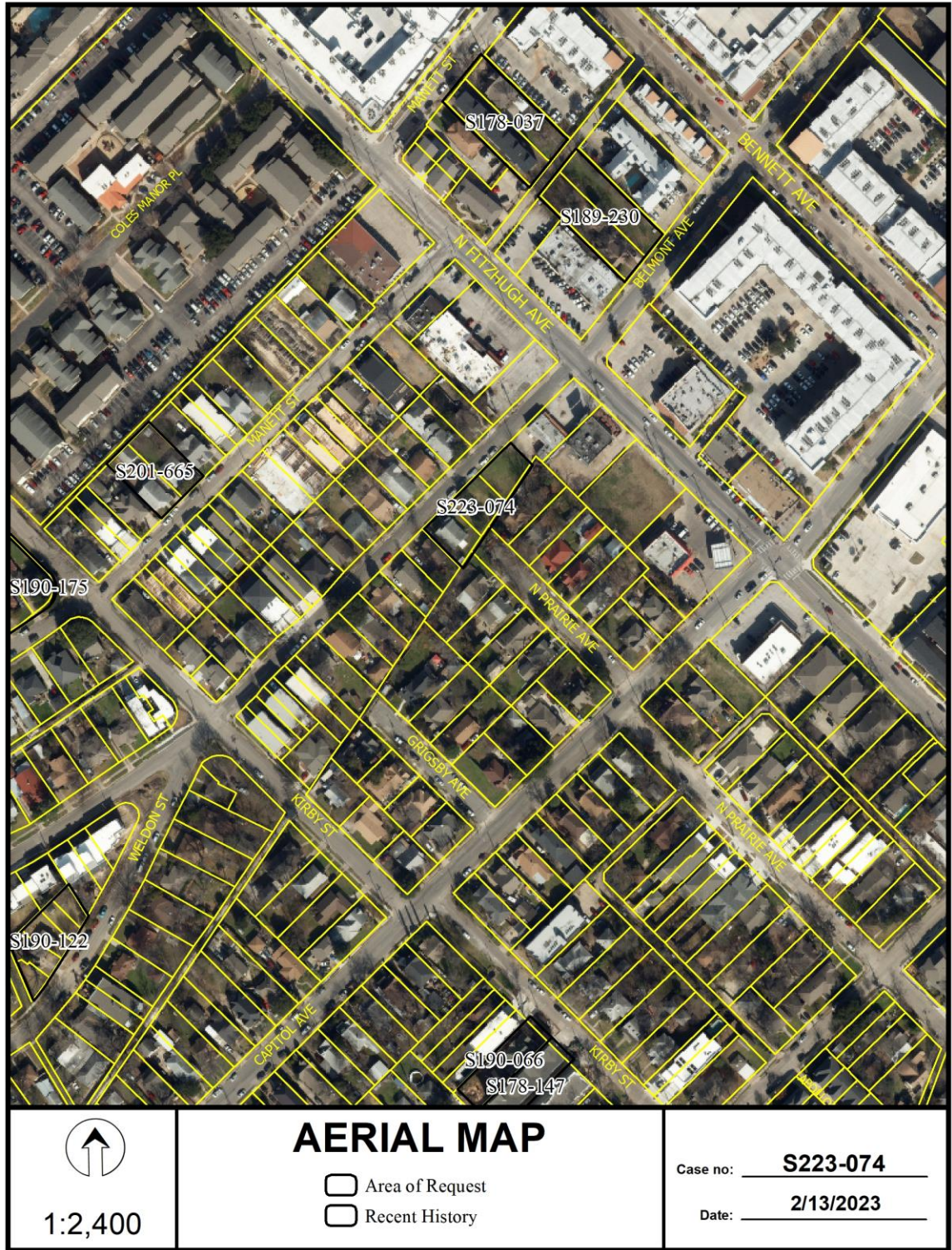
18. Wastewater main improvements may be required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

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

19. On the final plat, change "North Fitzhugh Avenue" to "Fitzhugh Avenue". Section 51A-8.403(a)(1)(A)(xii).
20. On the final plat, change "North Prairie Avenue" to "Prairie Avenue". Section 51A-8.403(a)(1)(A)(xii).
21. On the final plat, change "Belmont Avenue (Formerly Hurt Street)" to "Belmont Avenue (F.K.A. Hurt Street)". Section 51A-8.403(a)(1)(A)(xii)
22. On the final plat, identify the property as Lots 2A and 3A in City Block 3/2001. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).

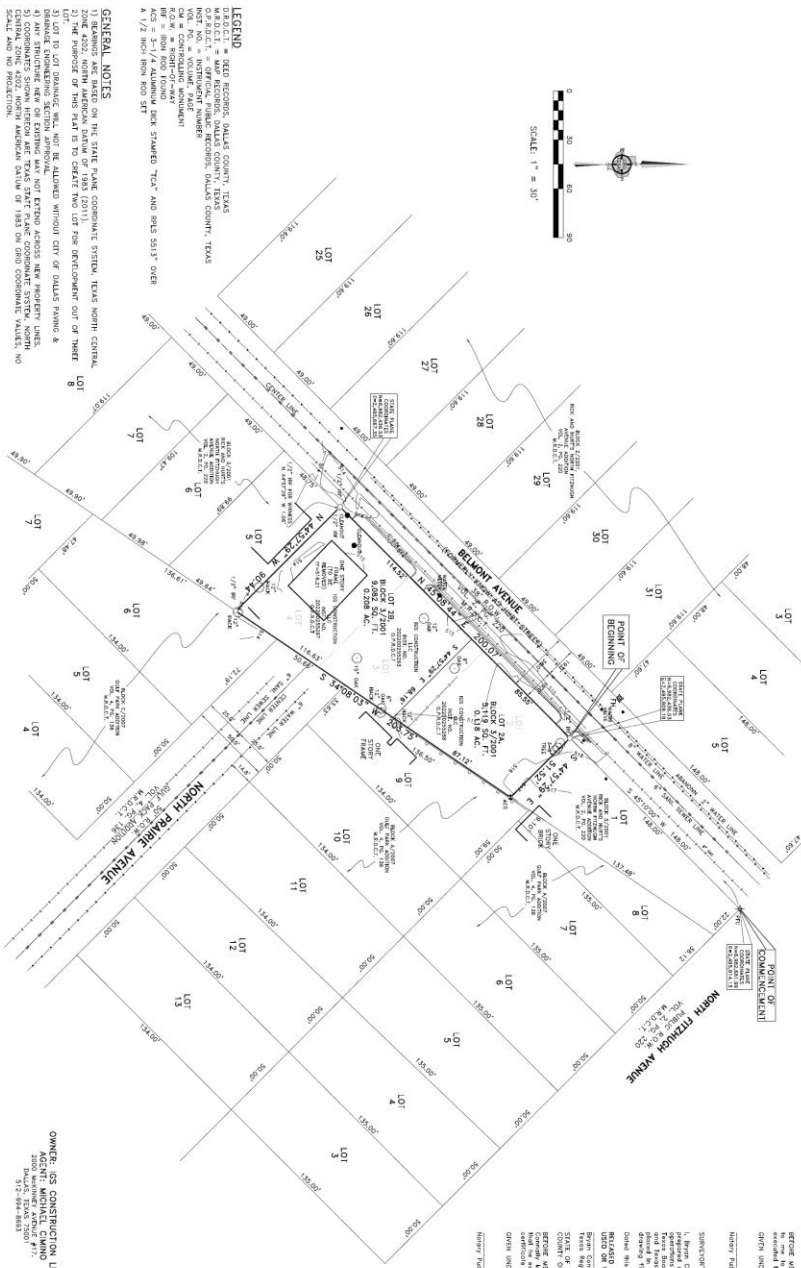
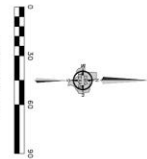








VICINITY MAP
NOT TO SCALE



LEGEND
 D.A.C.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS
 O.A.C.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
 N.O.C. = NOTARIZED COPY
 C.O. = COMPILED DOCUMENT
 B.F. = BORN FOR TOWN
 A. 1/2 SECTION 30, T24S AND R24E 5015' GRID

GENERAL NOTES
 1) BEARINGS ARE BASED ON THE STATE PLATE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983 (NAD83).
 2) THE PROPERTY LINES SHOWN ON THIS PLAT ARE FOR DEVELOPMENT OUT OF THREE (3) LOTS.
 3) LOT 1, LOT 2, LOT 3, LOT 4, LOT 5, LOT 6, LOT 7, LOT 8, LOT 9, LOT 10, LOT 11, LOT 12, LOT 13, LOT 14, LOT 15, LOT 16, LOT 17, LOT 18, LOT 19, LOT 20, LOT 21, LOT 22, LOT 23, LOT 24, LOT 25, LOT 26, LOT 27, LOT 28, LOT 29, LOT 30, LOT 31.

OWNER: GS CONSTRUCTION, LLC
 2000 MARKET AVENUE, SUITE 100
 DALLAS, TEXAS 75201
 214-344-6863

ENGINEER: CBG
 14201 S. F. 1/2, 1/2 SECTION 30, T24S AND R24E 5015' GRID
 214-344-6863

PLANNING & SURVEYING
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FINAL PLAT
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OWNER'S DECLARATION
 I, the undersigned, being the owner of the above-described property, do hereby certify that the information furnished herein is true and correct to the best of my knowledge and belief, and that the same is in accordance with the laws of the State of Texas and the rules and regulations of the City of Dallas.

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