

CITY PLAN COMMISSION

THURSDAY, NOVEMBER 21, 2024

FILE NUMBER: S245-017

SENIOR PLANNER: Sharmila Shrestha

LOCATION: Bolivar Drive at El Centro Drive, northwest corner

DATE FILED: October 24, 2024

ZONING: MF-2(A)

CITY COUNCIL DISTRICT: 6

SIZE OF REQUEST: 1.236-acres

APPLICANT/OWNER: Bolivar Holdings, LLC

REQUEST: An application to replat a 1.236-acre tract of land containing all of Lot 18 in City Block 8/6144 to create one lot and to remove a 30-foot platted building line along north line of Bolivar Drive on property located on Bolivar Drive at El Centro Drive, northwest corner.

SUBDIVISION HISTORY:

1. S212-169 was a request west of the present request to replat a 3.598-acre tract of land containing all of Lots 18 and 19A in City Block 8/6144 to create one 1.201-acre lot and one 2.397-acre lot on property located between Larga Drive and El Centro Drive, north of Bolivar Drive. The request was approved on May 19, 2022, and recorded on January 11, 2024.

BUILDING LINE REMOVAL: The Commission may approve a reduction or removal of the platted building lines with a minimum front, side, or rear yard setback greater than required by zoning regulation only:

- 1) Upon the affirmative vote of at least three-fourths of the commission members present; and
- 2) If the Commission finds that relocation or removal of the platted building line will not:
 - (i) "Require a minimum front, side, or rear yard setback less than required by zoning regulation."
 - There is existing 15 feet and 30 feet platted building lines along the north line of Bolivar Drive. Minimum required front yard setback is 15 feet per MF-2(A) Multifamily District.
 - (ii) "Be contrary to the public interest;"
 - (iii) "Adversely affect neighboring properties; and"
 - The removal of the 30-foot platted building line along the north line of Bolivar Drive will allow for the property to develop according to MF-2(A) Multifamily District regulation and City of Dallas development code.
 - (IV) "adversely affect the plan for the orderly development of the subdivision."

- The removal of the 30-foot platted building line along the north line of Bolivar Drive will not impact the adjoining properties.

STAFF RECOMMENDATION ON BUILDING LINE REMOVAL: The request is to remove an existing 30-foot platted building line along the north line of Bolivar Drive. Staff finds that the request complies with the requirements of Section 51A-8.505 of the Dallas Development Code; therefore, staff recommends approval of the removal of the 30-foot platted building line along the north line of Bolivar Drive.

STAFF RECOMMENDATION ON REPLAT: 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 is to create one 1.236-acre lot and the number of lot and lot area remain same. Staff concludes that the request complies with the requirements of Section 51A-8.503 and the MF-2(A) Multifamily 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 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:

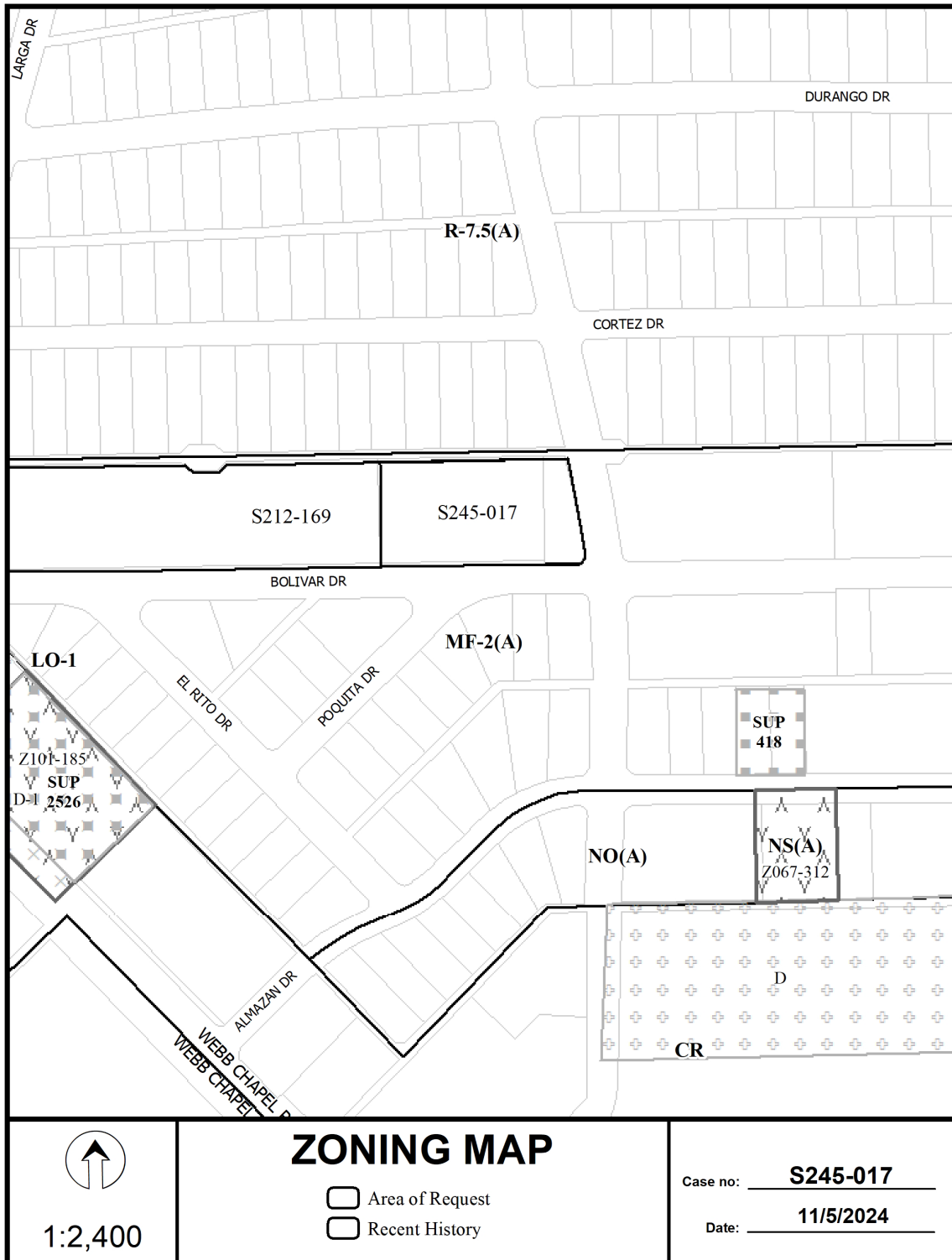
15. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at El Centro Drive and Bolivar Drive. Section 51A 8.602(d)(1)
16. On the final plat, include a note that the site is within the 65 LDN contour of Dallas Love Field and this noise level may require special construction standards for certain uses per the building code. Dallas Building Code, Section 425.
17. 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

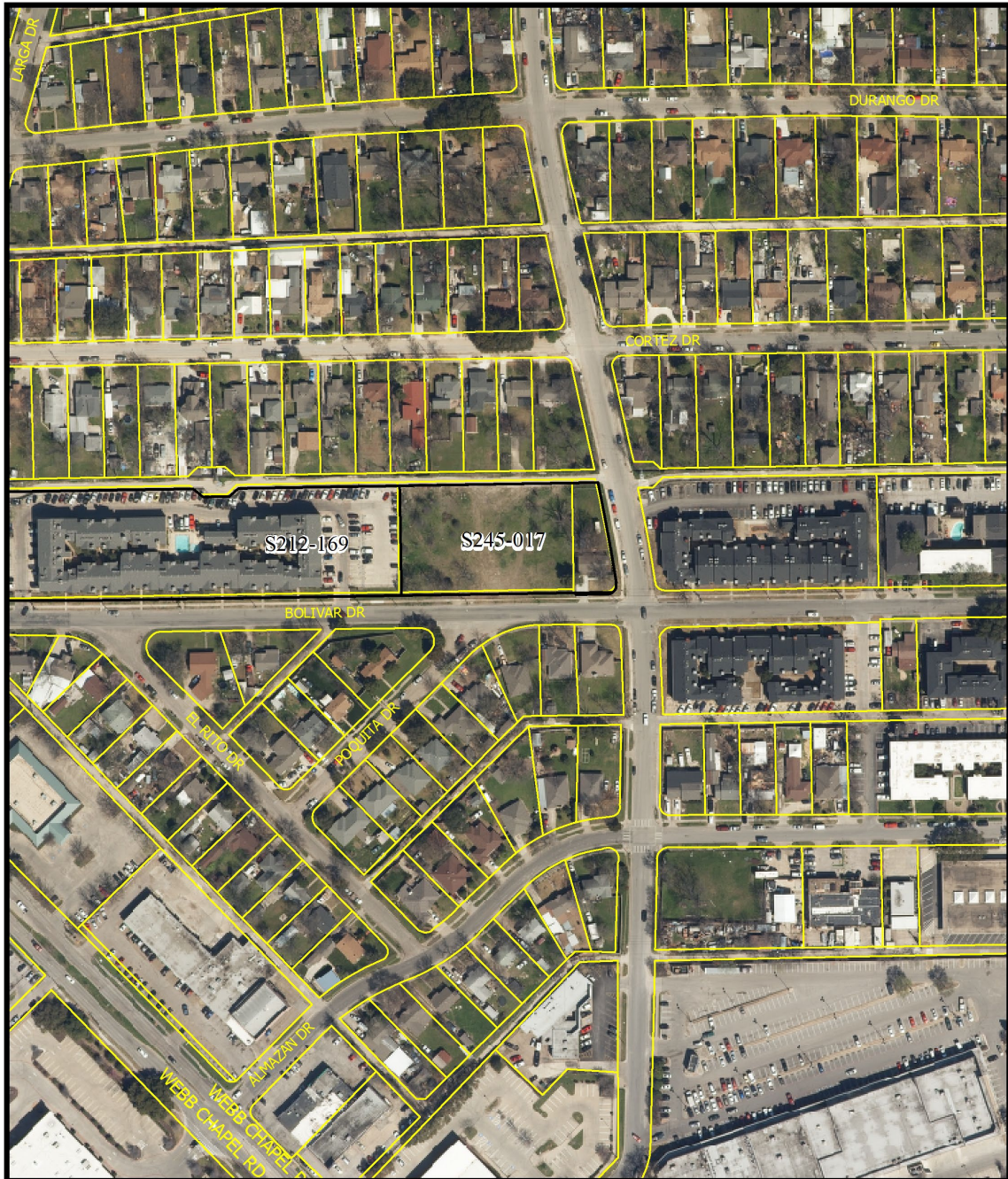
Survey (SPRG) Conditions:


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.
21. Need new/different plat name.

Street Light/ GIS, Lot & Block Conditions:

22. Prior to final plat, compliance with City's Street lighting standards including illumination standards, material, installation, and activation per Street Design Manual.
23. On the final plat, identify the property as Lot 18A in City Block 8/6144.





 1:2,400	<h2 style="text-align: center;">AERIAL MAP</h2> <ul style="list-style-type: none"> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History 	Case no: <u> S245-017 </u> Date: <u> 11/5/2024 </u>
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- SHIMPORE NOTES**
1. LOT 18 AND 19 ARE NOT TO BE USED FOR ANY OTHER PURPOSES THAN AS SHOWN ON THIS PLAN.
 2. THE SHIMPORE TRACT IS SUBJECT TO THE CITY OF CHICAGO'S ZONING ORDINANCES AND ANY APPLICABLE ORDINANCES.
 3. THE SHIMPORE TRACT IS SUBJECT TO THE CITY OF CHICAGO'S SUBDIVISION MAP ACT AND ANY APPLICABLE ORDINANCES.
 4. THE SHIMPORE TRACT IS SUBJECT TO THE CITY OF CHICAGO'S PLANNING AND ZONING COMMISSION'S DECISIONS AND ANY APPLICABLE ORDINANCES.
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LOT	AREA	AREA	AREA	AREA	AREA	AREA	AREA	AREA	AREA
1	1.1	1.2	1.3	1.4	1.5	1.6	1.7	1.8	1.9
2	2.1	2.2	2.3	2.4	2.5	2.6	2.7	2.8	2.9
3	3.1	3.2	3.3	3.4	3.5	3.6	3.7	3.8	3.9
4	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9
5	5.1	5.2	5.3	5.4	5.5	5.6	5.7	5.8	5.9
6	6.1	6.2	6.3	6.4	6.5	6.6	6.7	6.8	6.9
7	7.1	7.2	7.3	7.4	7.5	7.6	7.7	7.8	7.9
8	8.1	8.2	8.3	8.4	8.5	8.6	8.7	8.8	8.9
9	9.1	9.2	9.3	9.4	9.5	9.6	9.7	9.8	9.9
10	10.1	10.2	10.3	10.4	10.5	10.6	10.7	10.8	10.9

EXISTING LOT AREA

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4	4.1	4.2	4.3	4.4	4.5	4.6	4.7	4.8	4.9
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DEVELOPMENT STATEMENT

The proposed development is a multi-story residential building located at the intersection of Larga Drive and El Centro Drive. The building will consist of 100 units and will be developed in accordance with the City of Chicago's zoning ordinances and subdivision map act. The development will include a mix of unit types, including studio, one-bedroom, and two-bedroom units. The building will also include a ground-floor retail space and a parking garage. The development is expected to be completed in 2025.

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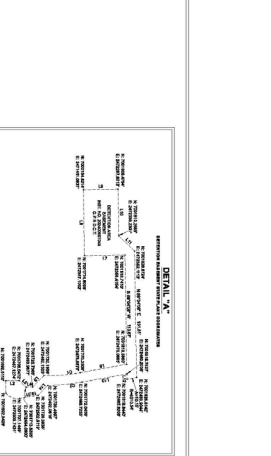
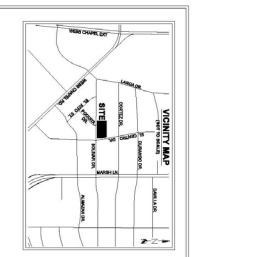
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OWNER'S DECLARATION

I, the undersigned, being the owner of the above described property, do hereby certify that the information contained herein is true and correct to the best of my knowledge and belief. I have read the above and understand the contents thereof. I have signed this declaration in the presence of the undersigned witnesses and the notary public.

Signature: _____
 Name: _____
 Address: _____
 City: _____ State: _____ Zip: _____

OWNER'S CERTIFICATE

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SHIMPORE CERTIFICATE

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Signature: _____
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 Address: _____
 City: _____ State: _____ Zip: _____