

**CITY PLAN COMMISSION****THURSDAY, SEPTEMBER 19, 2024****FILE NUMBER:** S234-185**SENIOR PLANNER:** Hema Sharma**LOCATION:** Cole Avenue at Bowen Street, west corner**DATE FILED:** August 22, 2024**ZONING:** PD 193 (O-2)**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20193.pdf>**CITY COUNCIL DISTRICT:** 14**SIZE OF REQUEST:** 0.46-acres**APPLICANT/OWNER:** Michael J. Anderson and Cynthia B. Anderson, Daniel Boucher

**REQUEST:** An application to replat a 0.46-acre tract of land containing all of Lot 6 in City Block 16/966 to create one lot and to dedicate a sidewalk easement on property located on Cole Avenue at Bowen Street, west corner.

**SUBDIVISION HISTORY:**

1. S201-775 was a request northwest of the present request to create a 3.8029-acre tract of land containing all of Lots 1 through 3 in City Block 14/968 and Lots 1 and 2 in City Block 968 and a tract of land in City Block 968 to create one lot on property located on Carlisle Street, between Hall Street and Bowen Street. The request was approved on October 21, 2021 and recorded on July 26, 2024.
2. S201-734 was a request north of the present request to replat a 0.7938-acre tract of land containing all of Lots 14, 15, and part of Lot 16 in City Block 13/969 to create one lot on property located on Cole Avenue, north of Bowen Street. The request was approved September 2, 2021 but has not been recorded
3. S189-199 was a request south of the present request to replat a 2.493-acre tract of land in City Block A/963 to create one lot on property bounded by Sneed Street, McKinney Avenue, Allen Street, and Cole Avenue. The request was approved on June 6, 2020 and recorded on September 2, 2022.

**STAFF RECOMMENDATION:** The request complies with the requirements of the PD 193 (O-2); 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 Bowen Street & Cole Avenue. *Section 51A 8.602(d)(1)*
16. 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 the correct recording information for the subject property.
19. On the final plat, show distances/width across all adjoining right-of-way
20. On the final plat, show recording information on all existing easements within 150 feet of the property.
21. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
22. On the final plat, show or list the prior plat on the map, in the legal description, and/or title block.

**Dallas Water Utilities Conditions:**

23. 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.
24. 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.
25. Capacity of existing wastewater system is questionable. Submit proposed wastewater discharge (gpm) of development for further assessment. Sections 49-60(b)(2)(d) and 49-60(d).

**Street Light/ Real Estate/ GIS, Lot & Block Conditions:**

26. Prior to final plat, compliance with City's street lighting standards including illumination standards, material, installation, and activation per Street Design Manual.
27. Prior to the final plat, please contact Real Estate and confirm if the retaining wall and stairs on the plat are in the right-of-way or not. Please if the above items are not in right-of-way remove from the plat.
28. On the final plat, identify the property as Lot 6 in City Block 16/966.







