

**CITY PLAN COMMISSION****THURSDAY, JANUARY 23, 2025****FILE NUMBER:** S245-047**SENIOR PLANNER:** Hema Sharma**LOCATION:** Cole Avenue, south of Armstrong Avenue**DATE FILED:** December 26, 2024**ZONING:** PD 193 (MF-2)**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20193.pdf>**CITY COUNCIL DISTRICT:** 14**SIZE OF REQUEST:** 0.9298-acres**APPLICANT/OWNER:** Tyler Sibley, Kairoi Properties, LLC; Brian O'Boyle Sr., Berryset II Uptown LTN, LLC

**REQUEST:** An application to replat a 0.9298-acre tract of land containing all of Lots 4 through 6 in City Block 1/1531 to create a 12-lot shared access development with lots ranging in size from 0.0563-acre (2,452 square feet) to 0.0922-acre (4,017 square feet) on property located on Cole Avenue, south of Armstrong Avenue.

**SUBDIVISION HISTORY:**

1. S245-048 is a request west of the present request to replat a 1.2413-acre tract of land containing all of Lots 12 through 16 in City Block 1/1531 to create a 17-lot shared access development with lots ranging in size from 0.0471-acre (2,051 square feet) to 0.0957-acre (4,167 square feet) on property located on Travis Street, north of Oliver Street. The request is scheduled for City Plan Commission hearing on January 23, 2025.
2. S245-041 was a request at same location as present request and was withdrawn on November 14, 2024 before going to City Planning Commission Hearing.

**STAFF RECOMMENDATION:** The request complies with the requirements of the PD 193 (MF-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 12.

**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. 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:**

16. Prior to final plat, submit a completed final plat checklist and all supporting documents.
17. On the final plat, show the correct recording information for the subject property. Platting Guidelines.

18. On the final plat, show distances/width across all adjoining right-of-way
19. On the final plat, all access easement(s) must be recorded by separate instrument(s) and the recording information must be shown on the final plat. Platting Guidelines.
20. On the final plat, show recording information on all existing easements within 150 feet of the property.
21. On the final plat, all utility easement abandonments must be shown with the correct recording information. Platting Guidelines.
22. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.

**Shared Access Conditions:**

23. Provide additional shared access area easement, up to 26 feet, for compliance to Dallas Fire Code when building height is 30 feet or greater.
24. A water and wastewater easement at least 12 feet wide to be used exclusively for public water and wastewater below grade must be provided within the Shared Access Area Easement & labeled on the plat. Section 51A-4.411(d)(2) and Sections 49-60(d), 49-61(c)(5)(B), and Development Design Procedure and Policy Manual Section 6.2
25. No building permit may be issued to authorize work in the Shared Access Area Development until the final plat and the Shared Access Area Agreement have been recorded in the real property records of Dallas County, and the recording information has been placed on the face of the plat, and all other requirements of the Shared Access Area development have been met. Section 51A-4.411(c)(3)
26. Prior to submittal of the final plat the Shared Access Area Development must meet all of the requirements of Section 51A-4.411. Section 51A-4.411(c)
27. The recording information of the "Shared Access Area Agreement" must be placed on the final plat prior to being submitted to the City Plan Commission Chairman for signature. The Shared Access Area Agreement shall include a metes and bounds description of the shared access area as part of an attachment to the document. Section 51A-4.411(e)
28. A shared access development is treated as one lot for the purpose of setbacks and lot coverage.
29. Regardless of the minimum front yard setback of the applicable zoning district, the minimum front yard setback must be at least 20 feet from the right-of-way line of a street or alley if the parking space for the lot(s) is located in an enclosed structure and if the space faces upon or can be entered directly from the street or alley. Section 51A-4.411(f)(2)
30. Include the words "Shared Access Development" in the title block of the final plat. Platting Guidelines

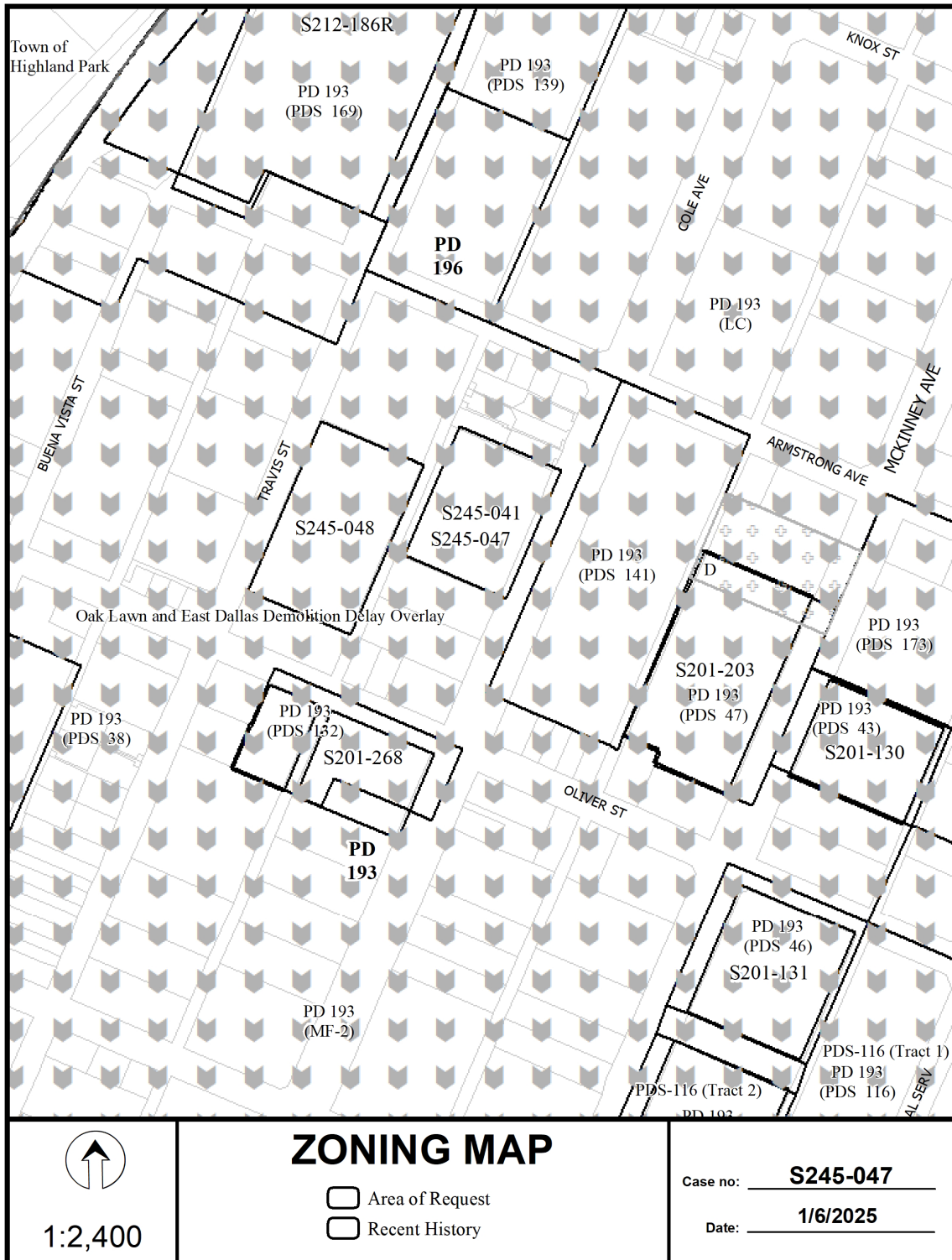
31. Place a note on the final plat stating: “No vehicular access is permitted to adjacent property outside the platted property from the shared access area except to a public or City Council approved Private Street.” Section 51A-4.411(d)(3), and 51A-4.411(d)(10)
32. If a guard house is provided, it must be at least 30 feet from the shared access point. Section 51A-4.411(d)(8)
33. The Shared Access Area Easement must be terminated a minimum of 3 feet from the adjacent property or right-of-way. Section 51A-8.618(b)
34. Provide guest parking at a rate of 0.25 spaces per dwelling unit and with adequate maneuverability per the Shared Access Development requirements.

**Dallas Water Utilities Conditions:**


35. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f).
36. 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.
37. Water and Wastewater main improvements is required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
38. Must comply with DWU design standard for all Water Wastewater construction in Shared Access Development.

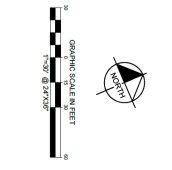
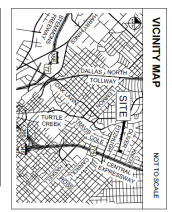
**Real Estate/ Street Name/ GIS, Lot & Block Conditions:**

39. Prior to final plat, please show the abandonment on the plat as follows: Abandonment authorized by Ordinance No.\_\_\_\_\_, recorded as Inst. No.\_\_\_\_\_.
40. On the final plat, change “Armstrong Avenue (FKA Frank Street)” to “Armstrong Avenue (AKA Armstrong Street FKA Frank Street)”. Section 518.403(a)(1)(A)(xii)
41. On the final plat, identify the property as Lots 1 through 12 in City Block A/1531.





 1:2,400	<h2>AERIAL MAP</h2> <ul style="list-style-type: none"> <li><input type="checkbox"/> Area of Request</li> <li><input type="checkbox"/> Recent History</li> </ul>	Case no: <u>          <b>S245-047</b>          </u> Date: <u>          <b>1/6/2025</b>          </u>
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**LINE TYPE LEGEND**

---	Property Line
- - -	Proposed Property Line
---	Right-of-Way Line
---	Utility Line
---	Water Line
---	Sewer Line
---	Gas Line
---	Electric Line
---	Telephone Line
---	Other Utility Line

**LEGEND**

---	Proposed Access
---	Proposed Easement
---	Proposed Right-of-Way
---	Proposed Utility
---	Proposed Water
---	Proposed Sewer
---	Proposed Gas
---	Proposed Electric
---	Proposed Telephone
---	Proposed Other Utility
---	Proposed Fencing
---	Proposed Signage
---	Proposed Landmark
---	Proposed Monument
---	Proposed Marker
---	Proposed Nail
---	Proposed Stake
---	Proposed Pin
---	Proposed Flag
---	Proposed Chain
---	Proposed Line
---	Proposed Point
---	Proposed Angle
---	Proposed Distance
---	Proposed Area
---	Proposed Volume
---	Proposed Weight
---	Proposed Mass
---	Proposed Force
---	Proposed Energy
---	Proposed Power
---	Proposed Heat
---	Proposed Light
---	Proposed Sound
---	Proposed Motion
---	Proposed Time
---	Proposed Space
---	Proposed Matter
---	Proposed Energy
---	Proposed Power
---	Proposed Heat
---	Proposed Light
---	Proposed Sound
---	Proposed Motion
---	Proposed Time
---	Proposed Space
---	Proposed Matter

**LEGEND**

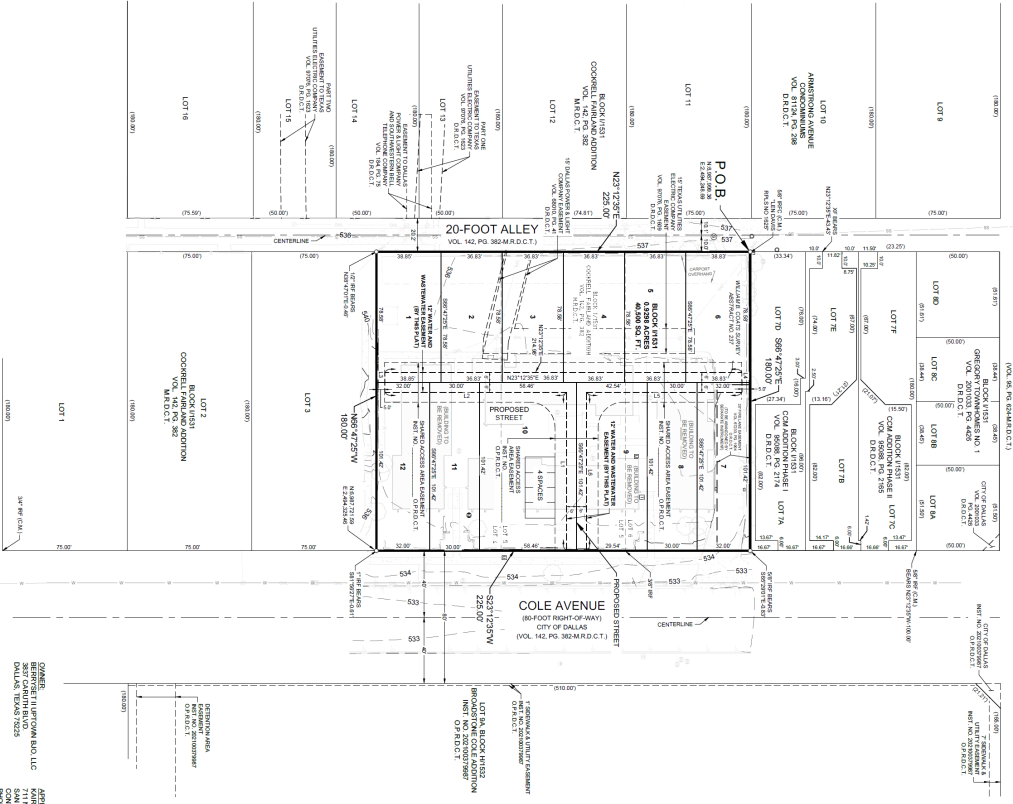
50 FT. SQUARE ZONING  
50 FT. SQUARE FEET  
VOL. 56, PG. 308 (D.C.T.)

COLE AVENUE  
VOL. 142, PG. 382 (M.R.D.C.T.)

ARMSTRONG AVENUE  
VOL. 142, PG. 382 (M.R.D.C.T.)

OLIVER STREET  
VOL. 142, PG. 382 (M.R.D.C.T.)

20-FOOT ALLEY  
VOL. 142, PG. 382 (M.R.D.C.T.)



- NOTES:**
- The purpose of this plat is to create 12(ish) lots from a previously platfied tract of land for development.
  - Lot 10 is changed and not be defined without City of Dallas Planning and Zoning Section approval.
  - This plat is based on a survey conducted on the Texas Coordinate System of 1983, North Central Zone 4202.
  - The coordinates shown on this plat are based on the Texas Coordinate System of 1983, North Central Zone, North American Datum 1983.
  - All lot corners are a 5/8" iron rod with plastic cap stamped "3147" and unless otherwise noted.
  - No utility access is permitted to adjacent property outside the shaded property from the shaded access area except by a public or City Council approved private street.
  - Shaded Access Area Agreement recorded in Instrument No. \_\_\_\_\_ Official Public Records of Dallas County, Texas.
  - All shading to be removed.

**LOT AREA TABLE**

LOT #	AREA (SQ. FT.)	AREA (ACRES)
1	10,000	0.228
2	10,000	0.228
3	10,000	0.228
4	10,000	0.228
5	10,000	0.228
6	10,000	0.228
7	10,000	0.228
8	10,000	0.228
9	10,000	0.228
10	10,000	0.228
11	10,000	0.228
12	10,000	0.228
13	10,000	0.228
14	10,000	0.228
15	10,000	0.228
16	10,000	0.228
17	10,000	0.228
18	10,000	0.228
19	10,000	0.228

**PRELIMINARY PLAT**  
**KNOX RESIDENCES ON COLE**  
**SHARED ACCESS DEVELOPMENT**  
**LOTS 1-12, BLOCK 11531**  
BEING A CERTAIN PART OF BLOCK 11531  
WILLIAM B. COATS SURVEY, ABSTRACT NO. 237  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
ENGINEERING PLAN NO. 3111

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