

**CITY PLAN COMMISSION****THURSDAY, JANUARY 23, 2025****FILE NUMBER:** S245-048**SENIOR PLANNER:** Hema Sharma**LOCATION:** Travis Street, north of Oliver Street**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:** 1.2413-acres**APPLICANT/OWNER:** Tyler Sibley, Kairoi Properties, LLC; Brian O'Boyle Sr., Berryset II Uptown LTN, LLC

**REQUEST:** An application to replat a 1.2413-acre tract of land containing all of Lots 12 through 16 in City Block1/1531 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.

**SUBDIVISION HISTORY:**

1. S245-047 is a request east of the present request to replat a 0.9298-acre tract of land containing all of Lots 4 through 6 in City Block1/1531 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. The request is scheduled for City Plan Commission hearing on January 23, 2025.
2. S212-186R is a request north of the present request to replat a 4.703-acre tract of land containing parts of Lots 2 and 6, all of Lot 3, Lots 7 through 15, Lots 17 through 22, Lots 34 through 43, Lots 4A and 5A, Lots 23A and 24A in City Block M/1537, a portion of an abandoned Buena Vista Street, a portion of an abandoned Travis Street, and a portion of an abandoned alley to create one lot; and to remove a 25-foot platted building line along south line of proposed abandoned portion of Buena Vista Street on property located between Armstrong Avenue and Knox Street, north of Travis Street. The request was approved on July 20, 2023 and recorded on September 21, 2023.

**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 17.

**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)

### **Survey (SPRG) Conditions:**

15. Prior to final plat, submit a completed final plat checklist and all supporting documents.
16. On the final plat, show the correct recording information for the subject property. Platting Guidelines.
17. On the final plat, show distances/width across all adjoining right-of-way. Platting Guidelines.
18. 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.
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.

### **Shared Access Conditions:**

21. Provide additional shared access area easement, up to 26 feet, for compliance to Dallas Fire Code when building height is 30 feet or greater.
22. 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
23. 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)
24. 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)
25. 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)
26. A shared access development is treated as one lot for the purpose of setbacks and lot coverage.
27. 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)

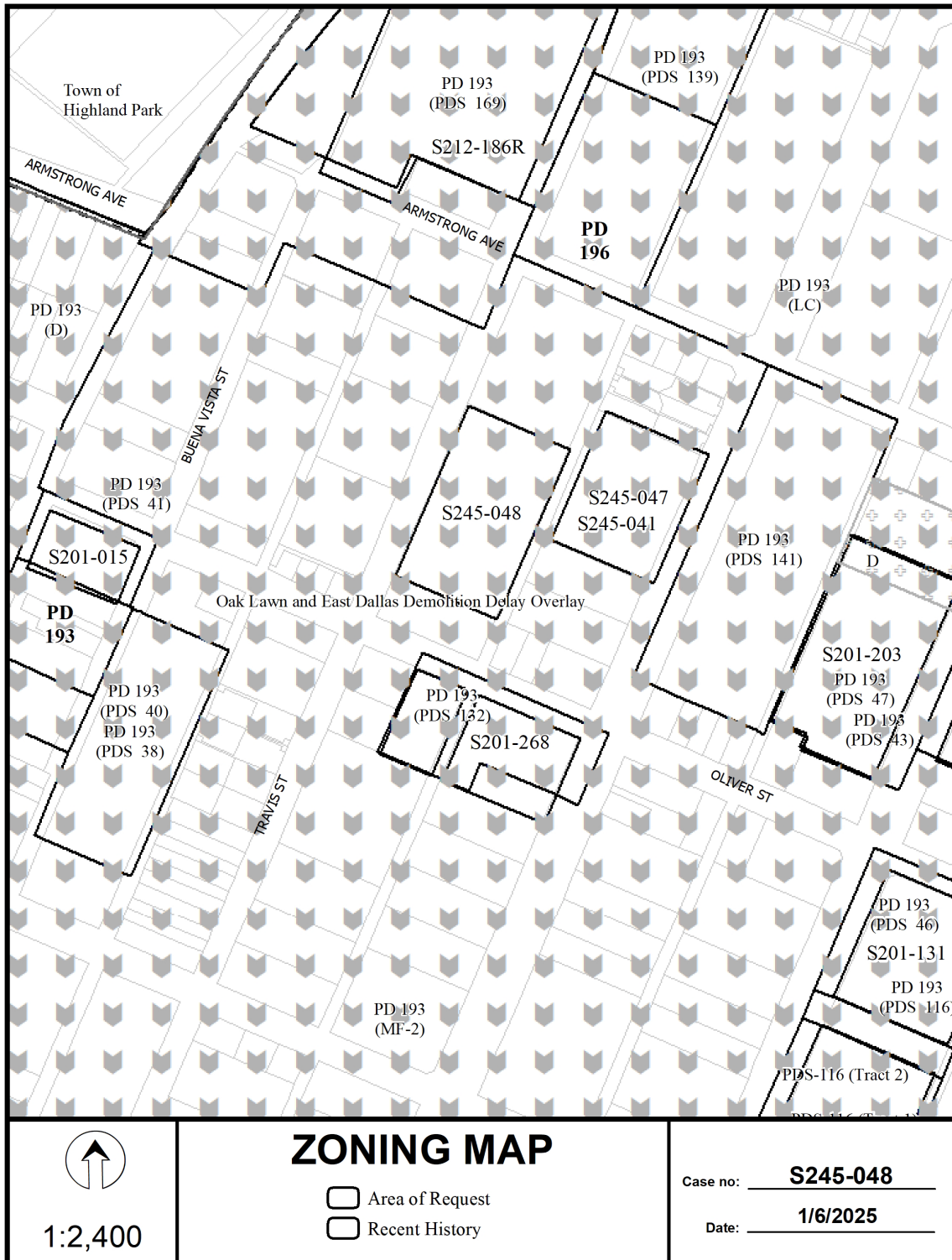
28. Include the words "Shared Access Development" in the title block of the final plat. Platting Guidelines
29. Place a note on the final plat stating: "No vehicular access is permitted to adjacent property outside the platted property from the shared access area except to a public or City Council approved Private Street." Section 51A-4.411(d)(3), and 51A-4.411(d)(10)
30. If a guard house is provided, it must be at least 30 feet from the shared access point. Section 51A-4.411(d)(8)
31. 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)
32. 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:**

33. 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).
34. 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.
35. 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.
36. Must comply with DWU design standard for all Water Wastewater construction in Shared Access Development.

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

37. On the final plat, change "Travis Street" to "Travis Street (AKA Travis Avenue FKA Preston Avenue)". Section 51A-8.403(a)(1)(A)(xii).
38. On the final plat, identify the property as Lots 1-17 in City Block B/1531.





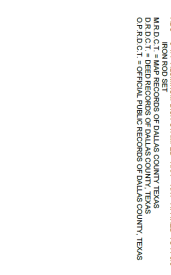
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## AERIAL MAP

- Area of Request
- Recent History

Case no: S245-048

Date: 1/6/2025

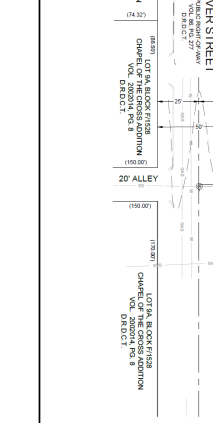


**LINE TYPE LEGEND**

1	Proposed Right-of-Way
2	Proposed Easement
3	Proposed Accessway
4	Proposed Utility
5	Proposed Street
6	Proposed Alley
7	Proposed Lot Line
8	Proposed Building Footprint
9	Proposed Driveway
10	Proposed Parking Space
11	Proposed Sidewalk
12	Proposed Bicycle Lane
13	Proposed Stormwater Management
14	Proposed Utility Easement
15	Proposed Right-of-Way
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17	Proposed Accessway
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19	Proposed Street
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**LOT AREA TABLE**

LOT NO.	AREA (SQ. FT.)	AREA (SQ. FT.)	AREA (SQ. FT.)
1	1,000	1,000	1,000
2	1,000	1,000	1,000
3	1,000	1,000	1,000
4	1,000	1,000	1,000
5	1,000	1,000	1,000
6	1,000	1,000	1,000
7	1,000	1,000	1,000
8	1,000	1,000	1,000
9	1,000	1,000	1,000
10	1,000	1,000	1,000
11	1,000	1,000	1,000
12	1,000	1,000	1,000
13	1,000	1,000	1,000
14	1,000	1,000	1,000
15	1,000	1,000	1,000
16	1,000	1,000	1,000
17	1,000	1,000	1,000
18	1,000	1,000	1,000
19	1,000	1,000	1,000
20	1,000	1,000	1,000
21	1,000	1,000	1,000
22	1,000	1,000	1,000
23	1,000	1,000	1,000
24	1,000	1,000	1,000
25	1,000	1,000	1,000
26	1,000	1,000	1,000
27	1,000	1,000	1,000
28	1,000	1,000	1,000
29	1,000	1,000	1,000
30	1,000	1,000	1,000
31	1,000	1,000	1,000
32	1,000	1,000	1,000
33	1,000	1,000	1,000
34	1,000	1,000	1,000
35	1,000	1,000	1,000
36	1,000	1,000	1,000
37	1,000	1,000	1,000
38	1,000	1,000	1,000
39	1,000	1,000	1,000
40	1,000	1,000	1,000
41	1,000	1,000	1,000
42	1,000	1,000	1,000
43	1,000	1,000	1,000
44	1,000	1,000	1,000
45	1,000	1,000	1,000
46	1,000	1,000	1,000
47	1,000	1,000	1,000
48	1,000	1,000	1,000
49	1,000	1,000	1,000
50	1,000	1,000	1,000

- NOTES:**
- The purpose of this plat is to create 17 lots from previously platted lots for development.
  - Lot 1 lot design will not be allowed without City of Dallas Planning and Zoning section approval.
  - The building system for this survey is based on the Texas Coordinate System of 1983, North Central Zone 4202.
  - The coordinate system are based upon the Texas Coordinate System of 1983, North Central Zone, North American Datum of 1983 on grid coordinate values, no north and no projection.
  - All lot corners are a 5/8" iron nail with plastic cap stamped "KIMLEY HORN" unless otherwise noted.
  - No previous access is permitted by adjacent property outside the platted property from the stated access area except to a street.
  - Street Access Area Agreement recorded in Instrument No. \_\_\_\_\_ Official Public Records of Dallas County, Texas.
  - All buildings to be removed.

**PRELIMINARY PLAT**  
**KNOX RESIDENCES ON TRAVIS**  
**SHARED ACCESS DEVELOPMENT**  
**LOTS 1-17 BLOCK 11531**  
 BEING A PART OF THE 6.6 AC. (11531)  
 COCKRELL FARMLAND ADDITION  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 CITY FILE NO. S245-048  
 ENGINEERING PLAN NO. 3117-

**Kimley Horn**  
 ENGINEERS

13455 SHILOH ROAD, SUITE 100, DALLAS, TEXAS 75244  
 PHONE: 214-343-2300  
 FAX: 214-343-2300  
 WWW.KIMLEYHORN.COM

DATE: 01/23/2025  
 SCALE: AS SHOWN  
 DRAWN: J. SMITH  
 CHECKED: J. SMITH  
 DATE: 01/23/2025  
 PROJECT: S245-048  
 SHEET: 1 OF 2

