

**CITY PLAN COMMISSION****THURSDAY, SEPTEMBER 18, 2025****FILE NUMBER:** PLAT-25-000076 (S245-229)**SENIOR PLANNER:** Hema Sharma**LOCATION:** Cole Avenue, northeast of Bowen Street**DATE FILED:** August 21, 2025**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:** 0.7938-acres**APPLICANT/OWNER:** AHC Cole LF, AHC Development

**REQUEST:** An application to replat a 0.7938-acre tract of land containing all of Lots 14 and 15 and portion of Lot 16 in City Block 13/969 to create a 15-lot shared access development ranging in size from 1,775 square feet to 2,906 square feet and one common area on property located on Cole Avenue, northeast of Bowen Street.

**SUBDIVISION HISTORY:**

1. S167-131 was a request southeast of the present request to replat all of Lot 9A and part of Lots 10 and 11 in City block 12/970 to create one 0.6239-acre lot on property located on McKinney Avenue, north of Bowen Street. The request was approved on April 6, 2017, 2018 and has not been recorded.
2. S156-154 was a request southeast of the present request to replat a 0.873-acre tract of land containing all of Lots 4 and 17-21 in City Block 2/638 into one 0.553-acre lot, one 0.167-acre lot and one 0.153-acre lot on property with frontage on McKinney Avenue, Bowen Street, and Oak Grove Avenue. The request was approved April 21, 2016 and has not been recorded.
3. S156-062 was a request southeast of the present request to replat a 1.008-acre tract of land containing all of Lot 1A in City Block 18/964, all of Lot 3, and part of Lots 4 and 5 in Block 18 of the amended map of Bowser and Lemmon Oak Lawn and North Dallas Addition into one lot on property located on Carlisle Street between Vine Street and Allen Street
4. S145-117 was a request southeast of the present request to remove the 10 foot platted building lines along Oak Grove Avenue and Bowen Street and to remove the 15-foot platted building line along McKinney Avenue on a 1.322-acre tract of land containing all of Lot 2C in City Block 1/638 on property bounded by Oak Grove Avenue, Bowen Street, and McKinney Avenue. The request was approved on April 2, 2015, but has not been recorded.

**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 15 and one common area.

### **Shared Access Conditions:**

12. Provide additional shared access area easement, up to 26 feet, for compliance to Dallas Fire Code when building height is 30 feet or greater.
13. 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*

14. 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)
15. 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)
16. 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)
17. A shared access development is treated as one lot for the purpose of setbacks and lot coverage.
18. 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)
19. Include the words "Shared Access Development" in the title block of the final plat. Platting Guidelines
20. 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)
21. If a guard house is provided, it must be at least 30 feet from the shared access point. Section 51A-4.411(d)(8)
22. 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)
23. Provide guest parking at a rate of 0.25 spaces per dwelling unit and with adequate maneuverability per the Shared Access Development requirements.

**Paving & Drainage Conditions:**

24. 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)
25. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(c).

26. 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)

**Transportation Conditions:**

27. Plans must comply with sidewalk design standards: sidewalks must comply with a minimum five-foot width plus five-foot buffer.
28. Plans must comply with City's street lighting standards. See illumination standards in Street Design Manual.

**Survey (SPRG) Conditions:**

29. Prior to final plat, submit a completed final plat checklist and all supporting documents.
30. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
31. On the final plat, show recording information on all existing easements within 150 feet of the property.
32. All utility easement abandonments must be shown with recording information.
33. Terminate shared access easement three (3') feet from alley right of way line.
34. On the final plat create a barrier easement between end of shared access easement and the alley right of way line.
35. Guest Parking cannot be located over water/wastewater and or utility easements.

**Dallas Water Utilities Conditions:**

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 Standards for all Water and Wastewater construction in Shared Access Development

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

39. Zero trees on site, tree survey not required. Tree protection will probably be required for 23" pecan on adjacent property north of Cole Ave, depending on scope of project.
40. Please correct the spelling of "ORDINANCE" and "ABANDONED" on "SANITARY SEWER ESMT. CITY OF DALLAS (VOL. 80030, PG. 502) D.R.D.C.T. ABANDONED BY ORDINANCE NO. \_\_\_, RECORDED AS INST. NO. \_\_\_ O.P.R.D.C.T."

41. Please correct spelling of "SEPARATE" located in Lot 15B. Please correct spelling of "Wastewater" under the "ABBREVIATIONS" list.
42. Prior to final plat, contact the Addressing Team with appropriate names for proposed ROWs
43. On the final plat, identify the property as Lots 14A through 14G, 15A through 15D, 16F through 16H, 16L and common area "A" in City Block 13/969.









