

CITY PLAN COMMISSION**THURSDAY, MARCH 23, 2023****FILE NUMBER:** S223-086**CHIEF PLANNER:** Mohammad H. Bordbar**LOCATION:** Colonial Avenue, southeast of Faye Street**DATE FILED:** February 23, 2023**ZONING:** PD 595 D(A)**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20595.pdf>**CITY COUNCIL DISTRICT:** 7 **SIZE OF REQUEST:** 0.617-acres **MAPSCO:** 56G**APPLICANT/OWNER:** Keth Vibol

REQUEST: An application to replat a 0.617-acre tract of land containing all of Lot 79A in City Block 2251 to create four lots ranging in size from 6,002 square foot to 8,831 square foot on property located on Colonial Avenue, southeast of Faye Street.

SUBDIVISION HISTORY: There has been no recent platting activity within close proximity to this request.

PROPERTY OWNER NOTIFICATION: On March 3, 2023, 20 notices were sent to property owners within 200 feet of the proposed plat.

STAFF RECOMMENDATION: 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 properties to the north and south, of the request have lot areas ranging in size from 5,563 square feet to 7,463 square feet and lot widths ranging in size from 50 feet to 65 feet are zoned PD 595 D(A). (*Please refer to the existing area analysis and aerial map*)

Staff determine that there is an established lot pattern in the immediate area of request; however, due to layout of the right-of-way to the east of the request staff concludes that the request complies with the requirements of Section 51A-8.503 and the PD 595 D(A); 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 four.

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 28 feet of right-of-way (via fee simple) from the established center line of Faye Street. *Section 51A 8.602(c)*
16. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at Faye Street and South Central Expressway / State Highway No. 310. *Section 51A 8.602(d)(1)*

17. Prior to final plat, 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)*
18. On the final plat, add the note: "TxDOT approval may be required for any driveway modification or new access point(s)." No citation.
19. Comply with PD 595 *City Code- per PD*
20. If the location is within PD 468, Pd 595, PD 887 then must comply with Form District Article XIII set forth by *City Code 51A-13.*

Survey (SPRG) Conditions:

21. Prior to final plat, submit a completed final plat checklist and all supporting documents.
22. On the final plat, show distances/width across all adjoining right-of-way. Platting Guidelines.
23. On the final plat, show recording information on all existing easements within 150 feet of the property.
24. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.

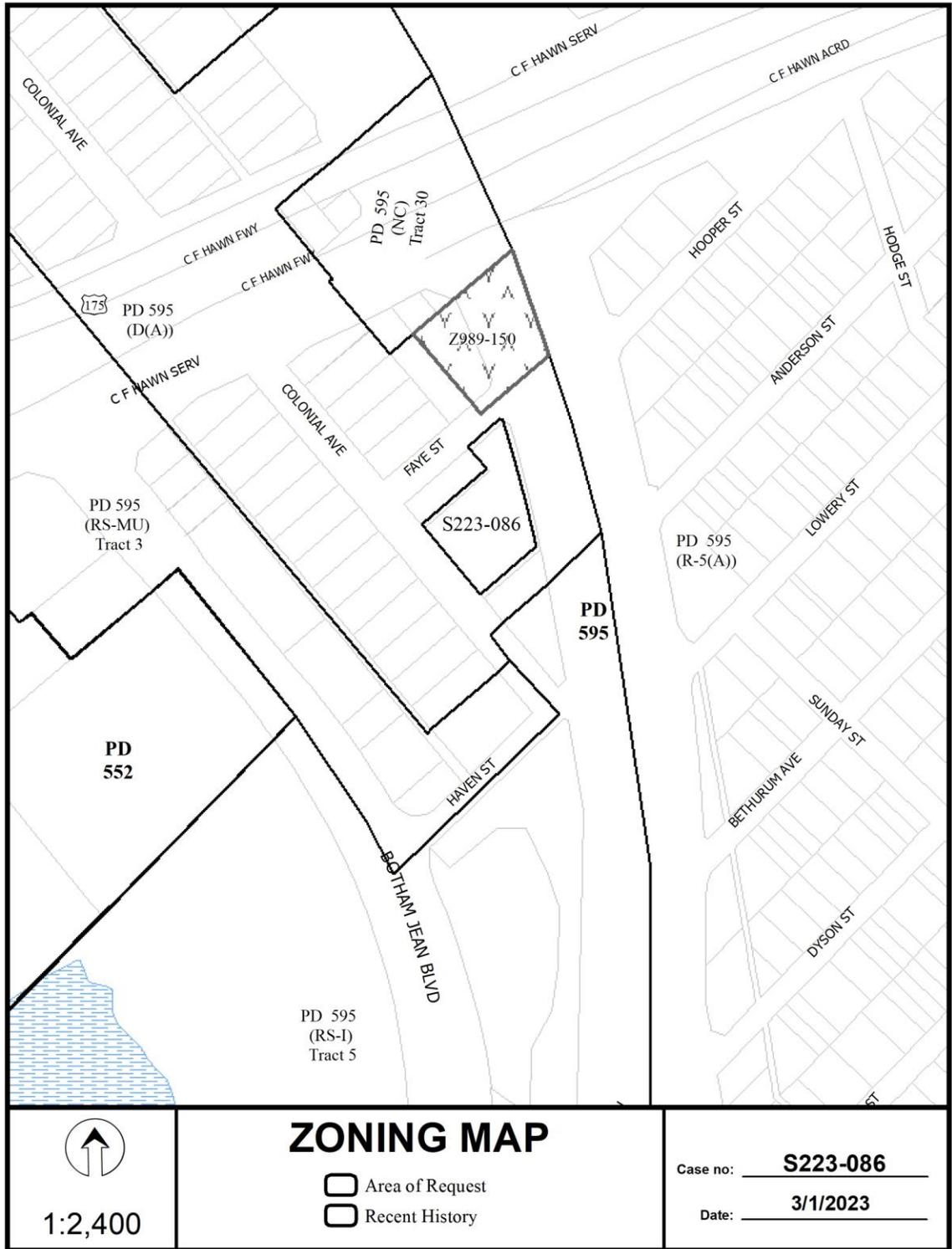
Dallas Water Utilities Conditions:

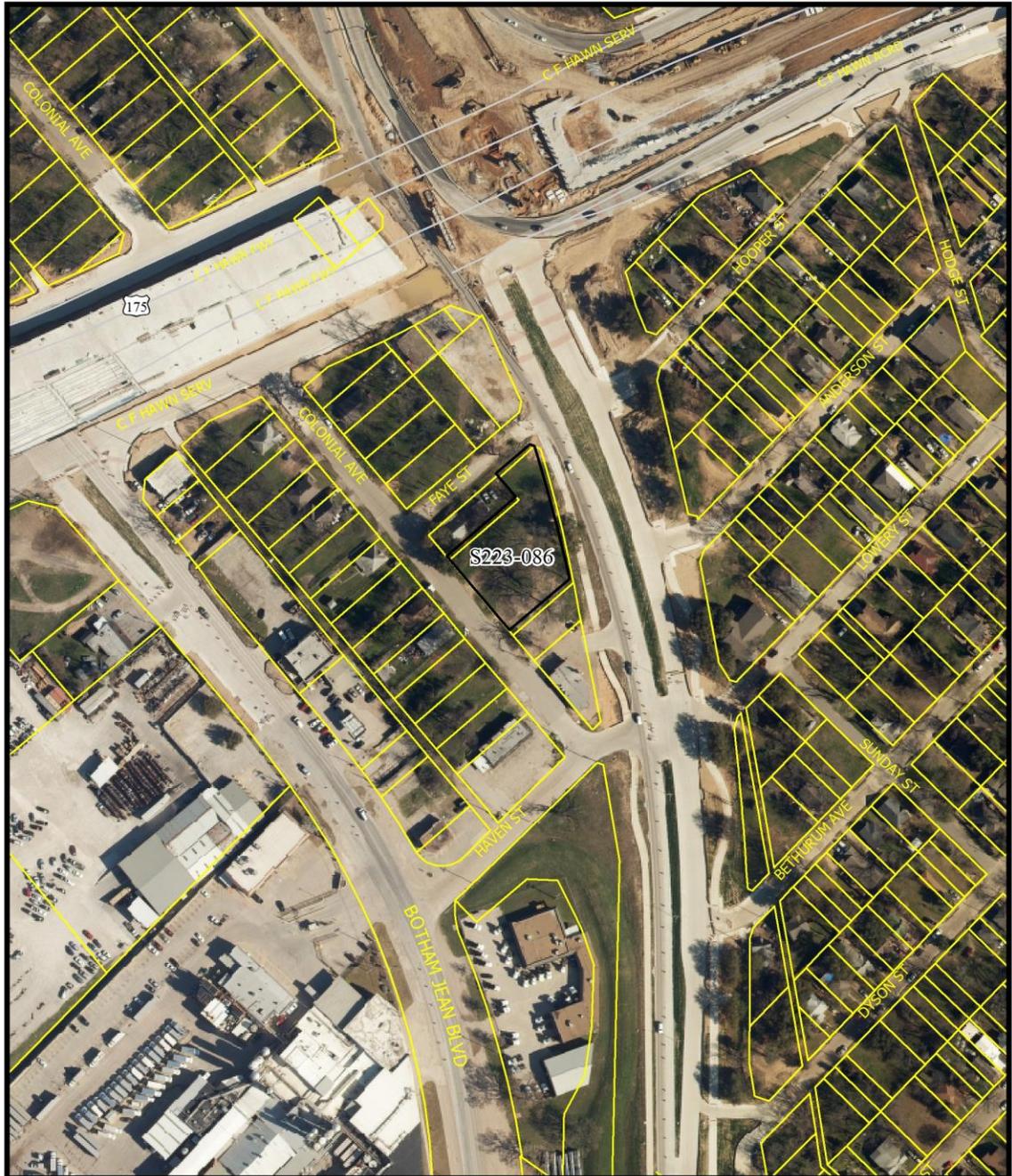
25. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f).
26. Additional design information is required for assessment. Site plan must be submitted showing proposed development, 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.
27. 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.

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

28. On the final plat, change "Faye Street" to "Faye Street (F.K.A. Stark Avenue) (F.K.A. Reed Street)". Section 51A-8.403(a)(1)(A)(xii)
29. On the final plat, change "South Central Expressway (A.K.A. S.H. 310)" to "South Central Expressway / State Highway No. 310". Section 51A-8.403(a)(1)(A)(xii)
30. On the final plat, identify the property as Lots 79B-79E in City Block 2251. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).







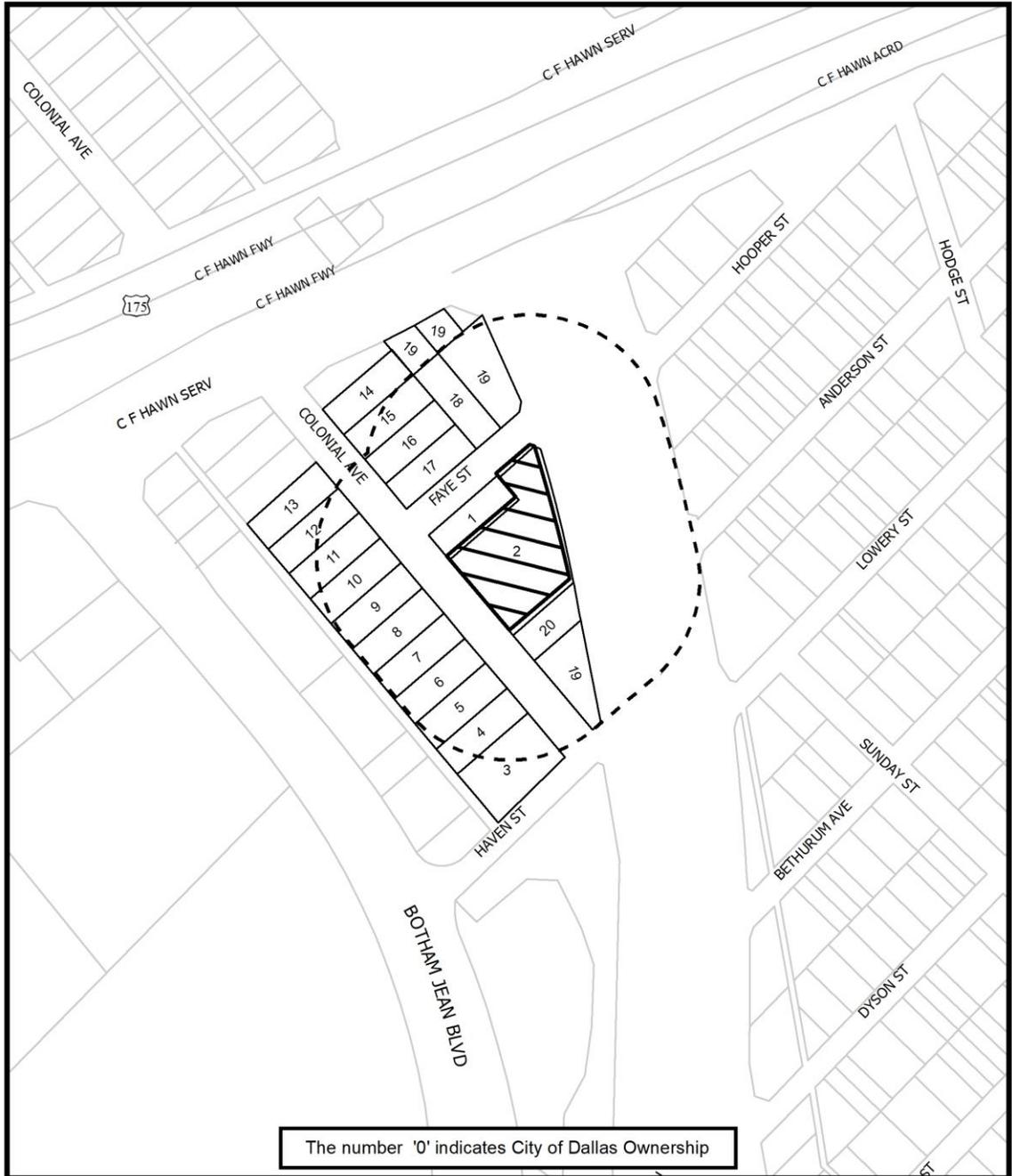
1:2,400

AERIAL MAP

- Area of Request
- Recent History

Case no: **S223-086**

Date: **3/1/2023**



The number '0' indicates City of Dallas Ownership

 1:2,400	NOTIFICATION	Case no: S223-086			
	<table border="1"> <tr> <td style="text-align: center;">200'</td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="text-align: center;">20</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	200'	AREA OF NOTIFICATION	20	NUMBER OF PROPERTY OWNERS NOTIFIED
200'	AREA OF NOTIFICATION				
20	NUMBER OF PROPERTY OWNERS NOTIFIED				

02/27/2023

Notification List of Property Owners

S223-086

20 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	5302 COLONIAL AVE	Taxpayer at
2	5300 COLONIAL AVE	KETH VIBOL
3	1615 HAVEN ST	Taxpayer at
4	5323 COLONIAL AVE	HIELO DEL CIELO LLC
5	5319 COLONIAL AVE	SIDDIQU SADIA
6	5315 COLONIAL AVE	RCGA LLC
7	5311 COLONIAL AVE	MILLER BESSIE ALFORD
8	5307 COLONIAL AVE	SPLATT LINDA WILLIS HILL
9	5303 COLONIAL AVE	PINE WOOD DEVELOPMENT COR
10	5227 COLONIAL AVE	WILLIAMS PINKIE
11	5223 COLONIAL AVE	LUX HOMES CORPORATION
12	5219 COLONIAL AVE	Taxpayer at
13	5215 COLONIAL AVE	JOHNSON VERA ESTATE OF
14	5208 COLONIAL AVE	WALLACE HAZEL
15	5212 COLONIAL AVE	AMINI MYLE
16	5218 COLONIAL AVE	CLARK TRAVIS ET AL
17	1639 FAYE ST	TOPLETZ INVESTMENTS
18	1641 FAYE ST	CHAMPION FAMILY BUILDERS
19	5325 S CENTRAL EXPY	DIAMOND VK INC
20	5318 COLONIAL AVE	OIBARA CATTLE FAMILY HOLDINGS LLC

