

CITY PLAN COMMISSION

THURSDAY, SEPTEMBER 5, 2024

FILE NUMBER: S234-177

SENIOR PLANNER: Hema Sharma

LOCATION: Bowser Avenue, southeast of Hawthorne Avenue

DATE FILED: August 8, 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: 0.37-acres

APPLICANT/OWNER: Scott Matthew Siekielski and Sheavon Kristin Siekieski

REQUEST: An application to replat a 0.37-acre tract of land containing all of Lots 5 and 6 in City Block 4/2042 to create on lot on property located on Bowser Avenue, southeast of Hawthorne Avenue.

SUBDIVISION HISTORY:

1. S189-114 was a request southeast of the present request to replat a 0.367-acre tract of land containing all of Lots 13 and 14 in City Block 2/2040 to create one lot on property located on Bowser Avenue, southeast of Prescott Avenue. The request was withdrawn on April 4, 2019.

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 one.

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:

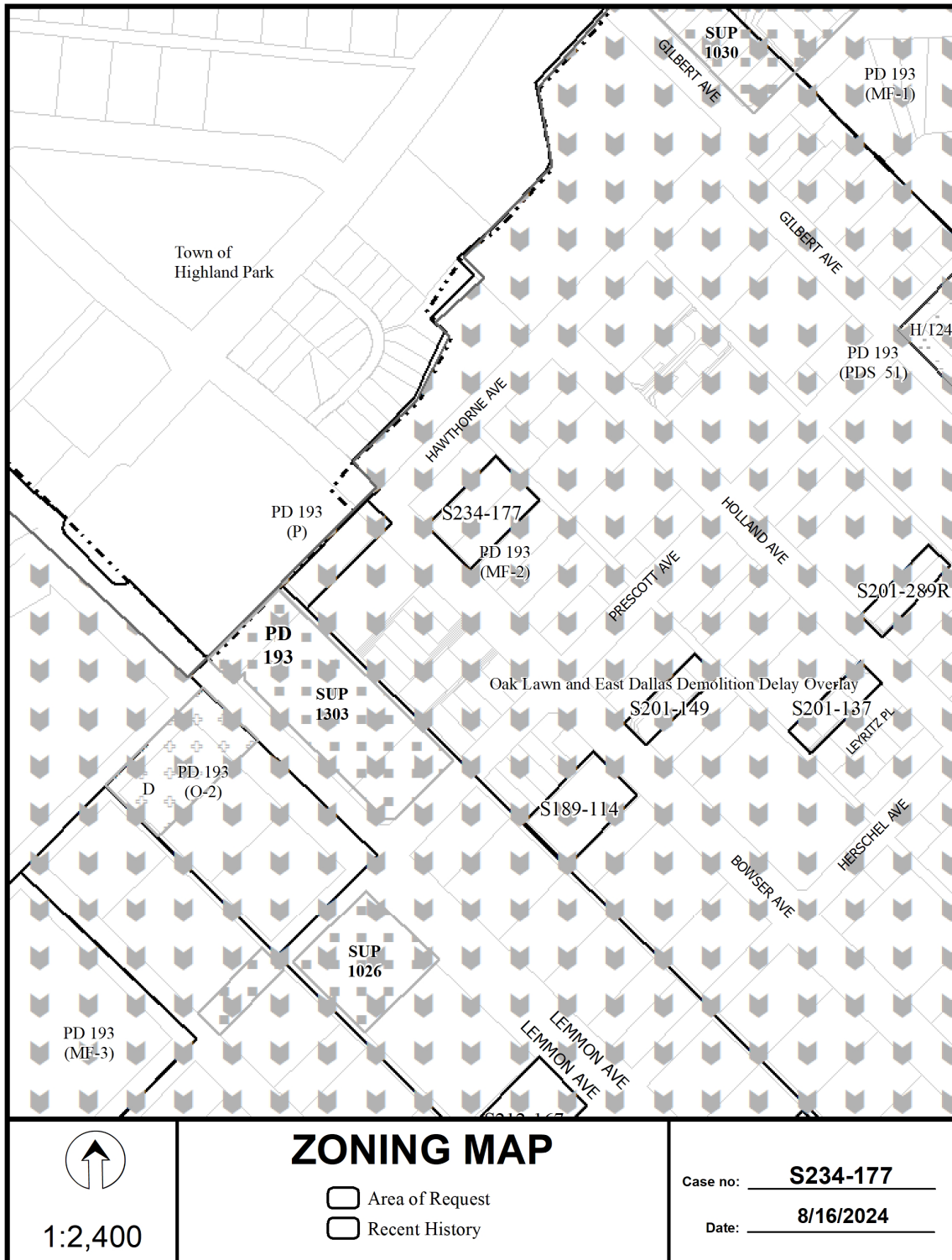
15. Prior to final plat, submit a completed final plat checklist and all supporting documents.

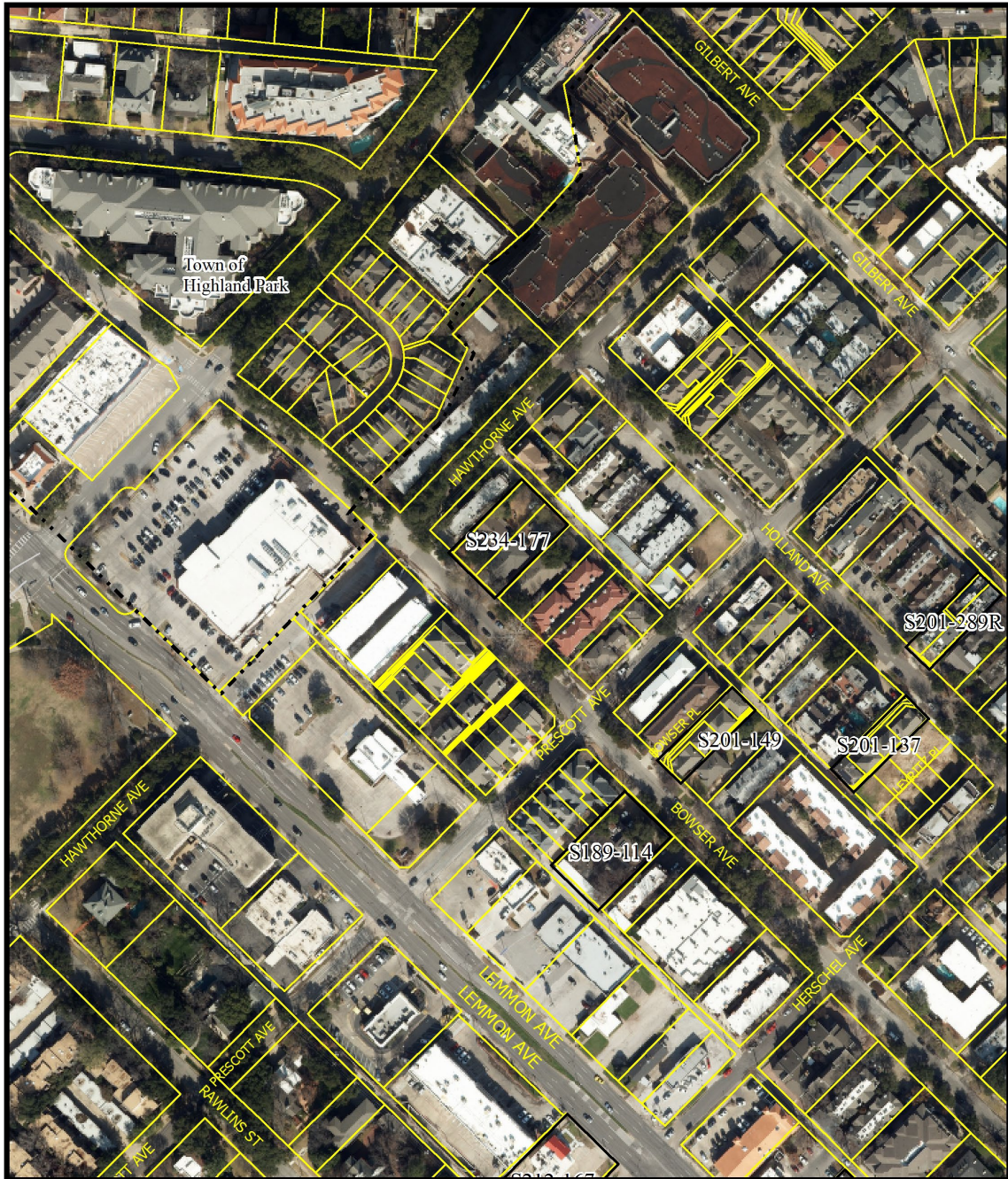
Dallas Water Utilities Conditions:


16. 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.

GIS, Lot & Block Conditions:

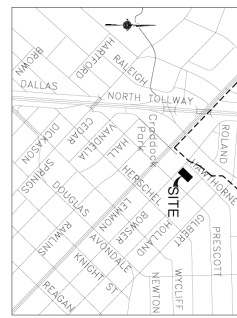
17. On the final plat, identify the property as Lot 5A in City Block 4/2042.





 1:2,400	<h2 style="text-align: center;">AERIAL MAP</h2> <ul style="list-style-type: none"> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History 	Case no: <u> S234-177 </u> Date: <u> 8/16/2024 </u>
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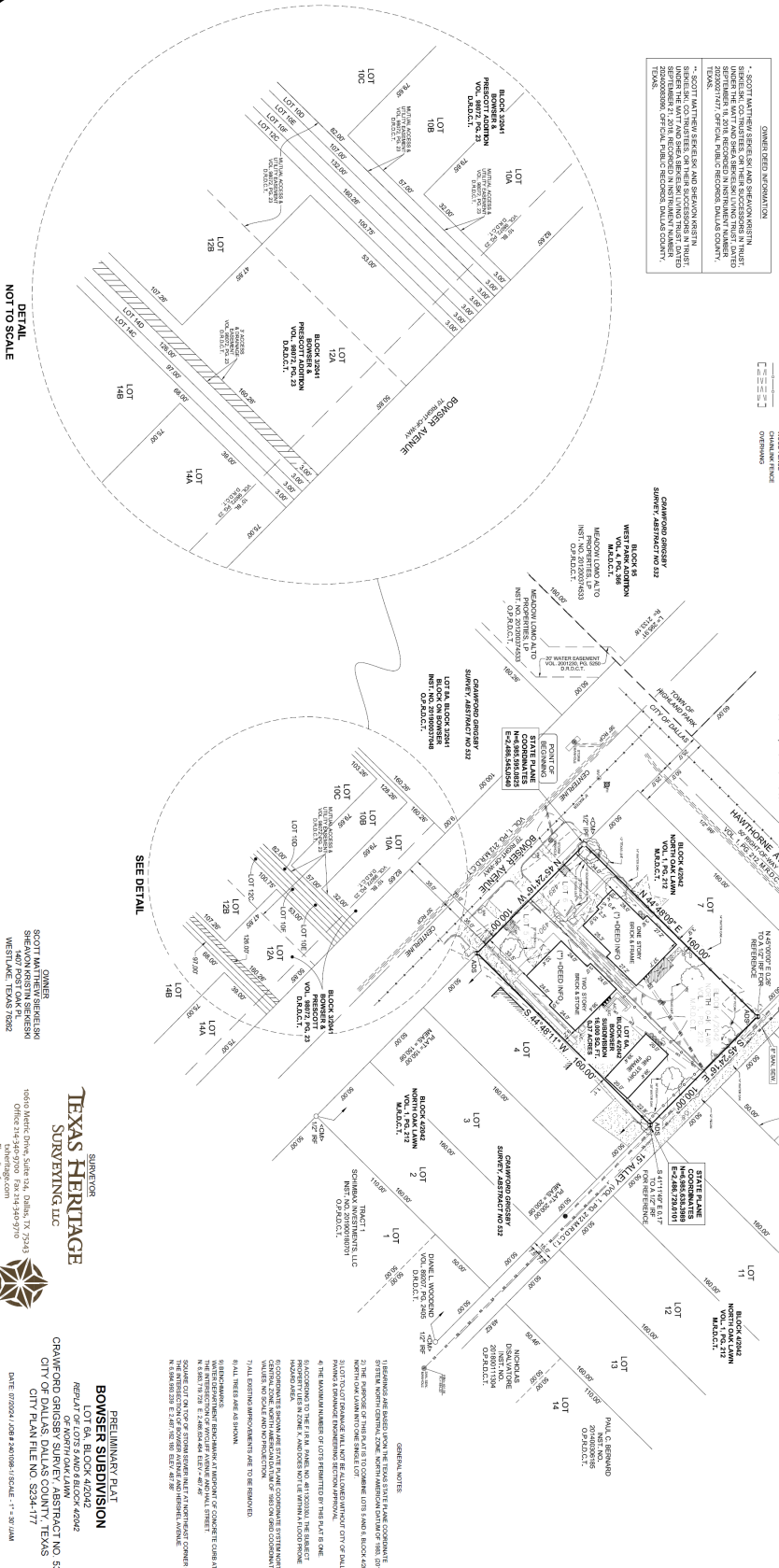
VICINITY MAP - NOT TO SCALE



OWNER'S BEST INTERESTS
 THE CITY OF DALLAS HAS REVIEWED THIS PLAN AND HAS DETERMINED THAT IT IS IN THE BEST INTERESTS OF THE CITY TO APPROVE THIS PLAN. THE CITY'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE CITY IS NOT PROVIDING ANY PROFESSIONAL SERVICES AND IS NOT BEING HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAN. THE CITY IS NOT PROVIDING ANY PROFESSIONAL SERVICES AND IS NOT BEING HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PLAN.

USINGS

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100	DRIVEWAY



DETAIL
 NOT TO SCALE

SEE DETAIL

PRELIMINARY PLAN
 BOWSER SUBDIVISION
 LOT 6A, BLOCK 42042
 REPART OF BLOCK 42042
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S234-1177
 DATE: 09/05/2024 8:28:15 AM
 SHEET 1 OF 2

OWNER: SCOTT MATTHEW SIEBELSKY AND SHAWON KRISTINA SIEBELSKY
 SURVEYOR: TEXAS HERITAGE SURVEYING, L.L.C.
 1405 West Loop, Suite 124, Dallas, TX 75243
 Office: 214-342-9900 Fax: 214-342-9710
 Firm: 190959350

OWNERS CERTIFICATE
STATE OF TEXAS

THE MATTHEW BERENSON AND SHELVON BERENSON SHERKEL, CO-TRUSTEES, ON THEIR SUCCESSORS IN TRUST, UNDER THE MATT AND SHEA WILLAMSON LIVING TRUST AGREEMENT DATED SEPTEMBER 16, 2011. For and in consideration of the sum of \$100,000.00, the full and lawful value of the above described premises, the undersigned hereby certify that the above described premises are the property of the undersigned and are being conveyed to the undersigned by the undersigned as follows:

TRUSTEES: SCOTT MATTHEW BERENSON AND SHELVON BERENSON SHERKEL, CO-TRUSTEES, ON THEIR SUCCESSORS IN TRUST, UNDER THE MATT AND SHEA WILLAMSON LIVING TRUST AGREEMENT DATED SEPTEMBER 16, 2011. The undersigned hereby certify that the above described premises are the property of the undersigned and are being conveyed to the undersigned by the undersigned as follows:

TRUSTEES: SCOTT MATTHEW BERENSON AND SHELVON BERENSON SHERKEL, CO-TRUSTEES, ON THEIR SUCCESSORS IN TRUST, UNDER THE MATT AND SHEA WILLAMSON LIVING TRUST AGREEMENT DATED SEPTEMBER 16, 2011. The undersigned hereby certify that the above described premises are the property of the undersigned and are being conveyed to the undersigned by the undersigned as follows:

OWNERS DECLARATION
NOW HEREBY KNOW ALL MEN BY THESE PRESENTS:

THE SCOTT MATTHEW BERENSON AND SHELVON BERENSON SHERKEL, CO-TRUSTEES, ON THEIR SUCCESSORS IN TRUST, DATED SEPTEMBER 16, 2011. For and in consideration of the sum of \$100,000.00, the full and lawful value of the above described premises, the undersigned hereby certify that the above described premises are the property of the undersigned and are being conveyed to the undersigned by the undersigned as follows:

TRUSTEES: SCOTT MATTHEW BERENSON AND SHELVON BERENSON SHERKEL, CO-TRUSTEES, ON THEIR SUCCESSORS IN TRUST, UNDER THE MATT AND SHEA WILLAMSON LIVING TRUST AGREEMENT DATED SEPTEMBER 16, 2011. The undersigned hereby certify that the above described premises are the property of the undersigned and are being conveyed to the undersigned by the undersigned as follows:

SURVEYOR'S STATEMENT
STATE OF TEXAS

L. J. JAMALTY, a Registered Professional Land Surveyor, licensed by the State of Texas, and duly qualified to perform the duties of a Professional Land Surveyor, do hereby certify that the above described premises are the property of the undersigned and are being conveyed to the undersigned by the undersigned as follows:

TRUSTEES: SCOTT MATTHEW BERENSON AND SHELVON BERENSON SHERKEL, CO-TRUSTEES, ON THEIR SUCCESSORS IN TRUST, UNDER THE MATT AND SHEA WILLAMSON LIVING TRUST AGREEMENT DATED SEPTEMBER 16, 2011. The undersigned hereby certify that the above described premises are the property of the undersigned and are being conveyed to the undersigned by the undersigned as follows:

Witness my hand and the seal of the State of Texas this _____ day of _____, 2024.

SCOTT MATTHEW BERENSON AND SHELVON BERENSON SHERKEL, CO-TRUSTEES, ON THEIR SUCCESSORS IN TRUST, UNDER THE MATT AND SHEA WILLAMSON LIVING TRUST AGREEMENT DATED SEPTEMBER 16, 2011.

By: _____
Scott Matthew Berenson, Trustee

Witness my hand and the seal of the State of Texas this _____ day of _____, 2024.

L. J. JAMALTY, Registered Professional Land Surveyor, No. 15322, State of Texas.

By: _____
L. J. Jamalty, Surveyor

FLAKE COUNTY
RECORDING LABEL HERE

COMMISSIONER OF PUBLIC SAFETY
STATE OF TEXAS

DATE: _____ BY: _____

COMMISSIONER OF PUBLIC SAFETY
STATE OF TEXAS

DATE: _____ BY: _____

OWNER
SCOTT MATTHEW BERENSON
AND SHELVON BERENSON SHERKEL
WESTLAKE, TEXAS 75080

SURVEYOR
TEXAS HERITAGE
SURVEYING, LLC
16460 Metric Drive, Suite 124, Dallas, TX 75244
OFFICE 214-940-9700 FAX 214-940-9700
www.texasheritagesurveying.com
From AutoCAD

PRELIMINARY PLAT
BOWSER SUBDIVISION
REPLANT LOT 6A, BLOCK 429A2
CRAWFORD GREGORY SURVEY, ABSTRACT NO. 532
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S234-177
DATE 07/24/24 JOB #40086-1 | SCDAL - 1 - 31 | JAM

SHEET 2 OF 2