

**CITY PLAN COMMISSION****THURSDAY, MARCH 5, 2026****FILE NUMBER:** PLAT-26-000063**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** between Cole Avenue and McKinney Avenue, south of Lee Street**DATE FILED:** February 6, 2026**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:** 2.273-acres**APPLICANT/OWNER:** ASD Cole and Lee Property Owner, LLC

**REQUEST:** An application to replat a 2.273-acre tract of land containing all of Lots 7 through 13 in City Block B/1524 and 20-foot abandoned alley to create one lot on property located between Cole Avenue and McKinney Avenue, south of Lee Street.

**SUBDIVISION HISTORY:**

1. S245-102 was a request on the same property as the present request to replat a 0.933-acre tract of land containing all of Lots 9,10 and 11 in City Block B/1524 to create one lot on property located on Cole Avenue at Lee Street, southeast corner. The request has been withdrawn.

**STAFF RECOMMENDATION:** The request complies with the requirements of 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. "Lot-to-Lot drainage will not be allowed without proper City of Dallas Engineering Division approval" (Note must be on the Plat). 51A 8.611(e)

**Right-of way Requirements Conditions:**

15. On the final plat, dedicate 40 feet of right-of-way (via fee simple) from the established center line of Cole Avenue. *Section 51A 8.602(c)*
16. On the final plat, dedicate 40 feet of right-of-way (via fee simple) from the established center line of McKinney Avenue. *Section 51A 8.602(c)*
17. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Lee Street. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c)*.
18. On the final plat, dedicate a minimum 10-foot by 10-foot corner clip (via fee simple or street easement) at the intersection of Cole Avenue & Lee Street. *Section 51A 8.602(d)(1)*
19. On the final plat, dedicate a minimum 10-foot by 10-foot corner clip (via fee simple or street easement) at the intersection of Lee Street & McKinney Avenue. *Section 51A 8.602(d)(1)*

20. 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)*
21. On the final plat, dedicate a 15-foot by 15-foot Alley Sight Easement at the intersection of McKinney Avenue & the alley. *Section 51A-8.602(e)*
22. Dedication of 24' of ROW for at least 70' along both directions of the proposed modified alley turnout with a 90 degree turn, pending approval of alley abandonment and dedication.

**Survey (SPRG) Conditions:**

23. Prior to final plat, submit a completed final plat checklist and all supporting documents.
24. On the final plat, show how all adjoining right-of-way was created. *Section 51A-8.403(a)(1)(A)(xxii).*
25. On the final plat, show distances/width across all adjoining right-of-way
26. On the final plat, show recording information on all existing easements within 150 feet of the property.
27. 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:**

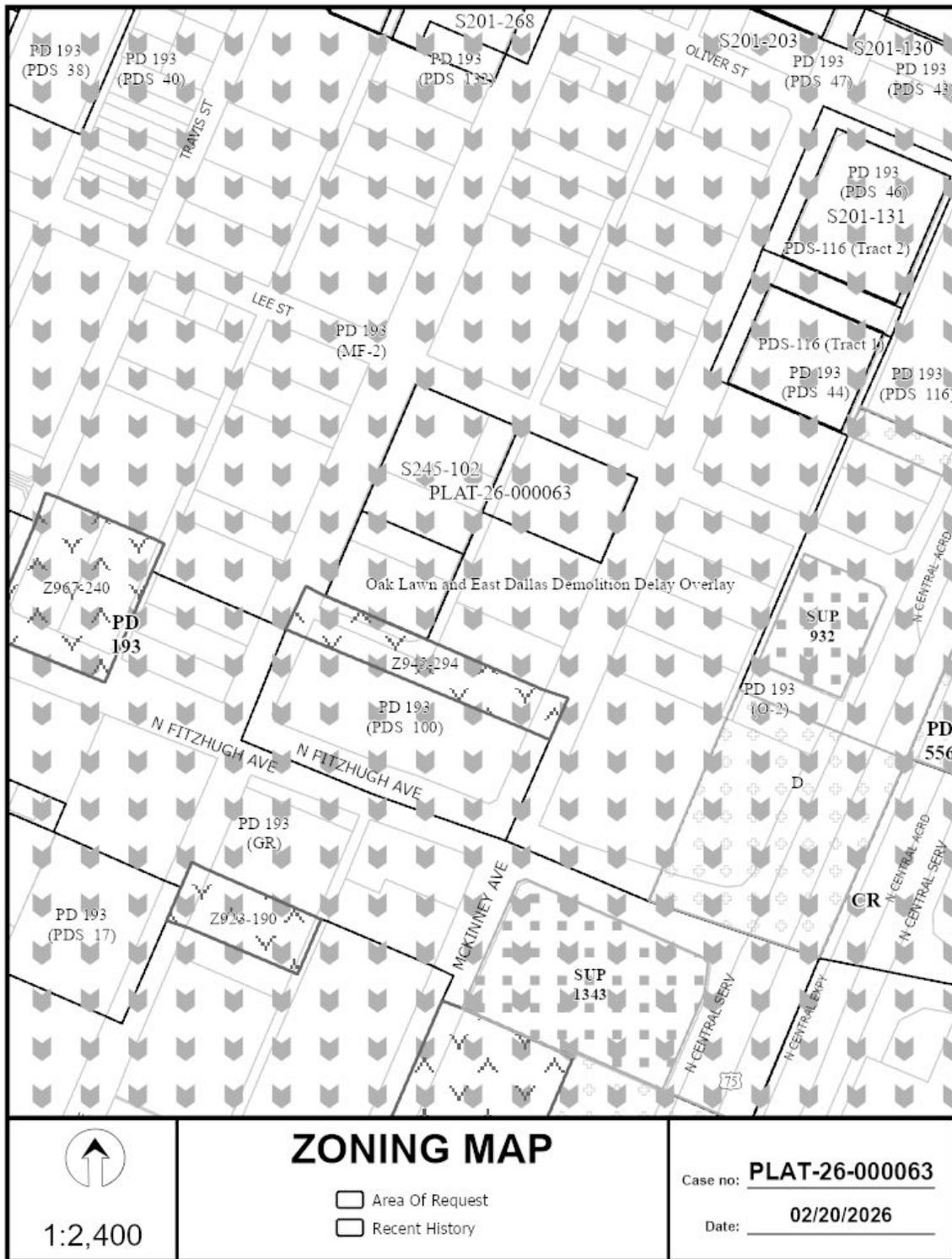
28. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
29. Water main improvements may be required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
30. 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.
31. Existing and any proposed Water and Wastewater Easements must be shown and/or increased to conform to current design standards. **Notice:** Minimum DWU easement size 20' for one utility and 25' for both water and sewer. Larger diameter or deeper mains may require additional width.

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

32. Prior to final plat, submit a full set of Street Lighting plans prepared per City Standards to [daniel.silva1@dallas.gov](mailto:daniel.silva1@dallas.gov). Street Lighting requirements are determined during the initial phase of review. Additional street lighting

installations may be required to meet the photometric requirements of the 2019 Street Design Manual, Section 6. Photometric analysis will be required to support the submitted street lighting plan.

33. Prior to the final plat, please remove fence encroachment in alley behind 4220 and 4226 Cole Avenue and provide written documentation and pictures of removal to Real Estate.
34. Prior to the final plat, please see Real Estate to process 20 alley abandonment.
35. On the final plat, identify the property as Lot 7A in City Block B/1524.





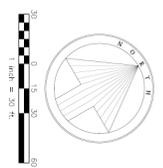
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## AERIAL MAP

- Area Of Request
- Recent History

Case no: **PLAT-26-000063**

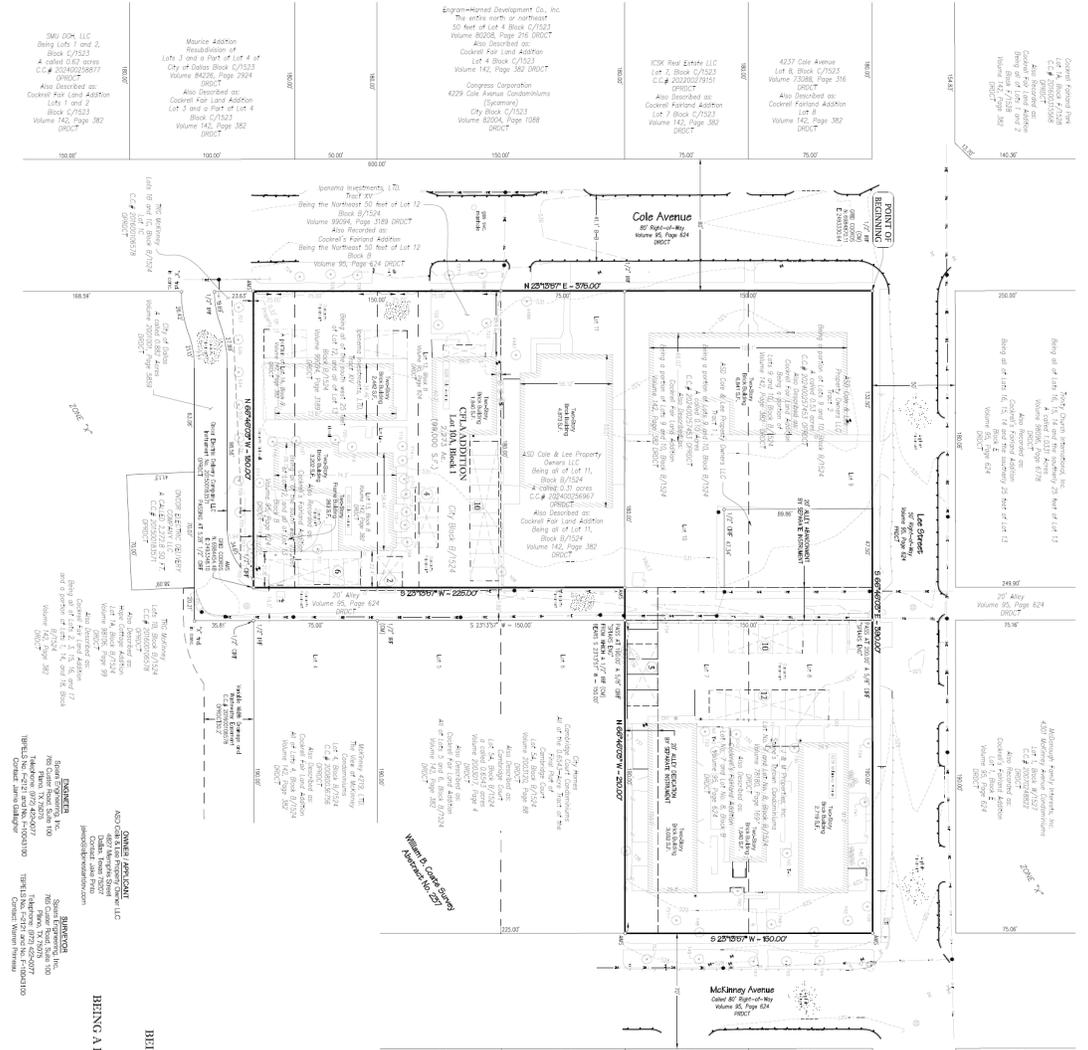
Date: **02/20/2026**



LEGEND

1	Lot Area
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- NOTES
1. This plat is subject to all applicable laws, ordinances, rules, regulations, and orders of the City of Dallas, Texas, and the State of Texas.
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**PRELIMINARY PLAT**  
**CPL ADDITION**  
 LOTS 10A, BLOCK 1  
 A PART OF CITY BLOCK B  
 BEING A REPRAT OF LOTS 7 & 9, 10, 11, 12 AND 13, BLOCK B  
 AND BEING A PORTION OF A 20' ALLEY,  
 COCKRELL'S PARK AND ADDITION  
 BEING A REPRAT OF LOT 13 AND A PORTION OF LOT 14, BLOCK B/1534  
 COCKRELL'S FAIR LAND ADDITION  
 AND BEING OUT OF THE  
 WILLIAM B. COAKS SUBDIVISION, A.S. TRACT NO. 217  
 CITY PLAN FILE NO. 17-AT-26-000063  
 ENGINEER NO. \_\_\_\_\_

INDEX	COMMON NAME	DIMENSIONS
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535	ASH	6
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