

CITY PLAN COMMISSION**THURSDAY, APRIL 9, 2026****FILE NUMBER:** PLAT-26-000085**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Cole Avenue at Sneed Street, northeast corner**DATE FILED:** March 13, 2026**ZONING:** PD193 (O-2)**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20193.pdf>**CITY COUNCIL DISTRICT:** 14**SIZE OF REQUEST:** 0.593-acres**APPLICANT/OWNER:** AM Cole, LP

REQUEST: An application to replat a 0.593-acre tract of land containing all of Lot 8A in City Block 18/964 to create one lot; to remove an existing 25-foot platted building line along Cole Avenue; and to remove an existing 10-foot platted building line along Sneed Street on property located on Cole Avenue at Sneed Street, northeast corner.

SUBDIVISION HISTORY:

1. Plat-25-000076 was a request north of the present request 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. The request was approved on September 18, 2025, but has not been recorded.
2. S234-185 was a request north of the present request to replat a 0.46-acre tract of land containing all of Lot 6 in City Block 16/966 to create one lot and to dedicate a sidewalk easement on property located on Cole Avenue at Bowen Street, west corner. The request was approved on September 19, 2024, but has not been recorded.
3. S201-775 was a request north of the present request to create a 3.8029-acre tract of land containing all of Lots 1 through 3 in City Block 14/968 and Lots 1 and 2 in City Block 968 and a tract of land in City Block 968 to create one lot on property located on Carlisle Street, between Hall Street and Bowen Street. The request was approved on October 21, 2021, and was recorded on July 26, 2024.
4. S201-734 was a request north of the present request to replat a 0.7938-acre tract of land containing all of Lots 14, 15, and part of Lot 16 in City Block 13/969 to create one lot on property located on Cole Avenue, north of Bowen Street. The request was approved on September 2, 2021, but has not been recorded.
5. S201-709 was a request south of the present request to replat a 1.1339-acre tract of land containing all of Lots 3, 3A, 4, 5, and 6A in City Block 960 to create one lot on property located on Vine Street at Cole Avenue, south corner. The request was approved on August 19, 2021, and was recorded on December 19, 2023.

BUILDING LINE REMOVAL: The Commission may approve a reduction or removal of the platted building lines with a minimum front, side, or rear yard setback greater than required by zoning regulation only:

- 1) Upon the affirmative vote of at least three-fourths of the commission members present; and
- 2) If the Commission finds that relocation or removal of the platted building line will not:
 - (i) “Require a minimum front, side, or rear yard setback less than required by zoning regulation”
 - The property is in PD193 (O-2) District. Minimum required front yard setback is 20 feet for PD193 (O-2).
 - (ii) “Be contrary to the public interest;”
 - Notices were not sent as this is a nonresidential zoning district.
 - (iii) “Adversely affect neighboring properties; and”
 - The removal of an existing 25-foot platted building line along Cole Avenue and the removal of an existing 10-foot platted building line along Sneed Street will allow the property to develop according to PD193 (O-2) District regulations of City of Dallas development code.
 - (IV) “adversely affect the plan for the orderly development of the subdivision.”
 - The removal of an existing 25-foot platted building line along Cole Avenue and the removal of an existing 10-foot platted building line along Sneed Street will not impact on the adjoining properties.

STAFF RECOMMENDATION ON BUILDING LINE REMOVAL: The request is to remove an existing 25-foot platted building line along Cole Avenue and to remove an existing 10-foot platted building line along Sneed Street. Staff find that the request complies with the requirements of Section 51A-8.505 of the Dallas Development Code; therefore, staff recommend approval of the removal of an existing 25-foot platted building line along Cole Avenue and the removal of an existing 10-foot platted building line along Sneed Street.

STAFF RECOMMENDATION ON REPLAT: The request complies with the requirements of the PD193 (O-2).

STAFF RECOMMENDATION: The request complies with the requirements of Section 51A-8.505, and PD 193 (O-2); therefore, staff recommend 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 a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of Cole Avenue & Sneed Street. Section 51A 8.602(d)(1)
16. 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 & Allen Street. Section 51A 8.602(d)(1)
17. 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. Must coordinate with Transportation Department for any traffic signal requirements that are deemed necessary for improving pedestrian accessibility and safety related to site development (Contact Srinivasa Veeramallu with Traffic Signals). *51A-8.606, 51A-8.608*

Survey (SPRG) Conditions:

19. Prior to final plat, submit a completed final plat checklist and all supporting documents.
20. On the final plat, show recording information on all existing easements within 150 feet of the property.
21. List utility easements as retained within street abandonments when stated in ordinance, or follow the City of Dallas standard affidavit requirements.
22. 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:

23. 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.
24. Water and Wastewater 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.

Real Estate/ GIS, Lot & Block Conditions:

25. Prior to the final plat, please update 15' alley abandonment on the plat as follows: Abandonment authorized by Ordinance No. 16615, recorded as Vol. __, Pg. __, (Cert. ORD No. ____, QCD No. ____). Utility easements retained. Please

provide a copy of the recorded Certified Ordinance and recorded Quitclaim Deed to Real Estate.

26. Please remove the iron fence shown in Sneed Street right-of-way and provide confirmation and pictures to Real Estate.
27. On the final plat, identify the property as Lot 8A in City Block 18/964.

