CITY PLAN COMMISSION

THURSDAY, NOVEMBER 6, 2025

RECORD NO.: Plat-25-000112 SENIOR PLANNER: Sharmila Shrestha

LOCATION: Lovers Lane, east of Bristol Avenue

DATE FILED: October 9, 2025 **ZONING:** PD 326 (Subarea C)

PD LINK: https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=326

CITY COUNCIL DISTRICT: 6 SIZE OF REQUEST: 0.358-acres

APPLICANT/OWNER: 4512 W Lovers, LLC

REQUEST: An application to replat a 0.358-acre tract of land containing all of lots 7 and 8 in City Block 1/4993 to create one lot on property located on Lovers Lane, east of Bristol Avenue.

SUBDIVISION HISTORY:

1. S201-528 was a request west of the present request to replat a 0.358-acre tract of land containing all of Lots 16 and 17 in City Block 2/4493 to create one lot on property located on Lovers Lane, east of Taos Road. The request was approved on December 3, 2020, and was recorded on April 28, 2022.

STAFF RECOMMENDATION: The request complies with the requirements of PD 326 (Subarea C); 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 submitting 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 <u>after</u> 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. 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)
- 13. Submit drainage, paving, etc. plans prepared by a licensed (TX) Professional Engineer to Permit Center, Oak Cliff Municipal Center (i.e., non-311T/DP).51A-8.102 (c); 8.601(b)(4), (5), (6),(7),(8),(9)

Right-of way Requirements Conditions:

- 14. Lovers Lane is on the City of Dallas Thoroughfare Plan and classified as Minor Arterial with M-6-D(B) dimensions which require 90 feet of right-of-way (or 45 feet from the established centerline.)
- 15. Dedicate alley right-of-way of at least 7.5 feet from centerline (1 foot). Section 51A 8.507(b)(1).
- 16. Plans must comply with sidewalk design standards: sidewalks must comply with a minimum five-foot width plus five-foot buffer.

Survey (SPRG) Conditions:

17. Submit a completed Final Plat Checklist and All Supporting Documentation.

Dallas Water Utilities Conditions:

18. 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.

- 19. 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.
- 20. 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/ Street Name Coordinator/ GIS, Lot & Block Conditions:

- 21. Additional design information needed to complete review. Provide a brief description of the proposed project and a copy of the site plan to daniel.silva@dallas.gov to determine street lighting requirements.
- 22. On the final plat, change "Bristol Road" to "Bristol Avenue (AKA Bristol Street)".
- 23. On the final plat, identify the property as Lot 7A in City Block 1/4993.







