

CITY PLAN COMMISSION**THURSDAY, JANUARY 5, 2023****FILE NUMBER:** S212-221R**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Dorothy Avenue at Bowser Avenue, southeast corner**DATE FILED:** December 7, 2022**ZONING:** PD 193 (Subdistrict 166)**PD LINK:** [https://dallascityhall.com/departments/city-attorney/Articles/PDF//Div%20S-166%20\[Part%20II%20PD%20193\].pdf](https://dallascityhall.com/departments/city-attorney/Articles/PDF//Div%20S-166%20[Part%20II%20PD%20193].pdf)**CITY COUNCIL DISTRICT:** 2**SIZE OF REQUEST:** 0.301-acre**MAPSCO:** 34R**OWNER:** PPA Realty, LTD

REQUEST: An application to replat a 0.301-acre tract of land containing all of Lots 1 and 2 in City Block 2/2475 to create one lot on property located on Dorothy Avenue at Bowser Avenue, southeast corner.

SUBDIVISION HISTORY:

1. S212-221 was a request on the same location as present request to replat a 0.30-acre tract of land containing all of Lots 1 and 2 in City Block 2/2475 to create one 6,099-square foot lot and one 7,000-square foot lot on property located on Dorothy Avenue, southwest of Bowser Avenue. The request was approved on June 16, 2022 but has not been recorded.
2. S201-611 was a request west of the present request to replat a 1.227-acre tract of land containing all of Lots 1, 2, 3, and 4 in City Block A/2477 and a tract of land in City Block 2474, and to abandon a portion of an alley to create one lot on property located on Lemmon Avenue, between Versailles Avenue and Dorothy Avenue. The request was approved on April 8, 2021 but has not been recorded.
3. S178-053 was a request northeast of the present request to replat a 1.469-acre tract of land containing all of Lots 1 through 17 in City Block 4/2470 to create a 22-lot shared access area development with two common areas on property located on Miles Street at Holland Avenue, east corner. The request was approved on January 4, 2018 and recorded on September 9, 2019.

STAFF RECOMMENDATION: Staff has determined that the request complies with the requirements of PD 193 (Subdistrict 166); therefore, staff recommends approval 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 structure, new or existing, 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 submittal of the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to issuance of 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 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. Section 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 Plat). Section 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 Bowser Avenue and Dorothy Avenue. Section 51A 8.602(d)(1).

16. 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 with the area of corner clip. Section 51A 8.602(d)(1), Section 51A-8.608(a)

Survey (SPRG) Conditions:

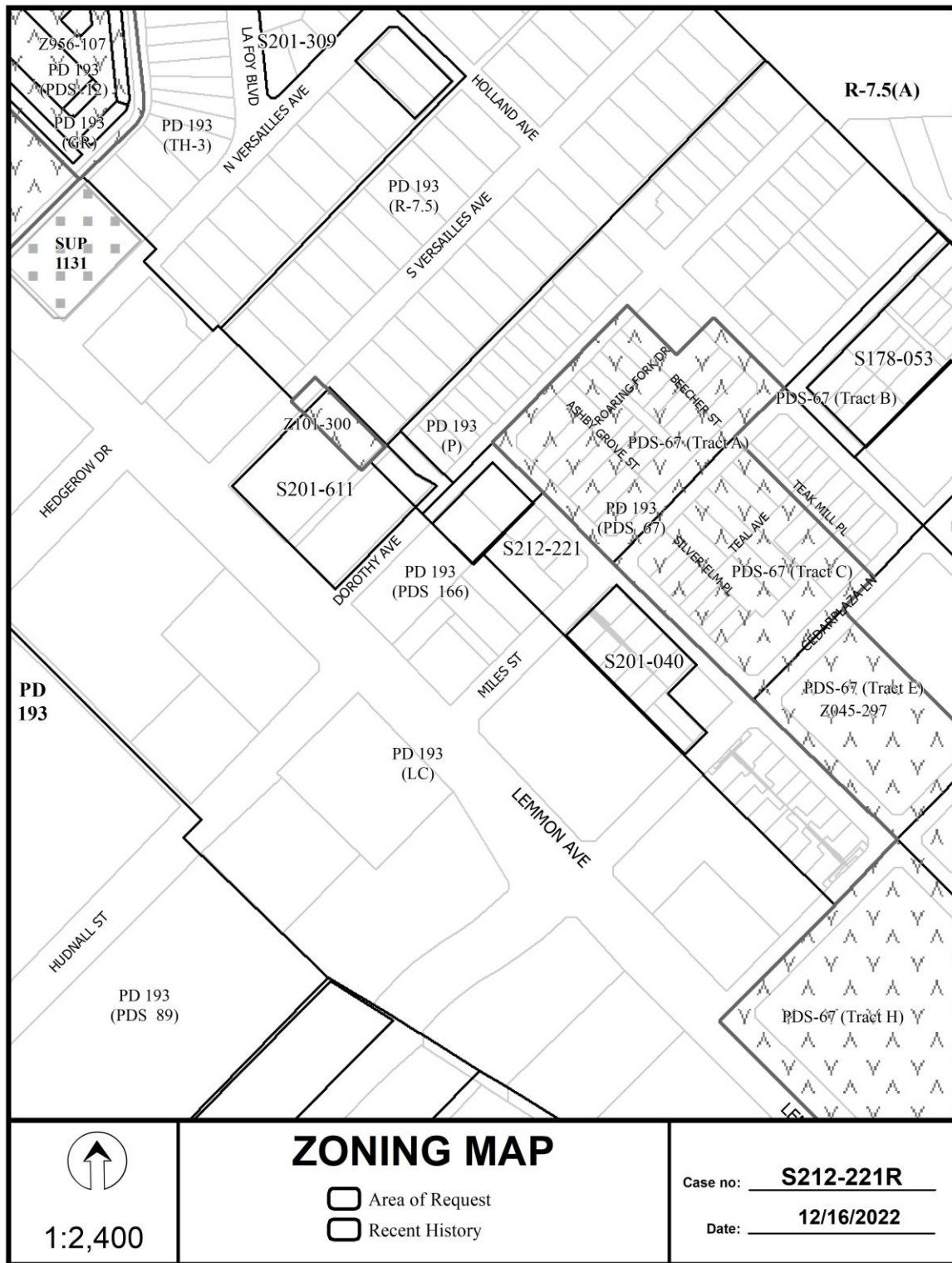
17. On the final plat, show recording information on all existing easements within 150 feet of property.
18. On the final plat, show distances/width across all adjoining right-of-way.

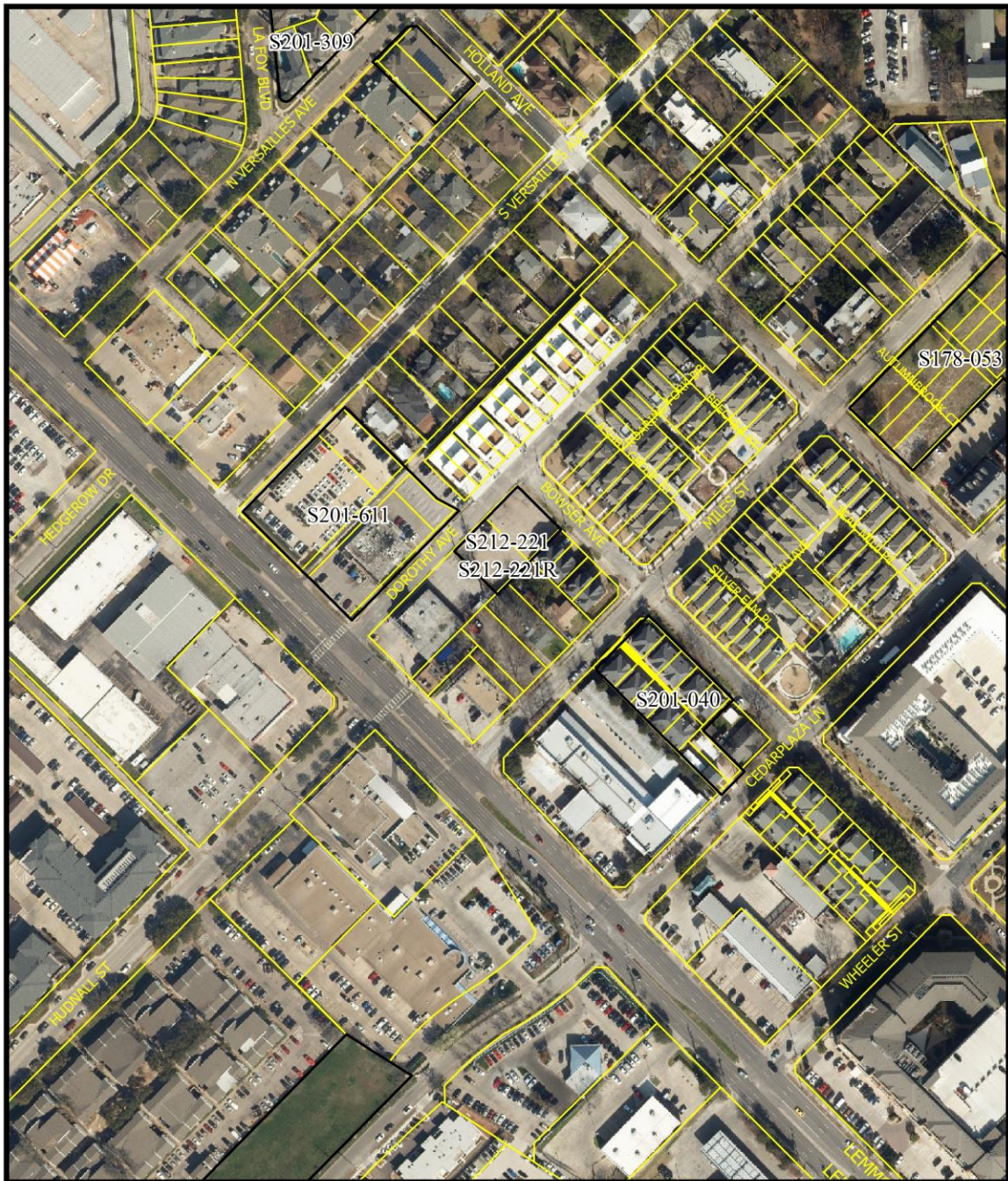
Dallas Water Utilities Conditions:

19. 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:

20. On the final plat, identify the property as Lot 1A in City Block 2/2475. 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: **S212-221R**

Date: **12/16/2022**



- [illegible]

DOI: 10.1002/for

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OWNERS CERTIFICATE

BREKENS, P.R., n.d., is the name of a tract of land called in the original survey, "Adoption No. 537, City of Dallas, Dallas County, Texas, being all of a tract conveyed to P.R. Realty, Ltd., by deed recorded in instrument No. 201405180702 of the Official Public Records of Dallas County, Texas, and being all of Lots 1 & 2, Block 2, 24th St. N.C. & M., Harris Subdivision, according to the plat thereof recorded in Volume 6, Page 147 of the First Records of Dallas County, Texas, with the subject tract being more particularly described as follows:

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PPA Realty, Ltd.
Attention: Mr. PPA 81 Cedar, 18000, 01st Ave., 01st Ave., 01st Ave.

Keywords: L. Schiller / CEO

STATE OF TEXAS

COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this _____ day of _____, 2022, personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed it for the purpose therein expressed and under oath attested that the statements foregoing constitute the true

_____ day of _____, 2022

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2022

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

[illegible]

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County of _____, this day personally appeared _____, known to me to be the person(s) who is/are subscribed to the foregoing instrument, and acknowledged to me that he/she/they are the same for the purposes expressed and under oath stated that the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2022.

Notary Public in and for the State of Texas

AVONDALE BOWSER ADDITION
LOT 1A, BLOCK 2/275
BEING A REPLAT OF LOTS 1 AND 2, BLOCK 2/275 OF
R.G. AND H.J. HARRIS SUBDIVISION
SITUATED IN THE
CRAWFORD GRIGSBY SUEVEY, ABSTRACT NO. 512
IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS