

**CITY PLAN COMMISSION****THURSDAY, MARCH 23, 2023****FILE NUMBER:** S223-079**CHIEF PLANNER:** Mohammad H. Bordbar**LOCATION:** Miles Street, southwest of Bowser Avenue**DATE FILED:** February 22, 2023**ZONING:** PD 193 MF-2**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20193.pdf>**CITY COUNCIL DISTRICT:** 2    **SIZE OF REQUEST:** 0.155-acres    **MAPSCO:** 34R**APPLICANT/OWNER:** Kamran Zia

**REQUEST:** An application to replat a 0.155-acre tract of land containing a portion of Lots 9 and 10 in City Block 1/2462 to create one lot on property located on Miles Street, southwest of Bowser Avenue.

**SUBDIVISION HISTORY:**

1. S212-221 was a request north of the 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 northwest 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. S189-042 was a request southwest of the present request to replat a 2.41-acre tract of land containing all of Lots 32 through 45A to create one lot on property located on Cedarplaza Lane between Cedar Springs Road and Lemmon Avenue. The request was approved on December 13, 2018 and recorded September 19, 2021.
4. 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:** 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. 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). *Section 51A- 8.102 (c); 8.601(b)(4),(5),(6),(7),(8),(9)*
14. Comply with PD 193 City Code- per P

**Survey (SPRG) Conditions:**

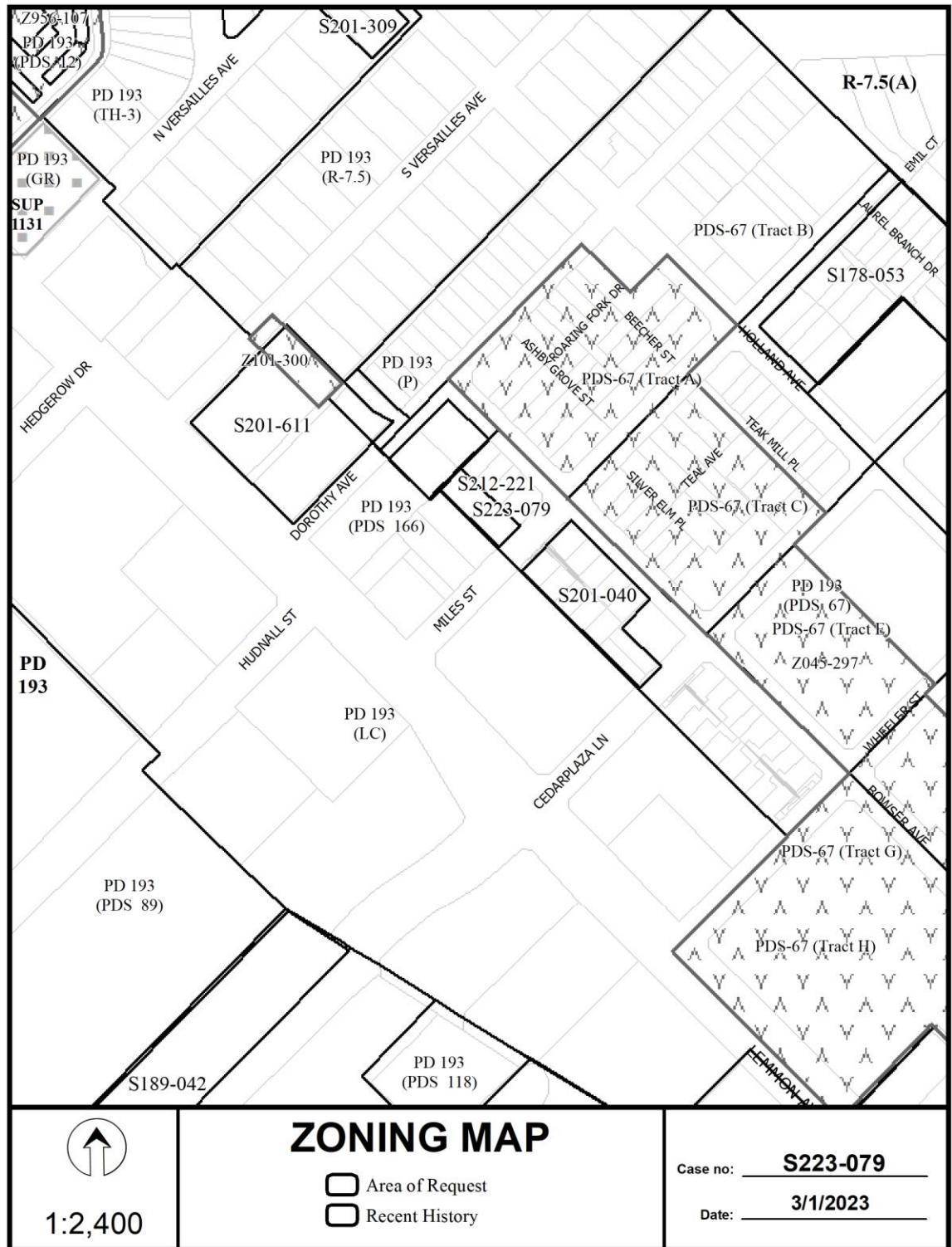
15. Prior to final plat, submit a completed final plat checklist and all supporting documents.
16. On the final plat, show recording information on all existing easements within 150 feet of the property.
17. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
18. On the final plat, show or list the prior plat on the map, in the legal description, and/or title block. Platting Guidelines.
19. On the final plat, chose a new or different addition name. Platting Guidelines.

**Dallas Water Utilities Conditions:**

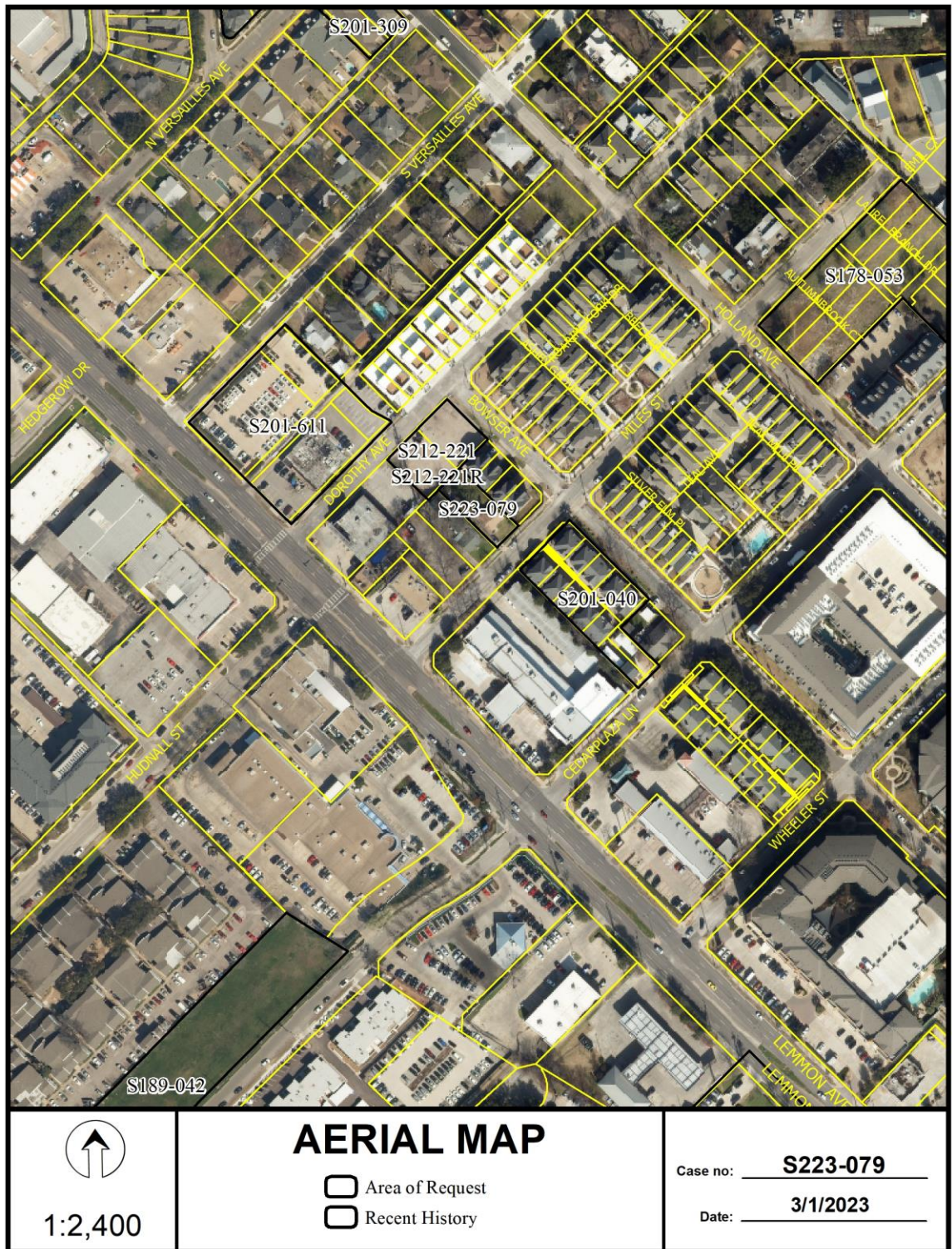
20. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

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

21. On the final plat, identify the property as Lot 9A in City Block 1/2462. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).











OWNERS' CERTIFICATE

STATE OF TEXAS )  
COUNTY OF DALLAS )

WHEREAS, Kamron Zia, is the owner of a 6.742 square foot (0.155 acre) tract of land situated in the CRAWFORD GRIGSBY SURVEY, ABSTRACT NUMBER 532, City of Dallas, Dallas County, Texas, 2462 of Block 1, Lot 9, and 10, Block 1, of the City of Dallas, Dallas County, Texas, recorded in Volume 1, Page 42, Map Records, Dallas County, Texas, further being that certain tract of land conveyed to Kamron Zia, by Warranty Deed with Vendor's Lien recorded in Instrument Number 20220075296, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found (Controlling Monument) in the northwest right-of-way of Miles Street (S0° R.O.W.), (Volume 1, Page 42, Map Records, Dallas County, Texas), same being Addition to the City of Dallas, Dallas County, Texas, from which a 1/2" iron rod with yellow plastic cap stamped, "C&T" found (Controlling Monument) bears South 44 degrees 28 minutes 38 seconds West, for 50.00 feet;

THENCE North 45 degrees 31 minutes 22 seconds West, departing said northwest right-of-way line, along the northeastern line of said portion of Lot 8, for a distance of 134.83 feet, to a 5/8" iron rod with Purple plastic cap stamped, "RPLS 6451" set, same being the north corner of said portion of Lot 8 and being the east corner of the Remainder of Lot 8 (S0ve & Except Tract) and the south corner of the Remainder of Lot 9 (S0ve & Except Tract), of said Addition;

THENCE North 44 degrees 28 minutes 38 seconds East, for a distance of 50.00 feet, to a 5/8" iron rod with Purple plastic cap stamped, "RPLS 6451" set, some being the east corner of the Remainder of Lot 10 (S0ve & Except Tract), of said Addition, further being in the southwestern line of Lot 12A, Block 1/2462, of FRANKLIN-HETH ADDITION, on Addition to the City of Dallas, recorded in Volume 2004066, Page 184, Deed Records, Dallas County, Texas;

THENCE South 45 degrees 31 minutes 22 seconds East, along the southwestern line of said Addition, for a distance of 134.83 feet, to a 5/8" iron rod with Purple plastic cap stamped, "RPLS 6451" set, same being the north corner of said portion of Lot 8 and being the east corner of the Remainder of Lot 8 (S0ve & Except Tract) and the south corner of the Remainder of Lot 9 (S0ve & Except Tract), of said Addition;

THENCE South 44 degrees 28 minutes 38 seconds West, along said northwest right-of-way line, for a distance of 50.00 feet, to the POINT OF BEGINNING and containing 6.742 square feet or 0.155 acres of land, more or less.

OWNERS' DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT Kamron Zia, do hereby adopt this plat, designating the property as BOWSER ADDITION, and adding to the City of Dallas, Dallas County, Texas, and do hereby dedicate the same, to the public use forever any streets, alleys, and floodway management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire gas and rubbish collection operations, and all public and private utilities for each particular use. The maintenance of piping on the utility and fire line easements is the responsibility of the property owner. The easements shown on this plat are for the purpose of providing for the construction, reconstruction or placed upon, over or across the easements as shown. Said easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same. All, and any public utility easements shown on this plat shall be subject to the right of any building, fences, trees, shrubs or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or efficiency of its respective system on the easement shown. The easements shown on this plat shall be subject to the right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems, including the easements shown on this plat. The right of ingress and egress to or from the said easements shall be subject to the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of monitors, cleanouts, fire hydrants, water mains, manholes, valves, and other appurtenances. The easements shown on this plat shall be subject to the right of ingress and egress to or from the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems, including the easements shown on this plat. The right of ingress and egress to or from the said easements shall be subject to the right of ingress and egress to private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by that utility).

This plat approved subject to all planning ordinances, rules, regulations, and resolutions of the City of Dallas, Texas.

WITNESS, my hand of Dallas, Texas, this the \_\_\_\_ day of \_\_\_\_ 2023.

By: Kamron Zia

Owner \_\_\_\_\_

STATE OF TEXAS )  
COUNTY OF DALLAS )

BEFORE ME, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared Kamron Zia, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed and in the capacity therein stated.

WITNESS, my hand at Dallas, Texas, this the \_\_\_\_ day of \_\_\_\_ 2023.

NOTARY PUBLIC in and for the State of Texas \_\_\_\_\_

SURVEYOR'S STATEMENT

I, Dustin D. Davison, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded information, evidence, and data, and that the same is a true and correct representation of the same, and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Engineers and Land Surveyors, the City of Dallas, and the Texas Local Rules and Code, Chapter 212. I further affirm that the monumentation shown herein was either found in place or placed in compliance with the City of Dallas Development Code, Chapter 212.1 (a)(2)(B)(C)(d)(e), and is a true and correct representation of this Signed and Recorded Final Plat.

Dated this the \_\_\_\_ day of \_\_\_\_ 2023.

Dustin D. Davison, RPLS No. 6451

STATE OF TEXAS )  
COUNTY OF DALLAS )

BEFORE ME, the undersigned authority, a Notary Public in and for Dallas County, Texas, on this day personally appeared Dustin D. Davison, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office, this \_\_\_\_ day of \_\_\_\_ 2023.

NOTARY PUBLIC in and for the State of Texas \_\_\_\_\_

PRELIMINARY PLAT  
BOWSER ADDITION  
LOT 9A, BLOCK 1/2462  
Being a Replat out of  
6.742 square feet, 0.155 Acres  
of Block 1, Lot 9, and 10, Block 1, of the  
CRAWFORD GRIGSBY SURVEY, ABSTRACT No. 532  
as recorded in Volume 1, Page 42  
Map Records, Dallas County, Texas &  
AND BEING OUT OF THE  
CRAWFORD GRIGSBY SURVEY, ABSTRACT No. 532  
City of Dallas, Dallas County, Texas  
CITY PLAN FILE No. S223-079