

CITY PLAN COMMISSION**THURSDAY OCTOBER 13, 2022****FILE NUMBER:** S212-353**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** 704 Belt Line Road, east of Denton Tap Road**DATE FILED:** September 23, 2022**ZONING:** PD 1039**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%201039.pdf>**CITY COUNCIL DISTRICT:** 6 **SIZE OF REQUEST:** 3.3739-acres **MAPSCO:** 11A-B**OWNER:** Dallas Area Rapid Transit**REQUEST:** An application to create one 3.3739-acre lot from a tract of land in City Block 8461 on property located on 704 Belt Line Road, east of Denton Tap Road.**SUBDIVISION HISTORY:**

1. S212-022 was a request southeast of the present request to replat a 2.0963-acre tract of land containing part of Lot 1 in City Block A/8462 to create one lot and to dedicate Huntington Drive and Airline Drive on property located east of Belt Line Road, north of Olympus Boulevard. The request was approved on November 18, 2021 but has not been recorded.

STAFF RECOMMENDATION: Staff has determined that the request complies with the requirements of PD 1039; 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)

Survey (SPRG) Conditions:

15. On the final plat, show recording information on all existing easements within 150 feet of property.
16. Show correct recording information for subject property.
17. On the final plat, show all additions or tracts of land within 150 feet of property with recording information.

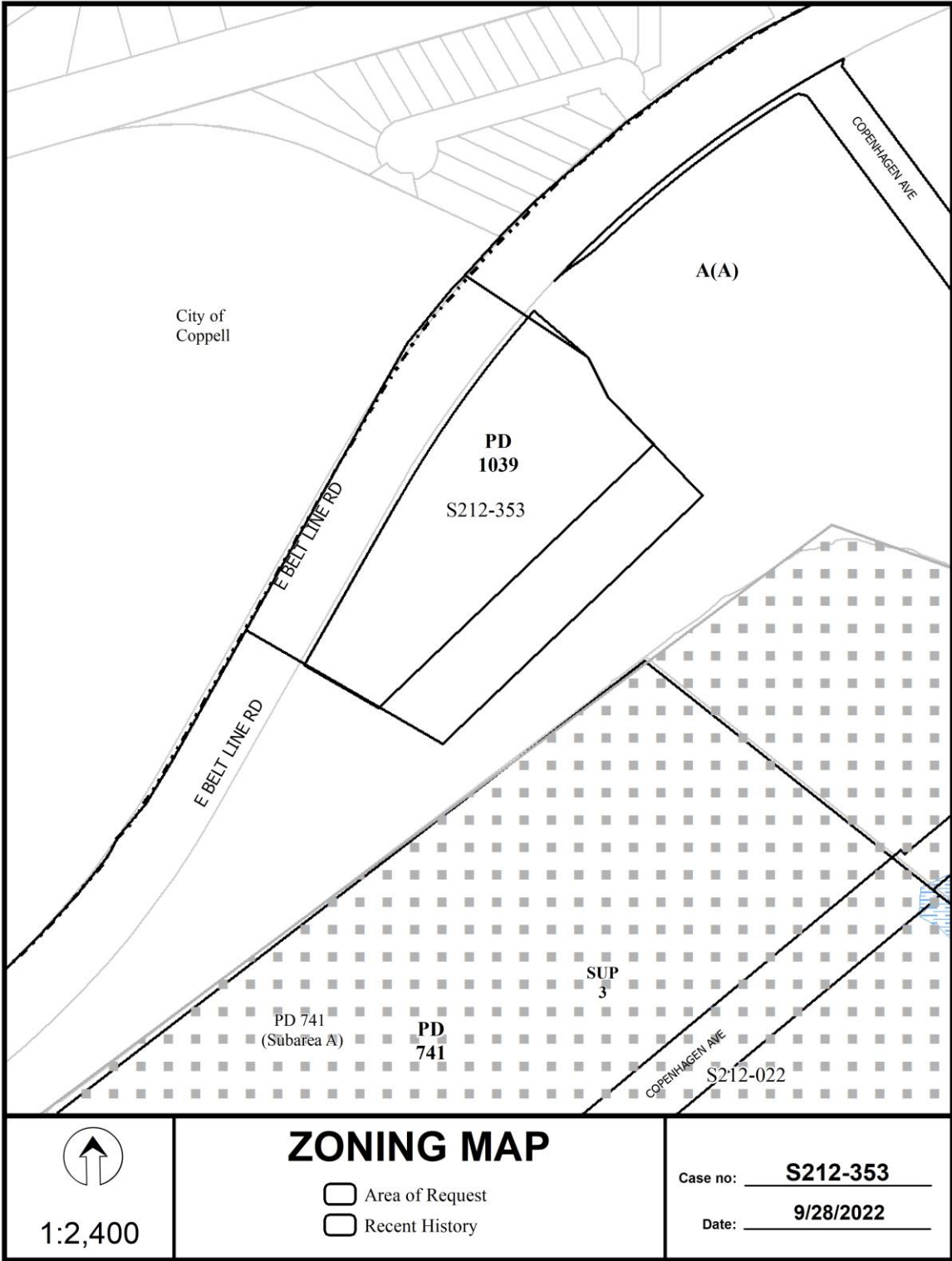
Dallas Water Utilities Conditions:

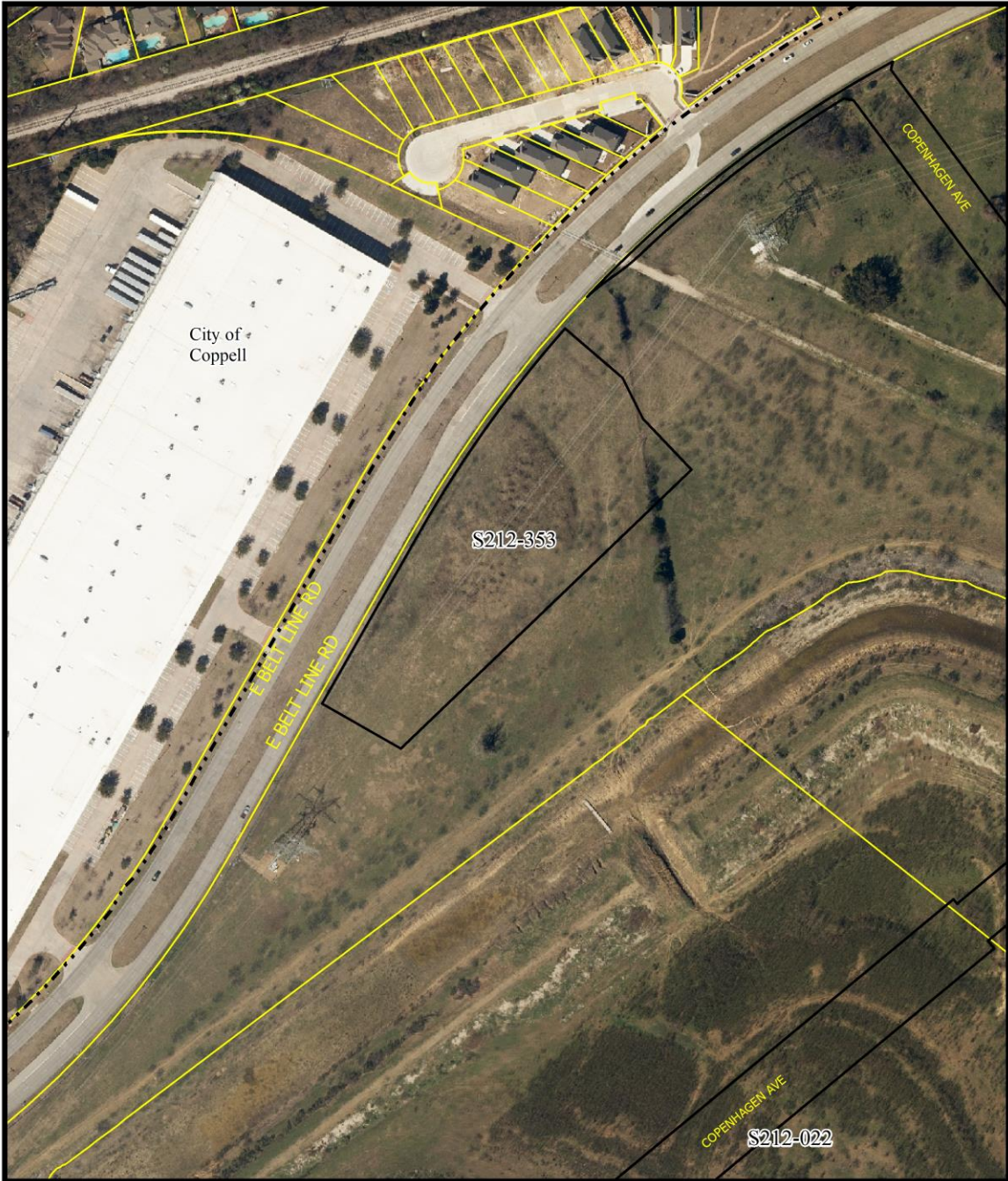
18. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering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

20. Water and wastewater main improvements are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

GIS, Lot & Block Conditions:

21. On the final plat, change “East Belt Line Road” to “Belt Line Road”.
22. On the final plat, identify the property as Lot 1 in City Block A/8461. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





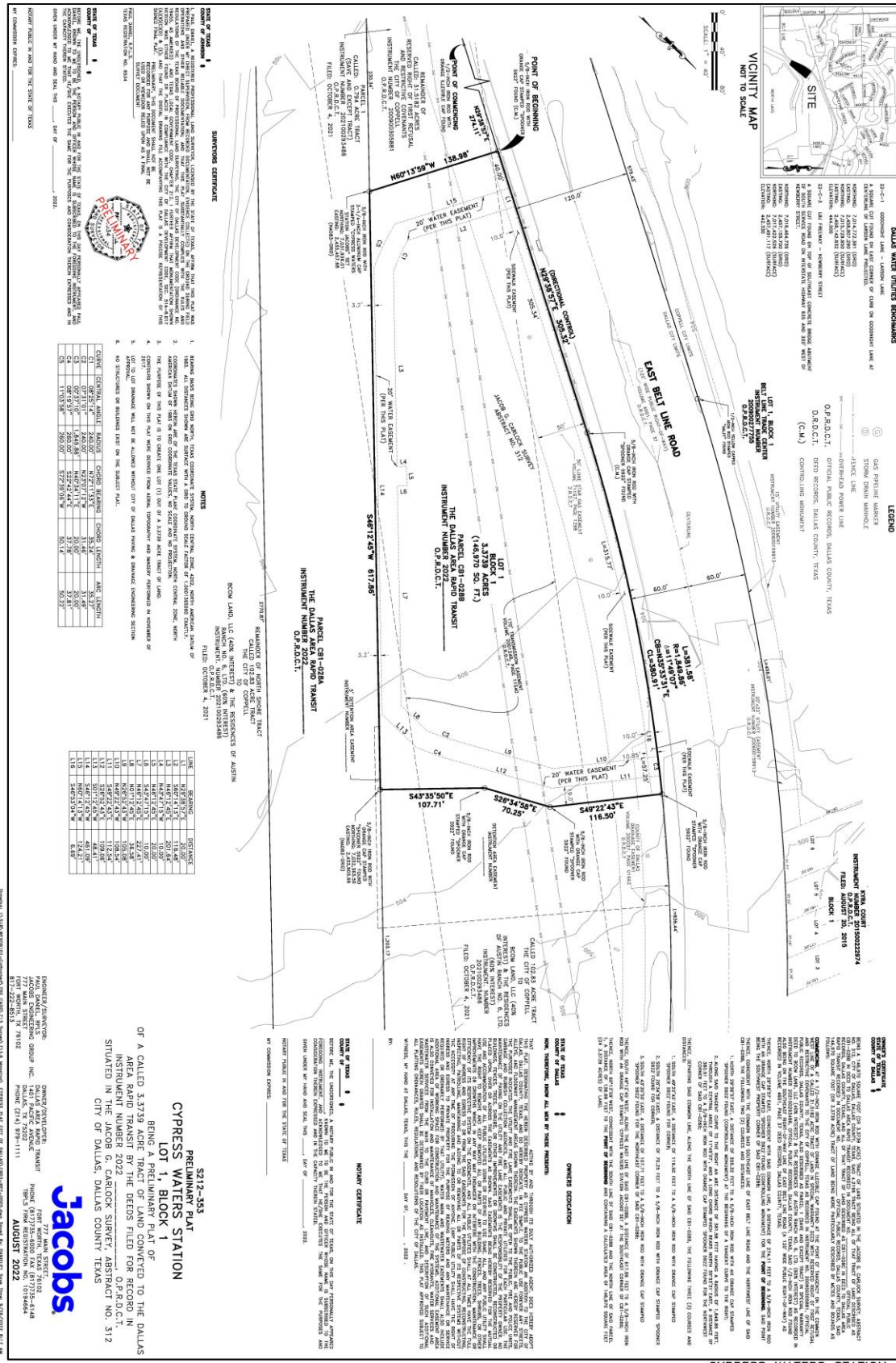
1:2,400

AERIAL MAP

- Area of Request
- Recent History

Case no: S212-353

Date: 9/28/2022



LEGEND

- STATION MARK
- PROPERTY LINE
- EASEMENT
- R.O.D.C.T. OFFICIAL PUBLIC RECORD, DALLAS COUNTY, TEXAS
- (C.M.) CONTROLLING INSTRUMENT

VICINITY MAP
NOT TO SCALE

22-C-1 15000087 LANE - LANSON LANE
BEARING: 274°12'23" (90°)
DISTANCE: 203.17 (50 FEET)
ELEVATION: 44.156

22-C-2 LAR PARKWAY - PARKWAY STREET
BEARING: 274°14'42" (90°)
DISTANCE: 249.37 (50 FEET)
ELEVATION: 44.107

22-C-3 1605001105
BEARING: 274°14'42" (90°)
DISTANCE: 249.37 (50 FEET)
ELEVATION: 44.107

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POINT OF BEGINNING
ON THE INTERSECTION OF LANSON LANE AND W. JACOB ROAD
CORNER OF LANSON LANE AND W. JACOB ROAD

POINT OF COMMENCEMENT
ON THE INTERSECTION OF W. JACOB ROAD AND WEST SIDE OF W. JACOB ROAD
CORNER OF W. JACOB ROAD AND WEST SIDE OF W. JACOB ROAD

BEARING S 89° 58' 10" E
DISTANCE 107.7' 10.27'

BEARING S 29° 00' 00" E
DISTANCE 203.17

OWNER'S DECLARATION

I, THE SIGNER OF THIS INSTRUMENT, HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED IN THE FOREGOING INSTRUMENT AND THAT I AM NOT PROVIDING ANY INFORMATION IN THIS INSTRUMENT THAT IS UNTRUE OR MISLEADING. I AM NOT PROVIDING ANY INFORMATION THAT IS UNTRUE OR MISLEADING. I AM NOT PROVIDING ANY INFORMATION THAT IS UNTRUE OR MISLEADING. I AM NOT PROVIDING ANY INFORMATION THAT IS UNTRUE OR MISLEADING.

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RIGHT OF WAY

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DISTANCE 107.7' 10.27'

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DISTANCE 203.17

INSTRUMENT NUMBER 20150022974
FILED AUGUST 20, 2015

CYPRESS WATERS STATION
BLOCK 1
LOT 1

PRELIMINARY PLAT
OF A CALLED 3.3738 ACRE TRACT OF LAND CONVERTED TO THE DALLAS AREA RAPID TRANSIT BY THE DEEDS FILED FOR RECORD IN INSTRUMENT NUMBER 2022 O.P.R.D.C.T. SITUATED IN THE JACOB G. CARLOCK SURVEY, ABSTRACT NO. 312 CITY OF DALLAS, DALLAS COUNTY, TEXAS

Jacobs

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