

CITY PLAN COMMISSION**THURSDAY, SEPTEMBER 4, 2025****RECORD NO.:** PLAT-25-000071 (S245-225) **SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Belt Line Road at North Lake Road, southwest corner**DATE FILED:** August 8, 2025**ZONING:** R-5(A)**CITY COUNCIL DISTRICT:** 6**SIZE OF REQUEST:** 22.831-acres**APPLICANT/OWNER:** Billingsley Yorkshire Partners Ltd, Developer

REQUEST: An application to create 87-lot community unit development ranging in size from 3,760 square feet to 7,373 square feet, 10 common areas, and to dedicate the right-of-way from a 22.831-acre tract of land in City Block 8461 on property located on Belt Line Road at North Lake Road, southwest corner.

SUBDIVISION HISTORY:

1. S167-086 was a request east of the present request to create one 3.2044-acre lot and 3.381-acres of right-of-way from a 6.5853-acre tract of land in City Block 8461 on property located on East Belt Line Road at Northlake Road. The request was approved on February 16, 2017, and was recorded on July 23, 2020.

STAFF RECOMMENDATION: Section 51A-8.503(a) indicates that “Lots must conform in width, depth, and area to the pattern already established in the adjacent areas, having due regard to the character of the area, its particular suitability for development, and taking into consideration the natural topography of the ground, drainage, wastewater facilities, and the proposed layout of streets”. The present request is creating the “established lot pattern for this 87-lot development”.

The lots are being created from a tract of land; therefore, it does not qualify for a residential replat and can be approved on the consent agenda.

The following chart provides the data for compliance with the Community Unit Development regulations (Section 51A-8.510) for the proposed subdivision:

Total number of lots:	87
Total Lot Area	994,520 square feet
Lot Area needed for up to 25% reduction	72,286 square feet
Lot area reduction allowed	248,630 square feet
Open space provided	408,625 square feet
R-5(A) lot area required:	5,000 square feet
Allowed lot area reduction (25%) per lot	1,250 square feet
Minimum lot area allowed	3,750 square feet
Smallest lot	3,760 square feet

The request is to reduce the lot areas up to 25% and to reduce front, side, and rear yard setbacks by 25% uniformly. The proposed subdivision complies with the requirements of the community unit development regulations (Section 51A-8.510). The proposed subdivision complies with Section 51A-8.503 by establishing the lot pattern for the

subdivision; 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 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 **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 87 and 10 common areas.

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. 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)
15. Provide approval from the City of Coppell for any work within this jurisdiction.

Right-of way Requirements Conditions:

16. Must comply with standard right-of-way dimensions for Belt Line Road based on the City of Coppell Thoroughfare Plan.

Survey (SPRG) Conditions:

17. Submit a completed Final Plat Checklist and All Supporting Documentation.
18. Show correct recording information for subject property.
19. Show distances/width across all adjoining rights-of-way.
20. Show recording information on all existing easements within 150' of property.
21. Show all additions or tracts of land within 150' of property with recording information.
22. Need new/different plat name.

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 are required by Private Development Contract. Submit water/wastewater Engineering Plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
25. 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.

Streetlight/ Real Estate/ Street Name Coordinator/ GIS, Lot & Block Conditions:

26. Submit a full set of Street Lighting plans prepared per City Standards to daniel.silva1@dallas.gov. Street Lighting requirements are determined during the initial phase of review. Additional street lighting installations may be required to

meet the photometric requirements of the 2019 Street Design Manual, Section 6. Photometric analysis will be required to support the submitted street lighting plan.

27. Update the 13 feet wide license agreement noted on the plat with the correct recording information and language as: License agreement authorized by Ordinance No. 31673. Recorded as Inst. No. 202000347655.
28. Contact the Addressing division with appropriate names for proposed rights-of-way.
29. On the final plat, identify the property as Lots 1 through 20 in City Block C/8461, Lots 1 through 52 in City Block D/8461, Lots 1 through 15 in City Block E/8461, Common Areas CA A through J.













