

**CITY PLAN COMMISSION**

**THURSDAY, JANUARY 5, 2023**

**FILE NUMBER:** S223-047

**SENIOR PLANNER:** Sharmila Shrestha

**LOCATION:** Denton Drive (F.K.A. Maple Avenue), north of Royal Lane

**DATE FILED:** December 8, 2022

**ZONING:** PD 498 (Subdistrict 1)

**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20498.pdf>

**CITY COUNCIL DISTRICT:** 6

**SIZE OF REQUEST:** 5.093-acres

**MAPSCO:** 22H

**OWNER:** Eleven Three ten Properties, Ltd.

**REQUEST:** An application to create one 3.039-acre lot and one 2.054-acre lot from a 5.093-acre tract of land in City Block 9594 and 6612 on property located on Denton Drive (F.K.A. Maple Avenue), north of Royal Lane.

**SUBDIVISION HISTORY:**

1. S189-102 was a request south of the present request to create one 0.258-acre lot in City Block 6563 on property located on Harry Hines Boulevard/State Highway Loop No. 354, north of Royal Lane. The request was approved on February 7, 2019 but has not been recorded.
2. S178-086 was a request north of the present request to create one 2.129-acre lot from a tract of land in City Block 6613 on property located on Denton Drive, north of Royal Lane. The request was approved on February 15, 2018 but has not been recorded.

**STAFF RECOMMENDATION:** Staff has determined that the request complies with the requirements of PD 498; 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. TxDOT approval may be required for any driveway modifications or new access.

#### **Survey (SPRG) Conditions:**

16. On the final plat, show recording information on all existing easements within 150 feet of 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:**

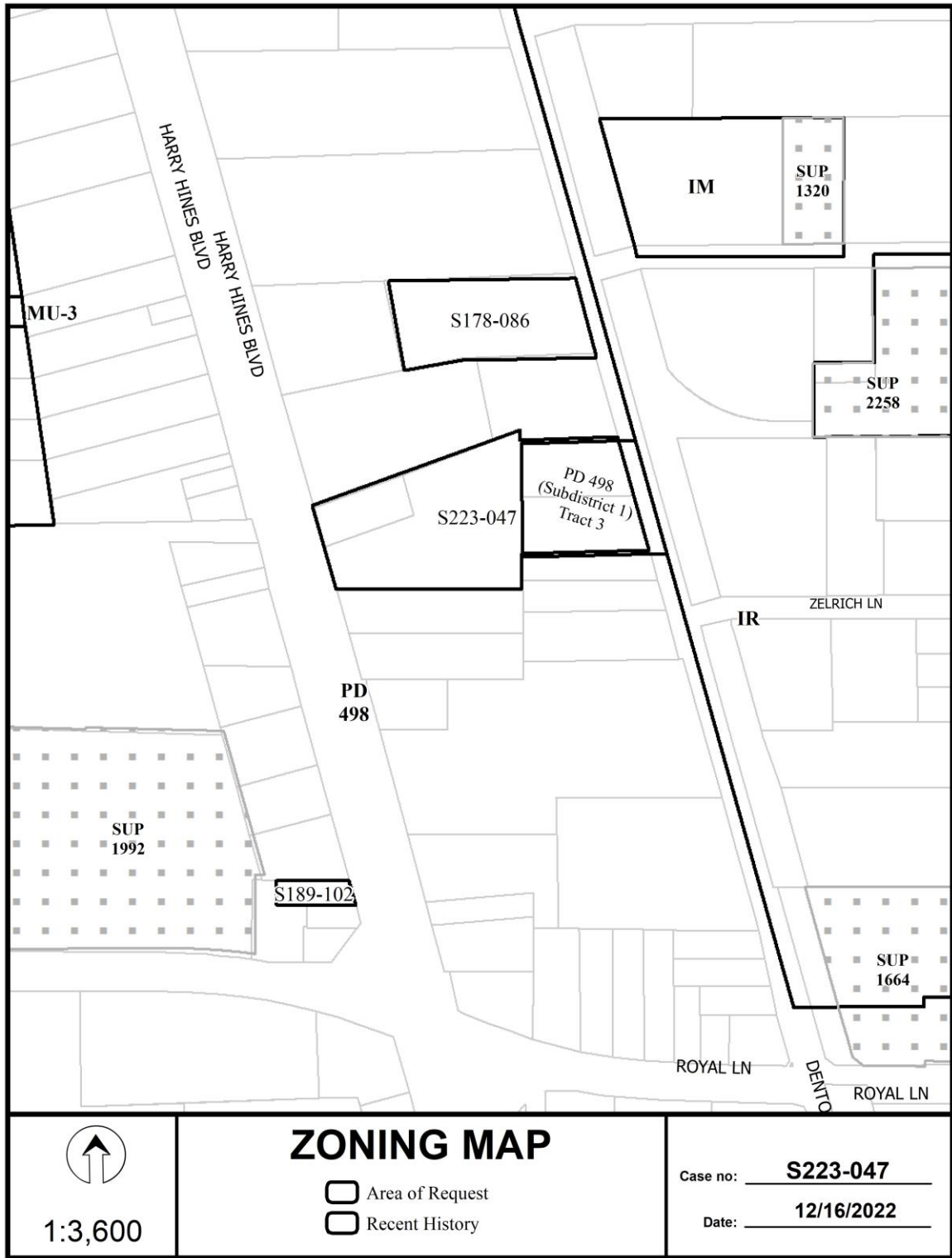
18. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering

plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

19. 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 Dallas Water Utility easement size 20' for one utility and 25' for both water and sewer. Larger diameter or deeper mains may require additional width.

**Street Name/GIS, Lot & Block Conditions:**

21. On the final plat, change "Harry Hines Boulevard" to "Harry Hines Boulevard (F.K.A. U.S. Highway No. 77) (F.K.A. State Highway Loop No. 354)".
22. On the final plat, change "Denton Drive" to "Denton Drive (F.K.A. Maple Avenue)".
23. On the final plat, identify the property as Lots 3 and 4 in City Block A/6564. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





1:3,600

# AERIAL MAP

- Area of Request
- Recent History

Case no: S223-047

Date: 12/16/2022

2221 Justin Rd #119-488  
 P.O. Box 119-488  
 Dallas, TX 75241-9158  
 Texas Firm Registration No. 10014600  
 WWW.SANDS.NET

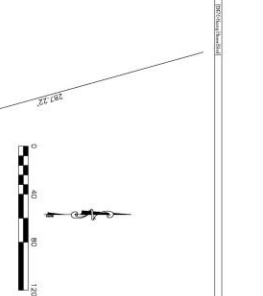
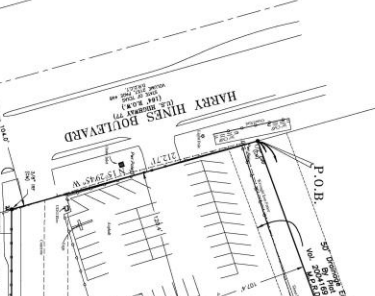
**SANDS SURVEYING CORPORATION**

2221 Justin Rd #119-488  
 P.O. Box 119-488  
 Dallas, TX 75241-9158  
 Texas Firm Registration No. 10014600  
 WWW.SANDS.NET

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**LEGEND & ABREVIATIONS**

BOUNDARY: Dashed line with arrows  
 EASEMENT: Dashed line with arrows  
 CONVEYANCE: Solid line with arrows  
 ETC.



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 J.B. Shade Survey, Abstract No. 1390  
 City Block 6564 & 6612  
 5.093 Acres  
 in the  
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 J.B. Shade Survey, Abstract No. 1390  
 City Block 6564 & 6612  
 City of Dallas, Dallas County  
 Texas

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**ELEVEN THREE TEN ADDITION**  
**LOT 1 AND LOT 2**  
**5.093 Acres**  
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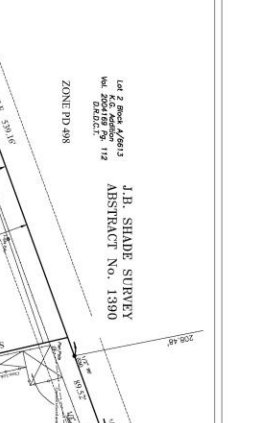
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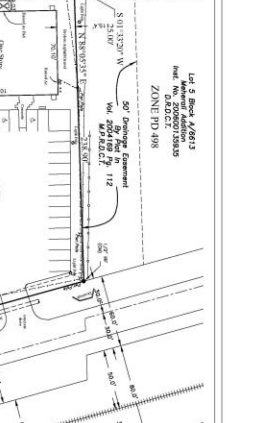
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