

CITY PLAN COMMISSION

THURSDAY, MARCH 21, 2024

FILE NUMBER: S234-061

SENIOR PLANNER: Sharmila Shrestha

LOCATION: Prestonwood Boulevard at Belt Line Road, northeast corner

DATE FILED: February 21, 2024

ZONING: PD 114

PD LINK: [Microsoft Word - ARTICLE 114 \(dallascityhall.com\)](#)

CITY COUNCIL DISTRICT: 11

SIZE OF REQUEST: 10.703-acres

APPLICANT/OWNER: C/T Prestonwood Creek JV, LLC

REQUEST: An application to replat a 10.703-acre tract of land containing all of Lot 1A and Lot 1B in City Block A/8222 to create 5 lots ranging in size from 1.185 acre to 3.937 acres on property located on Prestonwood Boulevard at Belt Line Road, northeast corner.

SUBDIVISION HISTORY: There has been no recent platting activity within close proximity to this request.

STAFF RECOMMENDATION: The request complies with the requirements of PD 114; 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 5.

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)

Right of Way Requirements:

15. On the final plat, dedicate 65 feet of right-of-way (via fee simple) from the established center line of Belt Line Road. *Section 51A 8.602(c)*
16. Existing drainage conveyance within the property is required to be sized in compliance with Section 51A-8.611(a)(1) of the City of Dallas Code.
17. Must coordinate with Transportation Department for any traffic signal requirements that are deemed necessary for improving pedestrian accessibility and safety related to site development. (Contact Srinivasa Veeramallu with Traffic Signals) Section 51A-8.606, 51A-8.608

Flood Plain Conditions:

18. On the final plat, determine the 100-year water surface elevation across this addition.
19. On the final plat, dedicate floodway easement, floodway management area or floodway easement (within common area), with the appropriate easement statement included on the face of the Plat. 51A 8.611(d); DWU Floodplain Management; Drainage Design Manual Addendum V

20. On the final plat, include additional paragraph in Owner's Certificate (pertaining to the floodplain). 51A 8.611(d); DWU Floodplain Management; Drainage Design Manual Addendum V
21. On the final plat, specify minimum fill and minimum finished floor elevations. *Section 51A-8.611(d), Trinity Watershed Management.*
22. On the final plat, show the natural channel set back from the crest of the natural channel. *Section 51A-8.611(d), Trinity Watershed Management.*
23. Prior to submission of the final plat, set floodway monument markers and provide documentation that the monuments have been set. *Section 51A-8.617(d)(1), (2), (3), and (4)*
24. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for.

Survey (SPRG) Conditions:

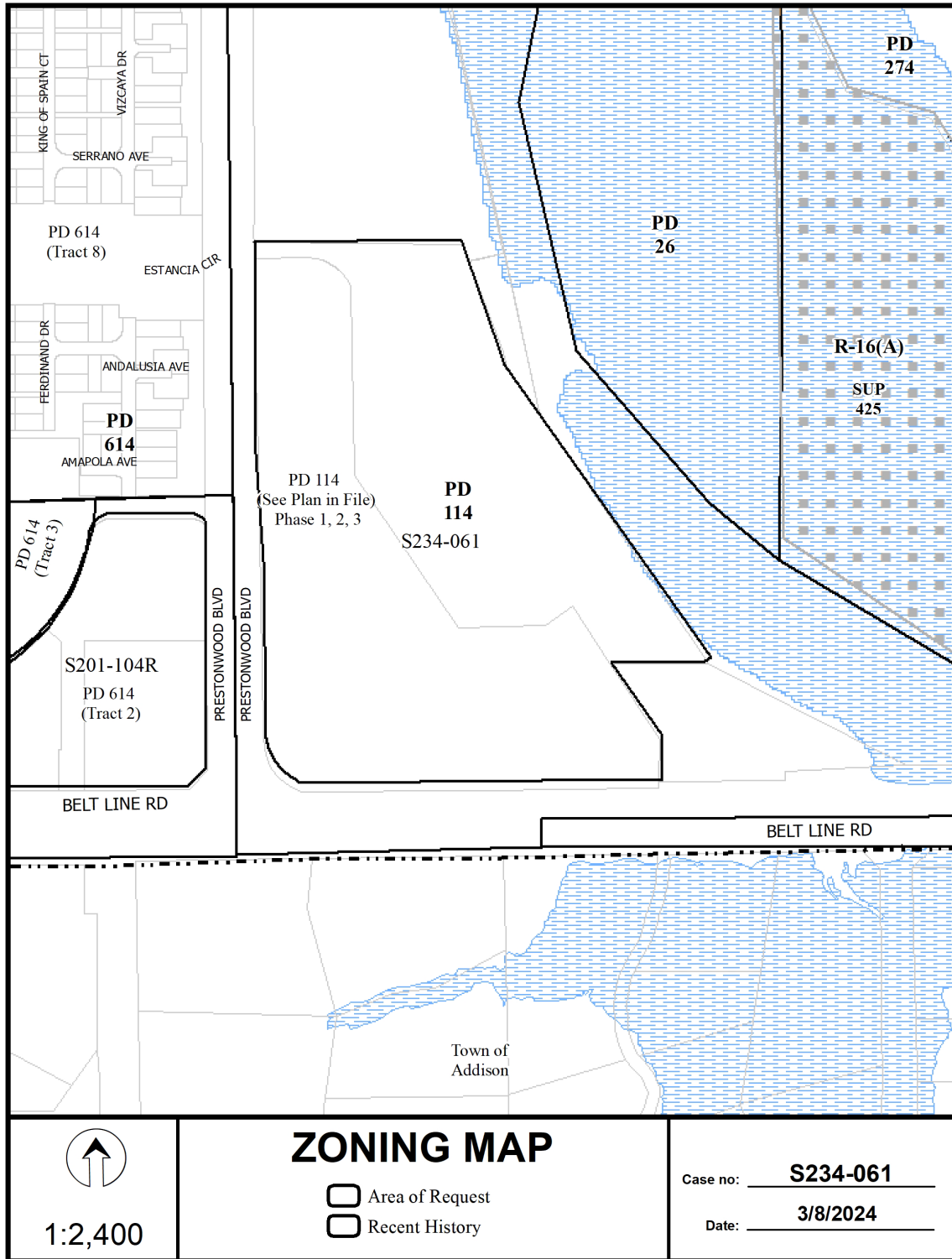
25. Prior to final plat, submit a completed final plat checklist and all supporting documents.
26. On the final plat, show recording information on all existing easements within 150 feet of the property.
27. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information.
28. On the final plat, chose a new or different addition name. Remove "Phase 1" from the plat's title heading and dedication statement.

Dallas Water Utilities Conditions:


29. 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.
30. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f).
31. 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.
32. 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.

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

33. On the final plat, change “in” to “as” so that the utility abandonment reads as: “Abandonment authorized by Ordinance No. 31442, recorded as Inst. No. 202000134904.”
34. On the final plat, change “Prestonwood Boulevard” to “Prestonwood Boulevard (FKA Forest Bluff Drive)”.
35. Add “Lake Forest Drive” to plat document.
36. On the final plat, identify the property as Lots 1D, 1E, 1F, 1G, and 1H in City Block A/8222.





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|  <p>1:2,400</p> | <h2 style="text-align: center;">AERIAL MAP</h2> <ul style="list-style-type: none"> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History | <p>Case no: S234-061</p> <p>Date: 3/8/2024</p> |
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OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF DALLAS §

County of Dallas, Texas, do hereby certify that the above described land, as shown on the plat hereunto filed, is the property of the City of Dallas, Texas, and is being sold to the City of Dallas, Texas, for the purpose of the development of the same as a public park, and that the City of Dallas, Texas, is the owner of the same and has the right to dispose of the same as it may see fit.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the County of Dallas, Texas, this 28th day of March, 2024.

Notary Public in and for the State of Texas _____

Notary Public in and for the State of Texas _____

Notary Public in and for the State of Texas _____

Notary Public in and for the State of Texas _____

Notary Public in and for the State of Texas _____

Notary Public in and for the State of Texas _____

OWNER'S DECLARATION
I, the undersigned, do hereby certify that the above described land, as shown on the plat hereunto filed, is the property of the City of Dallas, Texas, and is being sold to the City of Dallas, Texas, for the purpose of the development of the same as a public park, and that the City of Dallas, Texas, is the owner of the same and has the right to dispose of the same as it may see fit.

PRELIMINARY
The undersigned hereby certify that the above described land, as shown on the plat hereunto filed, is the property of the City of Dallas, Texas, and is being sold to the City of Dallas, Texas, for the purpose of the development of the same as a public park, and that the City of Dallas, Texas, is the owner of the same and has the right to dispose of the same as it may see fit.

SURVEYOR'S STATEMENT
I, the undersigned, do hereby certify that the above described land, as shown on the plat hereunto filed, is the property of the City of Dallas, Texas, and is being sold to the City of Dallas, Texas, for the purpose of the development of the same as a public park, and that the City of Dallas, Texas, is the owner of the same and has the right to dispose of the same as it may see fit.

NOTES
1. Survey plat for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (NAD 83) (Department Regulation 2011), Texas North Central Zone, Zone 4227. Corrections reported here have been made by applying the State Survey (SOS) Survey Adjustment Tables of (1503)2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
Notary Public in and for the State of Texas _____

STATE OF TEXAS
COUNTY OF DALLAS
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day _____ personally appeared _____, 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 the purposes and consideration therein expressed.

WESTWOOD
PRESTONWOOD CREEK
MULTI-USE DEVELOPMENT
PHASE I
REPLAT OF LOTS 1-A & 1-B, BLOCK A/8222
A REPLAT OF LOTS 1-A & 1-B, BLOCK A/8222
REVISED PRESTONWOOD CREEK
MULTI-USE DEVELOPMENT PHASE I
ROBERT WILBURN SURVEY, INSTRUMENT NO. 1580,
COUNTY OF DALLAS, TEXAS.
ENGINEERING NO. XX-XX-XX
SHEET 2 OF 2

Westwood
COUNTY OF DALLAS
RECORDING LABEL HERE