

**CITY PLAN COMMISSION****THURSDAY, DECEMBER 5, 2024****FILE NUMBER:** S245-033**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** bounded by Berkshire Lane, Westchester Drive, Luther Lane, and Douglas Avenue.**DATE FILED:** November 7, 2024**ZONING:** PD 314, (Tract 3, Subdistrict A)**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20314.pdf>**CITY COUNCIL DISTRICT:** 13**SIZE OF REQUEST:** 4.5996-acres**APPLICANT/OWNER:** Alpine Douglass, LLC, Alpine Preston Center, LLC**REQUEST:** An application to replat a 4.5996-acre tract of land containing all of Lot 6A and a tract of land in City Block 5632, and the abandoned portion of 15 feet alley to create one lot on property bounded by Berkshire Lane, Westchester Drive, Luther Lane, and Douglas Avenue.**SUBDIVISION HISTORY:**

1. S190-043 was a request northwest of the present request to replat a 12.026-acre tract of land containing all of Lot 1 in City Block 9A/5599 and part of City Block 5599 to create one lot on property located on Northwest Highway / State Highway Loop 12 at Douglas Avenue, northwest corner. The request was approved on December 12, 2019 and recorded on May 3, 2022.

**STAFF RECOMMENDATION:** The request complies with the requirements of the PD 314, (Tract 3, Subdistrict A); 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. 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 Conditions:**

15. On the final plat, dedicate a minimum 20-foot by 20-foot corner clip (via fee simple or street easement) at the intersection of Douglas Avenue and Luther Lane. Section 51A 8.602(d)(1)
16. On the final plat, dedicate a minimum 20-foot by 20-foot corner clip (via fee simple or street easement) at the intersection of Douglas Avenue and Berkshire Lane. Section 51A 8.602(d)(1)
17. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of Berkshire Lane and Westchester Drive. Section 51A 8.602(d)(1)
18. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of Luther Lane and Westchester Drive. Section 51A 8.602(d)(1)

19. 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). 51A-8.606, 51A-8.608

**Survey (SPRG) Conditions:**

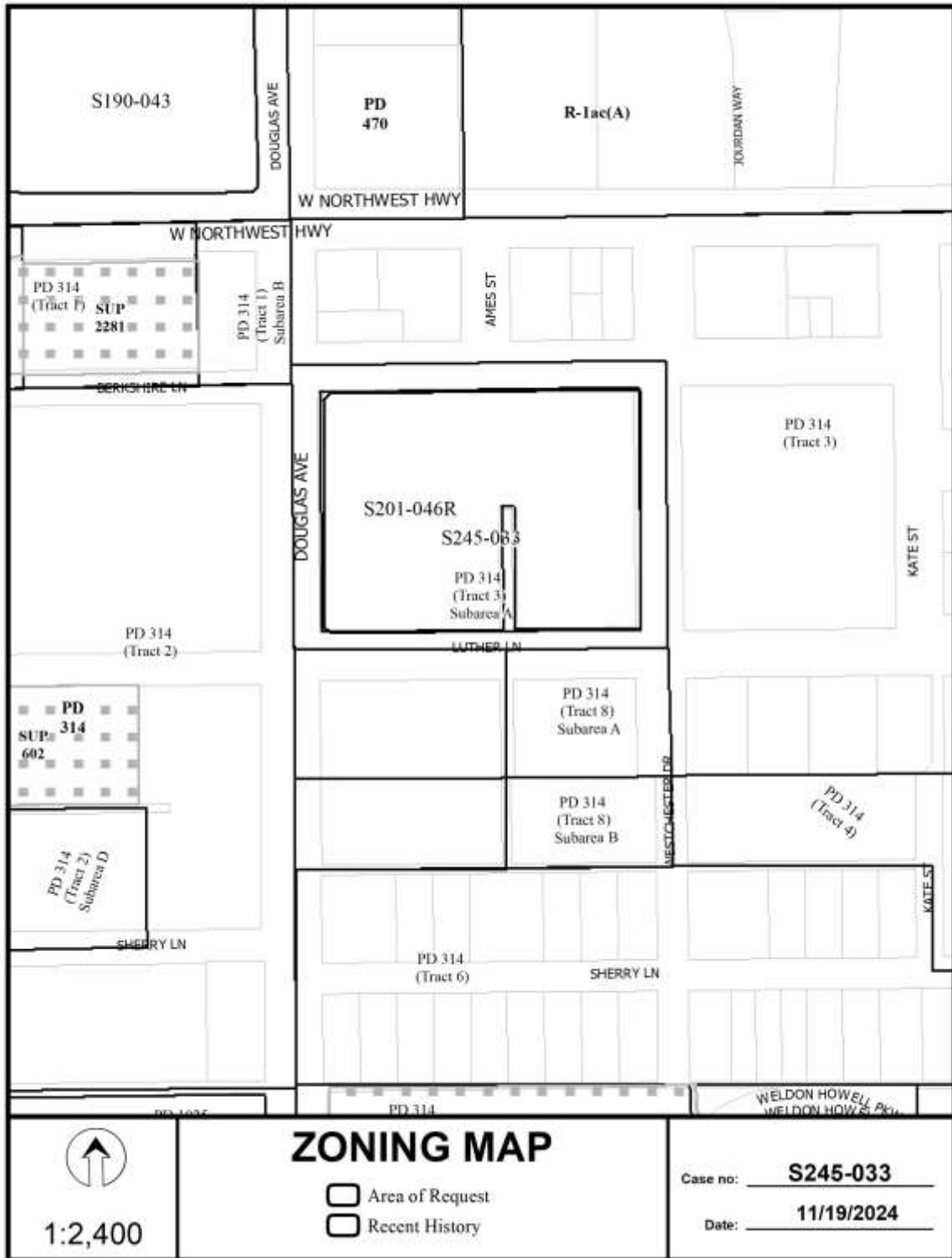
20. Prior to final plat, submit a completed final plat checklist and all supporting documents.
21. On the final plat, list utility easements as retained within street abandonments when stated in the abandonment ordinance or follow the City of Dallas standard affidavit requirements.
22. On the final plat, chose a new or different plat name.
23. Prior to final plat, clarify existing 6-inch sanitary sewer line under building to remain.

**Dallas Water Utilities Conditions:**

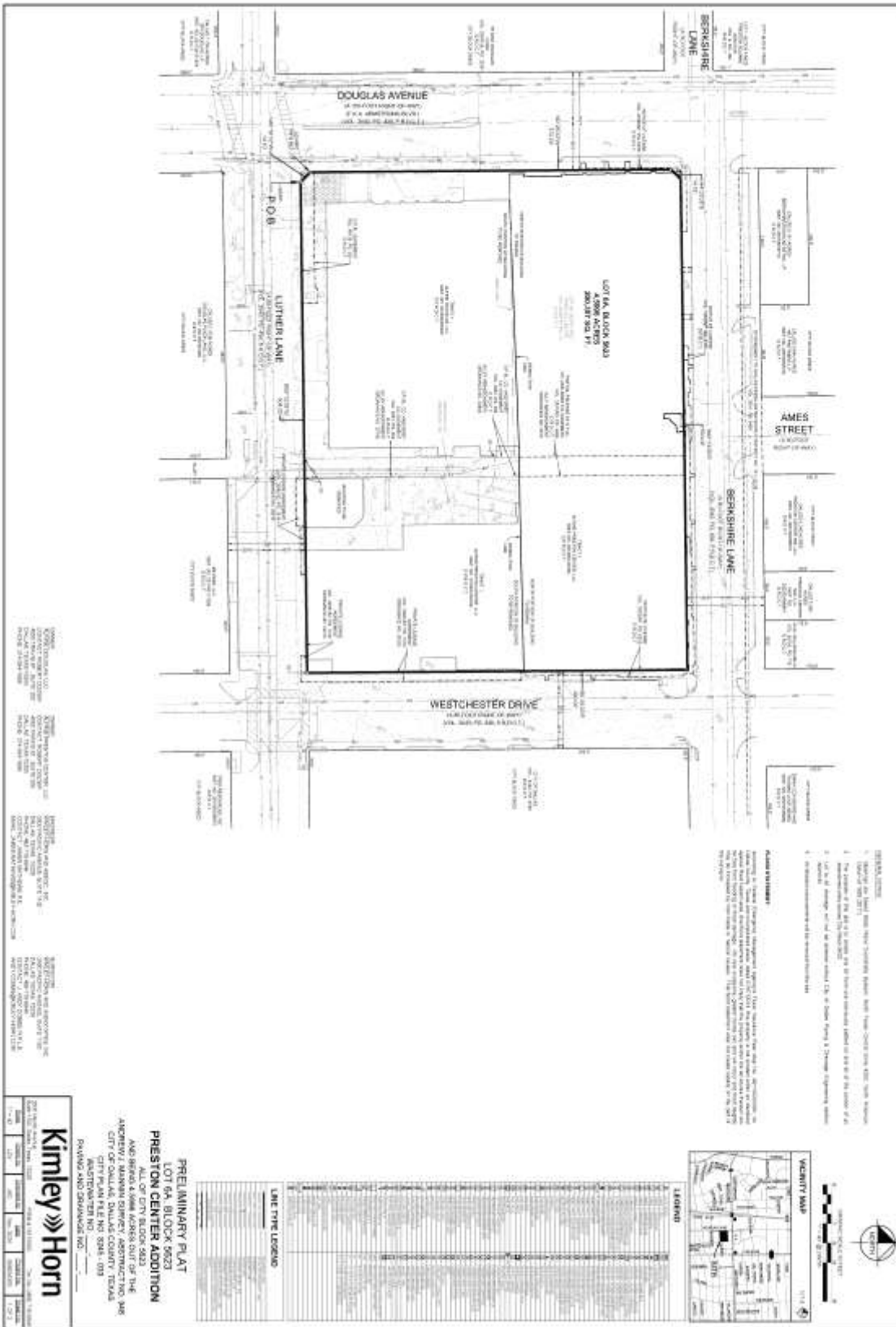
24. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f).
25. Additional design information is required for assessment. Site plan must be submitted showing proposed development, 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.
26. 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.

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

27. Comply with Street Design Manual Section 4.3.3.2(D) and Section 4.4.2.1 regarding required minimum corner clips at intersections.
28. On the final plat, show the alley abandonment on the plat as follows: Abandonment authorized by Ordinance No. \_\_\_\_\_, recorded as Inst. Nos. (Cert. ORD No. \_\_\_\_\_, QCD No. \_\_\_\_\_). Utility Easements retained
29. Prior to final plat, contact Real Estate to discuss Notice of License regarding encroachments in R.O.W. located on Westchester, Luther Lane, and Berkshire Lane. Please show Private License Agreement Vol. 182 and Pg. 1316 on plat as follows: License Agreement authorized by Ordinance number \_\_\_\_\_ recorded as Inst. No. or Volume \_\_\_\_\_ and Page \_\_\_\_\_.
30. On the final plat, change “Berkshire Lane” to “Berkshire Lane (AKA Berkshire Street)”. Section 51A-8.403(a)(1)(A)(xii).
31. On the final plat, identify the property as Lot 6B in City Block 5623.







**SECTION 101.001. GENERAL NOTES**

1. THE CITY ENGINEER HAS REVIEWED THIS PLAN AND APPROVED IT FOR THE CITY OF DALLAS. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED HEREON.

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**SECTION 101.002. NOTES TO CONTRACTORS**

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF DALLAS AND THE STATE OF TEXAS.

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**SECTION 101.003. NOTES TO CONTRACTORS**

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**SECTION 101.004. NOTES TO CONTRACTORS**

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**SECTION 101.005. NOTES TO CONTRACTORS**

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**OWNER:** PRESTON CENTER ADDITION  
**OWNER'S REPRESENTATIVE:** ANDREW J. MANWELL, ARCHITECT  
**OWNER'S ADDRESS:** 1000 W. DALLAS ST., SUITE 1000, DALLAS, TX 75201  
**PHONE:** 214.760.1000  
**EMAIL:** andrew@manwell.com

**DESIGNER:** KIMLEY-HORN AND ASSOCIATES, P.C.  
**DESIGNER'S REPRESENTATIVE:** JAMES H. KIMLEY  
**DESIGNER'S ADDRESS:** 1000 W. DALLAS ST., SUITE 1000, DALLAS, TX 75201  
**PHONE:** 214.760.1000  
**EMAIL:** james.kimley@kimley-horn.com

**DATE:** 12/05/2024

**Kimley-Horn**

1000 W. DALLAS ST., SUITE 1000, DALLAS, TX 75201  
 PHONE: 214.760.1000  
 EMAIL: james.kimley@kimley-horn.com

**PRELIMINARY PLAT**  
**LOT 6A, BLOCK 5621**  
**PRESTON CENTER ADDITION**  
 ALL OF CITY BLOCK 5621  
 ANDREW J. MANWELL ARCHITECT  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 PLAT NO. 008-100  
 PLANNING AND ORDINANCE NO. \_\_\_\_\_

**SECTION 101.006. NOTES TO CONTRACTORS**

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