

CITY PLAN COMMISSION**THURSDAY, OCTOBER 10, 2024****FILE NUMBER:** S234-199**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Forest Lane, at the terminus of Highdale Drive**DATE FILED:** September 12, 2024**ZONING:** PD 315**PD LINK:** [ARTICLE 315 \(dallascityhall.com\)](https://dallascityhall.com/article/315)**CITY COUNCIL DISTRICT:** 13**SIZE OF REQUEST:** 1.701-acres**APPLICANT/OWNER:**

REQUEST: An application to replat a 1.701-acre tract of land containing all of Lots 3A and 3B in City Block 6445 to create one lot on property located on Forest Lane, at the terminus of Highdale Drive.

SUBDIVISION HISTORY:

1. S212-035 was a request northeast of the present request to replat a 3.334-acre tract of land containing all of Lots 2A, 3, and 4A in City Block H/6616 to create one 1.4032-acre lot and one 1.9308-acre lot on property located on Forest Lane, west of Marsh Lane. The request was approved on December 2, 2021. Phase B S212-035b was submitted and has not been recorded.
2. S201-735 was a request south of the present request to replat a 3.758-acre tract of land containing all of Lot 3 in City Block 6445 to create 3 lots ranging in size from 26,720-square feet to 87,750-square feet on property located on Forest Lane, west of Marsh Lane.

STAFF RECOMMENDATION: The request complies with the requirements of PD 315; 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 60 feet of right-of-way (via fee simple) from the established center line of Forest Lane. *Section 51A 8.602(c)*
16. 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:

17. Prior to final plat, submit a completed final plat checklist and all supporting documents.

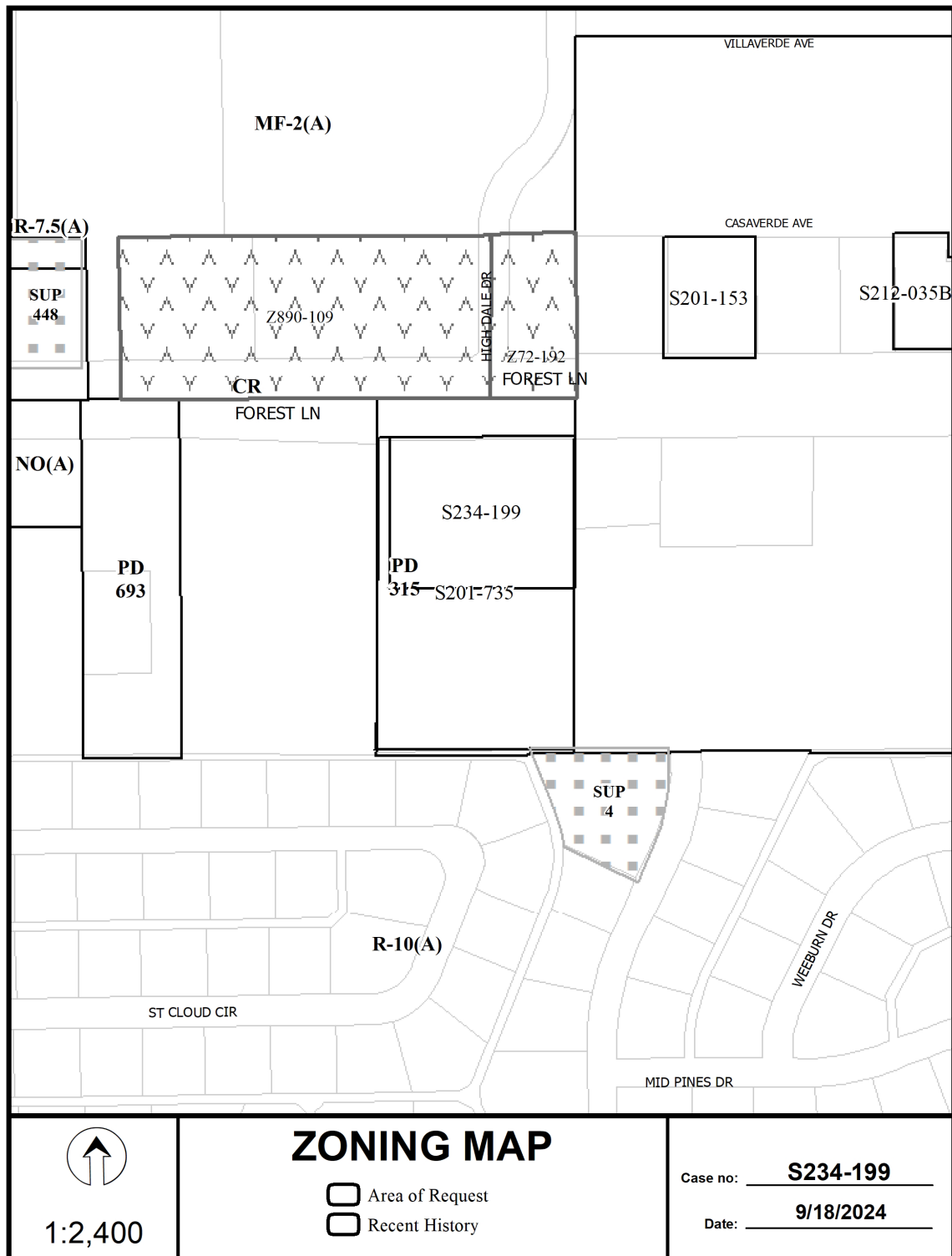
18. On the final plat, show recording information on all existing easements within 150 feet of the property.
19. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.

Dallas Water Utilities Conditions:

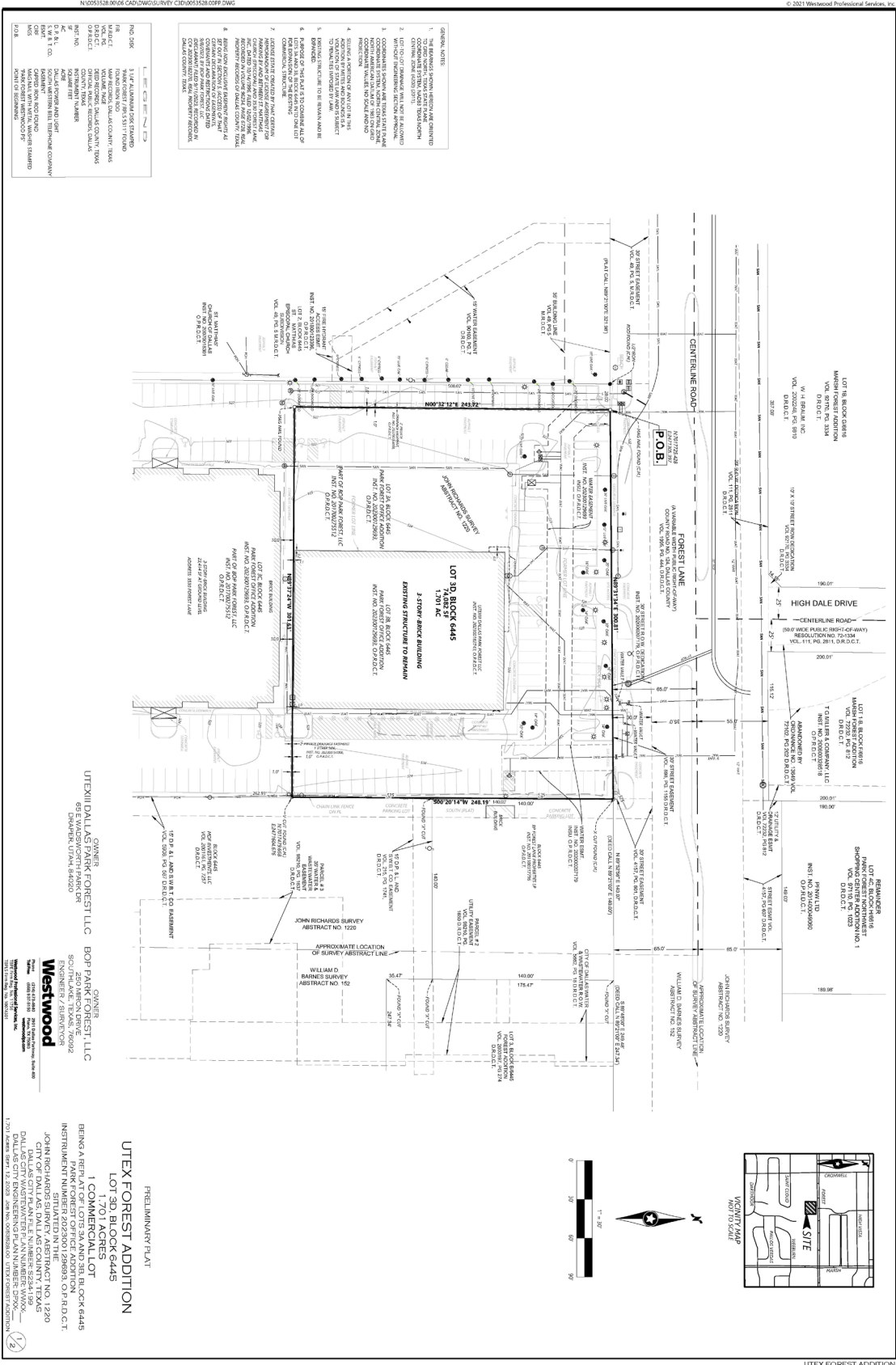
20. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering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

Street Light/ GIS, Lot & Block Conditions:

21. Prior to final plat, compliance with City's street lighting standards including illumination standards, material, installation, and activation per Street Design Manual.
22. On the final plat, identify the property as Lot 3D in City Block 6445.







SUMMARY AND CONCLUSIONS

_____ day(s) of _____, 2004.

PRELIMINARY PLAT. THIS DOCUMENT SHALL

Jason B. Armstrong
Registered Professional
Land Surveyor No. 555

Notary Public, State of Texas

OWNERS' DEDICATION

5024

August

KAS

Notary Public State of Texas

DALLAS 1

Notary Public, State of Texas

Westwood

BEING A REPLAT OF LOTS 3A AND 3B, BLOCK 6445
PARK FOREST OFFICE ADDITION
INSTRUMENT NUMBER 2023001126993, O.P.R.D.C.T.
SITUATED IN THE
JOHN RICHARDS SURVEY, ABSTRACT NO. 1220
CITY OF DALLAS, DALLAS COUNTY, TEXAS
DALLAS CITY PLAN NUMBER 5234-1.99
DALLAS CITY WASTEWATER PLAN NUMBER: WWW-
701 Access 5/27/2023 JEN LINDEN (00938260) UTILITY FOREST ADDITION

LOI 3D, BLOCK 6445

BEING A REPLAT OF LOTS 3A AND 3B, BLOCK 6445
PARK FOREST OFFICE ADDITION

JOHN RICHARDS SURVEY, ABSTRACT NO. 1220
CITY OF DALLAS, DALLAS COUNTY, TEXAS
DALLAS CITY PLAN FILE NUMBER: 5234-139
DALLAS CITY ENGINEERING PLAN NUMBER: WXXX-
DALLAS CITY ENGINEERING PLAN NUMBER: DPOX-
01 Access Sept. 12, 2023 Job No. 01393628.00 UTEX FOREST ADDITION

Commission of the City of Dallas, State

_____ day of _____, A.D. 20____ by said
Commissioner.

Dallas, Texas