

**CITY PLAN COMMISSION****THURSDAY, NOVEMBER 3, 2022****FILE NUMBER:** S223-004**SENIOR PLANNER:** Mohammad H. Bordbar**LOCATION:** Creek Drive at Oxford Drive, north corner**DATE FILED:** October 5, 2022**ZONING:** PD 765**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20765.pdf>**CITY COUNCIL DISTRICT:** 12      **SIZE OF REQUEST:** 7.828-acres      **MAPSCO:** 5C**APPLICANT/OWNER:** Plano Independent School District

**REQUEST:** An application to replat a 7.828-acre tract of land containing all of Lots 6 through 10 in City Block 1/8728, all of Lots 12 through 18 in City Block J/8728 and part of Lot 1A in City Block J/8728 to create one lot on property located on Creek Drive at Oxford Drive, north corner.

**SUBDIVISION HISTORY:**

1. S212-090 was a request north of the present request to replat a 2.8552-acre tract of land containing all of Lot 4A in City Block A/8728 to create one 0.8366-acre lot, one 0.8948-acre lot, and one 1.1238-acre lot on property located on Preston Road (State Highway No. 289) and Mapleshade Lane, northeast corner. The request was approved on March 3, 2022 but has not been recorded.

**STAFF RECOMMENDATION:** The request complies with the requirements of PD 765; 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 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of Mapleshade Lane and Oxford Drive. *Section 51A 8.602(d)(1)*
16. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of Oxford Drive and Creek Drive. *Section 51A 8.602(d)(1)*
17. Prior to final plat, a larger corner clip may be requested during engineering plan and traffic review to accommodate an adequate turning radius, or to maintain public/traffic appurtenances, within the area of the corner clip. *Section 51A 8.602(d)(1), 51A 8.608(a)*
18. Provide a turn-around per the City of Dallas Standards at the end of \_\_\_\_\_. *Section 51A-8.506(b)*

19. Provide 20 feet all-weather paving material for \_\_\_\_\_ along the proposed plat per the City of Dallas standard. 51A 8.604(b)(2)

**Survey (SPRG) Conditions:**

20. Prior to final plat, submit a completed final plat checklist and all supporting documents.
21. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
22. On the final plat, show distances/width across all adjoining right-of-way. Platting Guidelines.
23. On the final plat, show recording information on all existing easements within 150 feet of the property.
24. On the final plat, all utility easement abandonments must be shown with the correct recording information. Platting Guidelines.
25. 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.
26. 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:**

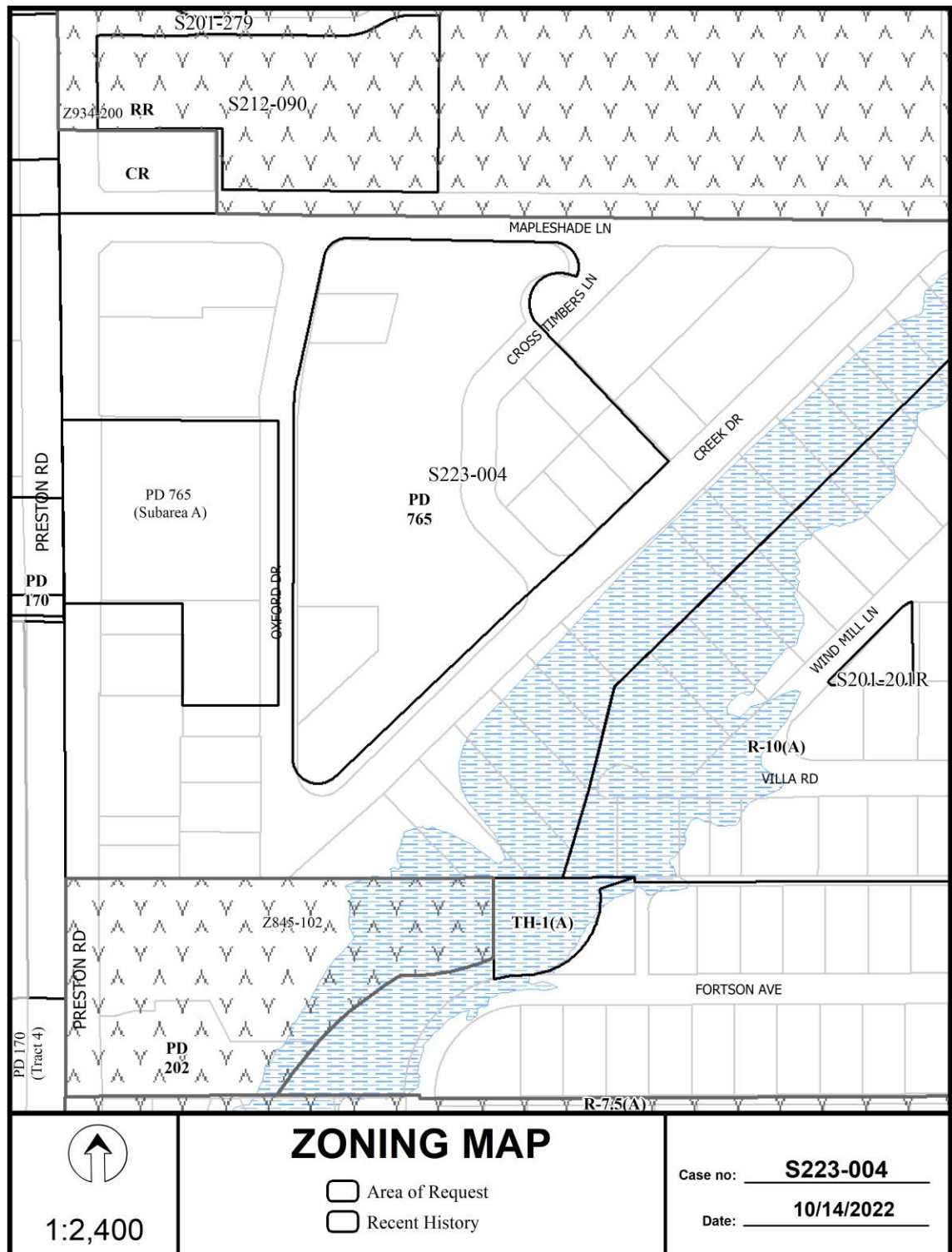
27. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f).
28. Additional design information is required for assessment. Site plan must be submitted showing proposed development, 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.
29. 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.
30. 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 / Arborist / Street Name / GIS, Lot & Block Conditions:**

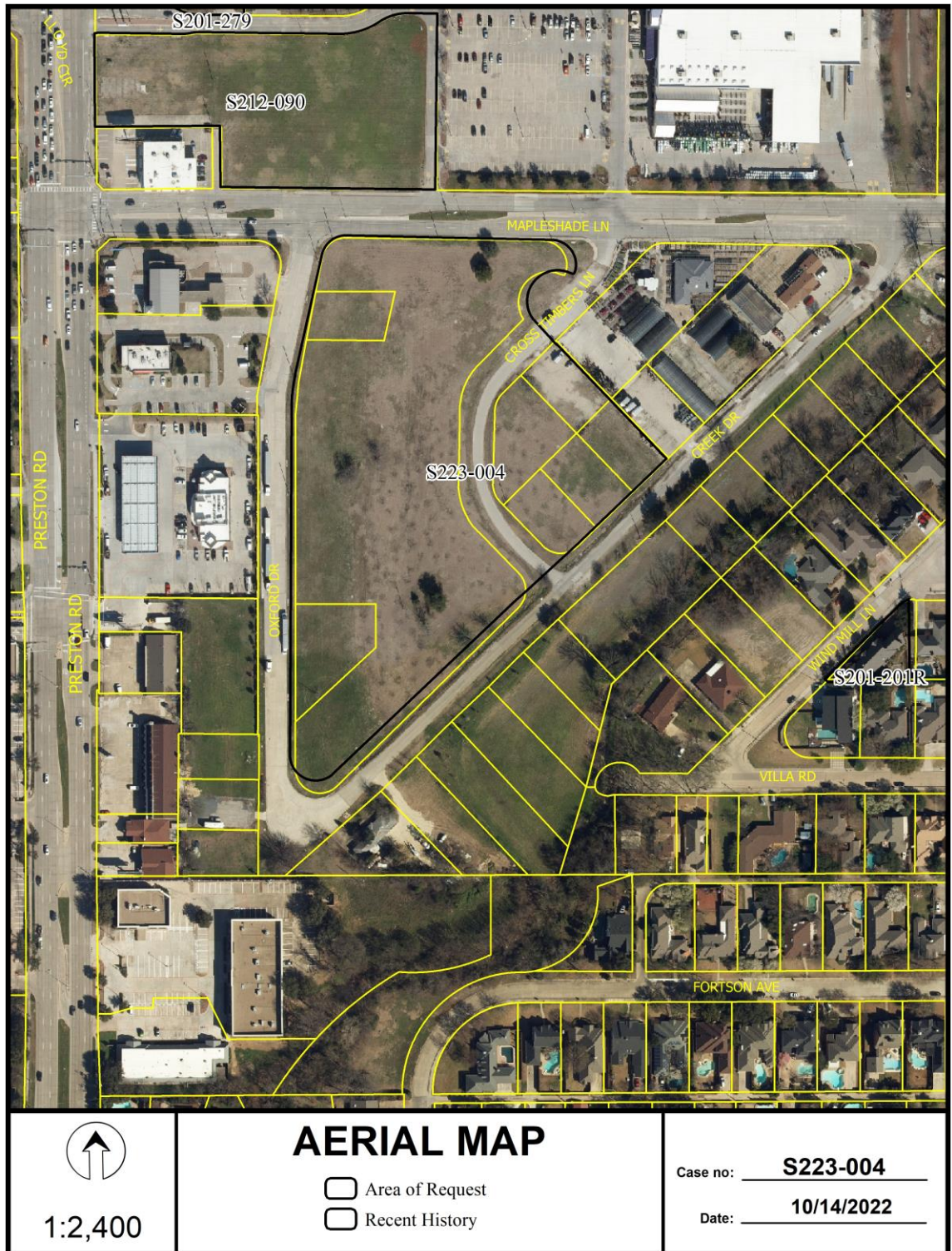
31. On the final plat, use standard language for 10'Easement abandonment noted on the plat as follows: "Abandonment authorized by Ordinance No.\_\_\_\_\_, recorded as Inst. No.\_\_\_\_\_. Contact Real Estate and advise if the language noted on the

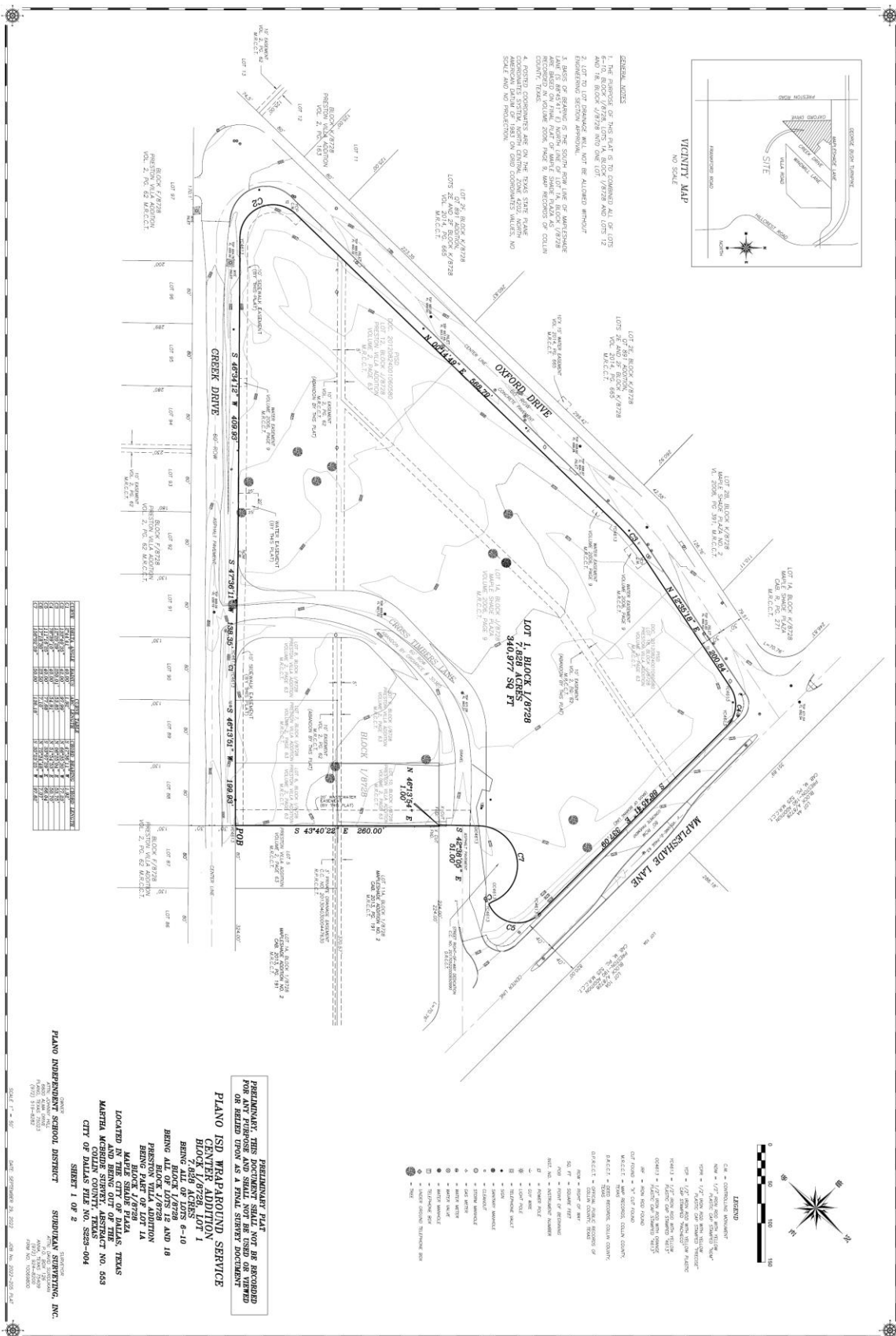
plat 10' Sidewalk Easement, 20' Wastewater Easement and Water Easement by this plat is a dedication or an abandonment.

32. On the final plat, change "Mapleshade Lane" to "Mapleshade lane (F.K.A. Brandywine Lane)". Section 51A-8.403(a)(1)(A)(xii)
33. On the final plat, identify the property as Lot 1B in City Block J/8728. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).









SCALE 1" = 50'  
DATE: SEPTEMBER 28, 2022  
ACR No. 2022-205 P.A.