Replat University World Addition (Companion to Item 3)

Attachments:

- 1. Locator
- 2. Staff Report
- 3. Replat



Lots 10 and 11, Block 3 University World Addition



CITY PLAN COMMISSION BACKGROUND INFORMATION March 5, 2013

Public Hearing on a Replat

PROJECT SUMMARY

Subdivision: Lots 10 and 11, Block 3 of the University World Addition

being a replat of a portion of Lot 1 of the Technology Park

Addition and 4.78-acres of unplatted property.

Location: 1020 W. Campbell Road (Lot 11)

1050 W. Campbell Road (Lot 10)

Staff Comments: The replat complies with City subdivision regulations.

CPC Action: Final decision

BACKGROUND

Tract Size: 7.96-acres (346,759 square feet)

Zoning: O-M Office District

Adjacent Land Use/Zoning: North: Office/O-M

East: University of Texas at Dallas/R-2000-M South: Single Family Residential/R-1500-M

West: Office/O-M

Right-of-way Dedication: None

Easements/Setbacks:

Existing to Remain 20' Water Line easement on Lot 11;

Lot 11 is designated as a drainage easement;

Portion of a mutual access easement along the west property

line of Lot 10.

Dedicated by this Plat 50' setback along Campbell Road and Waterview Parkway;

24' access and utility easement that provide circulation

throughout Lot 10;

Various utility easements to serve the proposed development

on Lot 10.

Abandoned by this Plat 80' wide drainage easement that crosses Lots 10 and 11.

This was a drainage easement dedicated before the construction of the detention ponds, and is no longer

necessary.

Page 1 of 1 **DEVELOPMENT SERVICES**

