

CITY PLAN COMMISSION**THURSDAY, JUNE 12, 2025****RECORD NO.:** PLAT-25-000005 (S245-174) **SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Ranchero Lane, west of Duncanville Road**DATE FILED:** May 16, 2025**ZONING:** R-10(A)**CITY COUNCIL DISTRICT:** 3**SIZE OF REQUEST:** 9.151-acres**APPLICANT/OWNER:** VR Special Needs Trust**REQUEST:** An application to create one 9.151-acre lot from a tract of land in City Block 8037 on property located on Ranchero Lane, west of Duncanville Road.**SUBDIVISION HISTORY:** There has been no recent platting activity within close proximity to this request.**STAFF RECOMMENDATION:** Section 51A-8.503 states that “lots must conform in width, depth and area to the pattern already established in the adjacent areas, having due regard to the character of the area, its particular suitability for development, and taking into consideration the natural topography of the ground, drainage, wastewater facilities, and the proposed layout of the streets.”

The lot is being created from a tract of land; therefore, it does not qualify for a residential replat and can be approved on the consent agenda.

- The properties to the north, east, south, and west of the present request have areas ranging in size from 21,729 square feet to 313,150 square feet and are zoned R-7.5(A) and R-10(A) Single Family Districts. (*Refer to the existing area analysis map and aerial map*)

The request lies in an R-10(A) Single Family District which has a minimum lot area requirement of 10,000 square feet. The request is to create one 9.151-acre (398,615-square foot) lot.

Staff concludes that there is not an established lot pattern in the adjacent areas and the request complies with the requirements of Section 51A-8.503 and R-10(A) Single Family District; 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)

Survey (SPRG) Conditions:

15. Prior to final plat, submit a completed final plat checklist and all supporting documents.
16. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii)

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

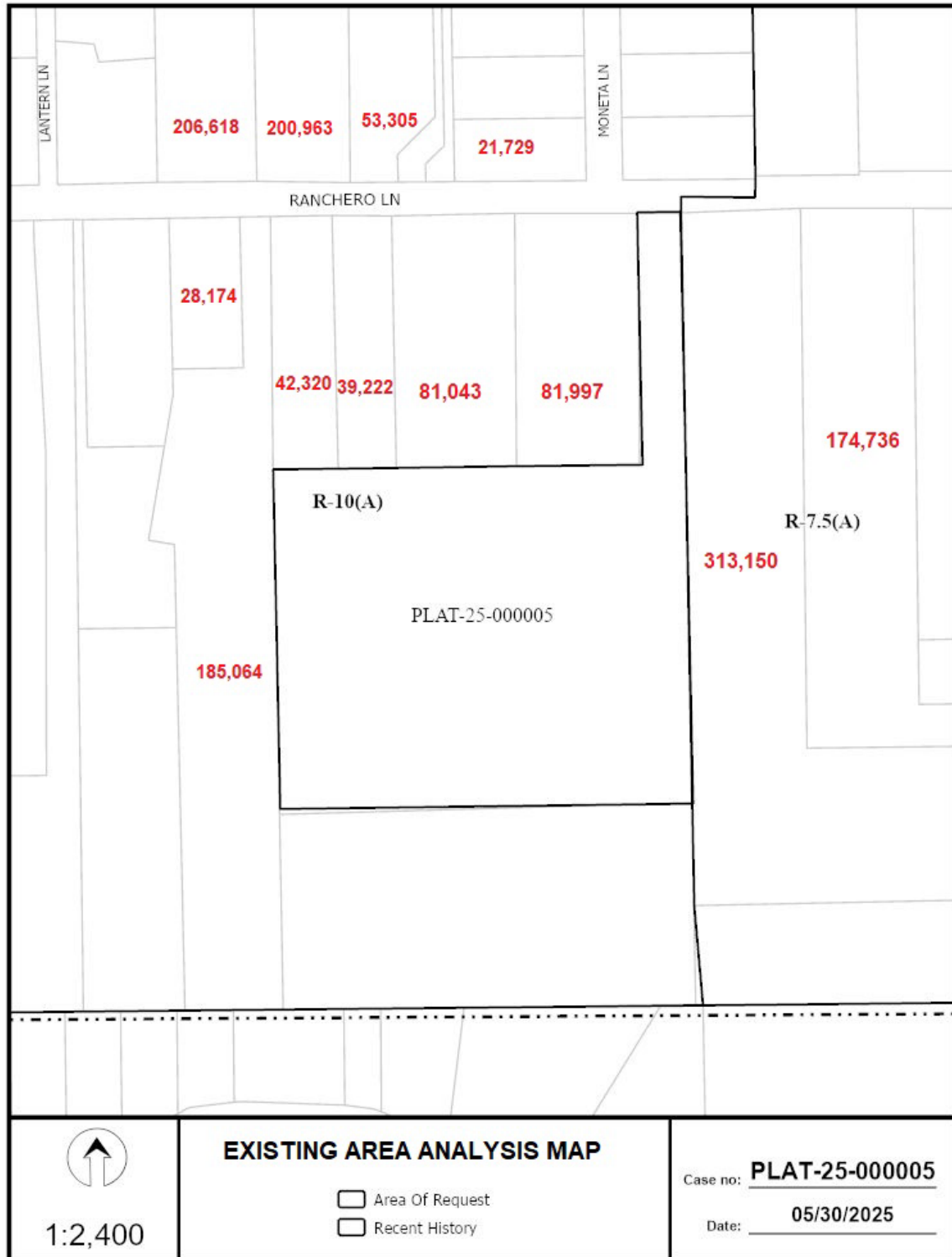
Dallas Water Utilities Conditions:

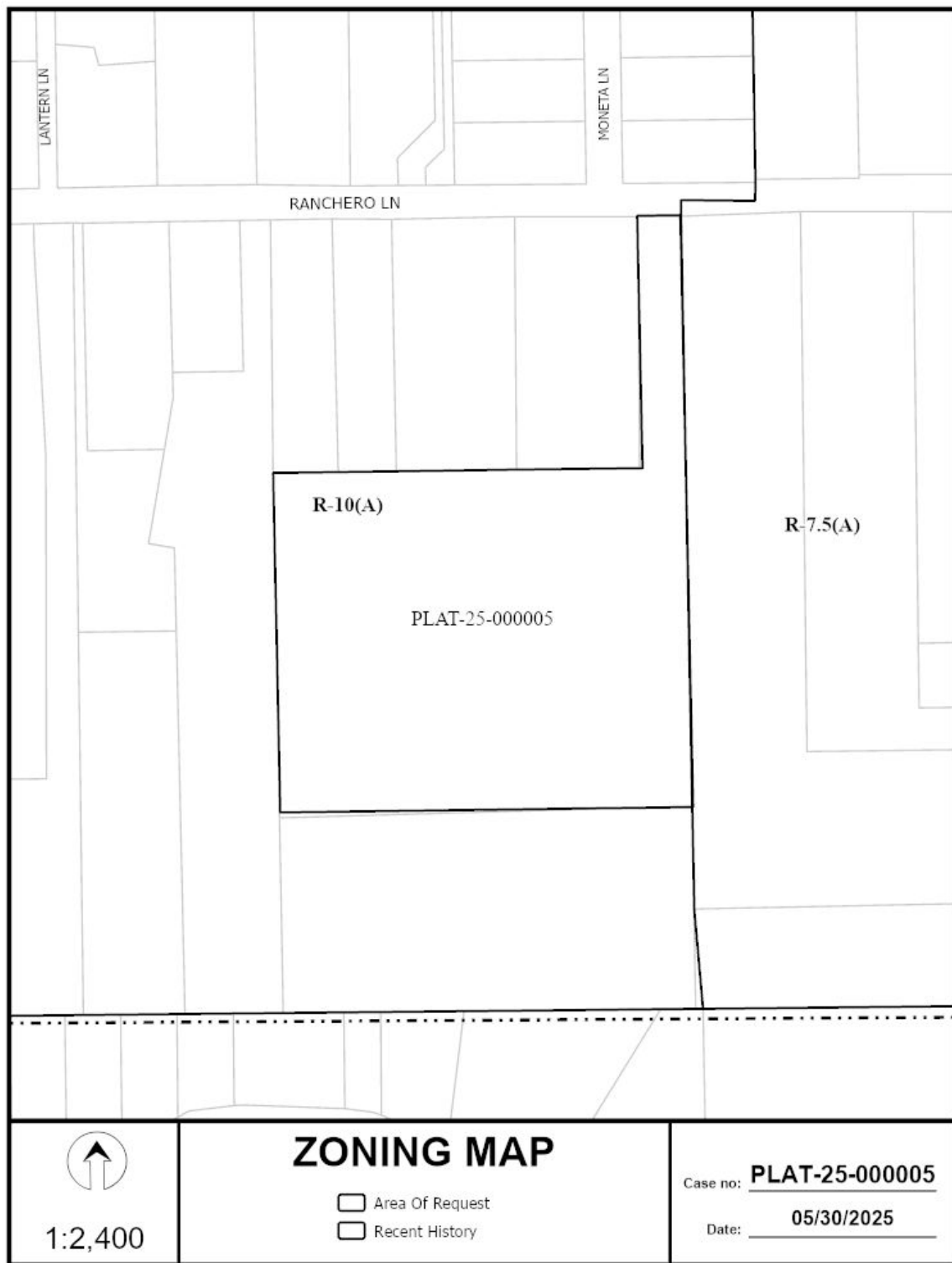
19. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
20. Water main improvements may be required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
21. 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.

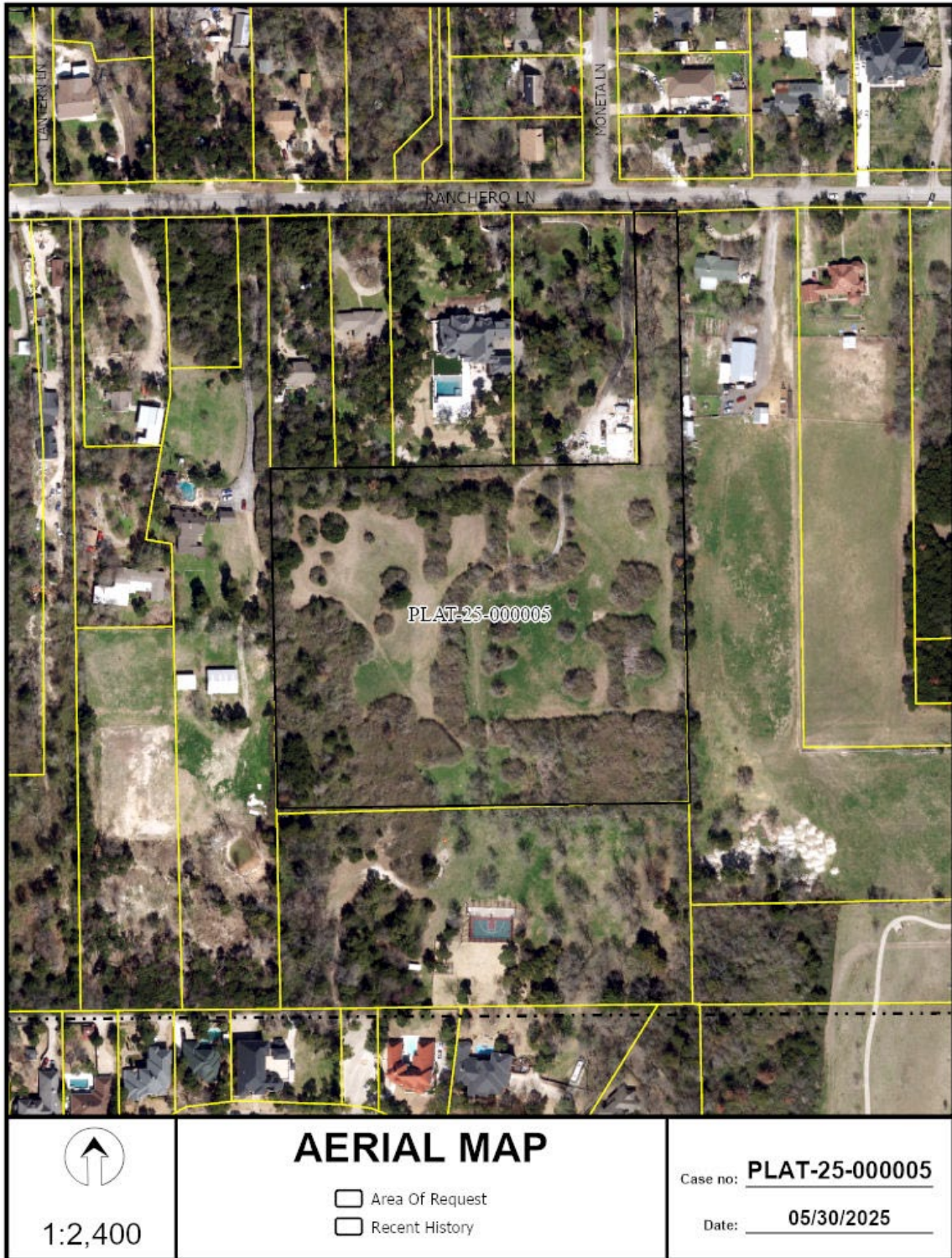
GIS, Lot & Block Conditions:

22. On the final plat, identify the property as Lot 5 in City Block 1/8037.

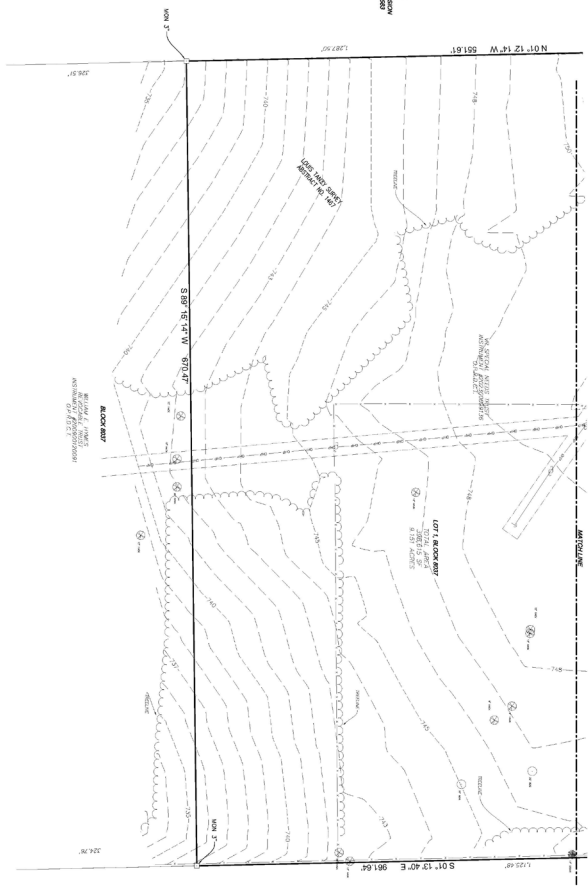
ALL AREAS ARE IN SQUARE FEET









[illegible]

Art Rodriguez
Texas Registered Professional
Land Surveyor No. 6671

COUNTY OF COLLIN

DECIEN, AL, the undersigned, a Notary Public in and for the State of Texas, do hereby certify that the foregoing is a true and correct copy of the original as shown to me by the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose therein expressed and under oath advised that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 20____.

2025.
Notary Public in and for the State of Texas

[illegible]

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS,

But the Supreme Court has already rejected the notion that states have a "strong public policy" in protecting their citizens' health and safety interests in the workplace. The justices are "averse to any broad, and certainly sweeping, rule" that would require employers to protect their employees' health and safety interests, even when the government itself has not taken any action to protect the public, says Justice Scalia, writing for the majority. The justices also say that the public, private and state health, safety and welfare interests are not "substantially" affected by the employer's failure to protect its employees' health and safety interests. It is the responsibility of the employer to protect its employees' health and safety interests, and the government has no obligation to protect the public, private and state health, safety and welfare interests. The justices also say that the public, private and state health, safety and welfare interests are not "substantially" affected by the employer's failure to protect its employees' health and safety interests. It is the responsibility of the employer to protect its employees' health and safety interests, and the government has no obligation to protect the public, private and state health, safety and welfare interests.

This got approved subject to all polling ordinances, rules, regulations, and resolutions of the City of Boston.

WITNESSES, my hand at Boston, Texas, this _____ day of _____, 2020.

WV Special Needs Trust

STATE OF TEXAS
COUNTY OF DALLAS

BY ORDER OF THE undersigned, a Notary Public in and for the said County and State, on this day personally appeared _____ known to me to be the person(s) whose name(s) is (are) subscribed to the foregoing instrument and acknowledged to me that he/she/they executed the same for the purpose therein expressed and under oath attested that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2020.

Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL

I, _____, Mayor of the City of Dallas, Texas, do hereby certify that the attached plan(s) comply(ies) with all applicable laws and regulations of the State of Texas and the City of Dallas, Texas, and I am approving said plan(s).

Dated this _____ day of _____, A.D. 20____ by said Commission.

_____ Chairman or Vice-Chairman
City Plan Commission
Dallas, Texas

Asst. City Clerk
Secretary

PRELIMINARY PLAT
ROBLES RANCH
LOT 1, BLOCK 2002

CHARITY:
VE SPECIAL NEEDS TRUST
310 GAFF STREET, SUITE 1205
PITTSBURGH, PENNSYLVANIA 15219

SURVEYOR

ARA

SURVEYING

3815 KIRKPATRICK LANE
MELISSA, TEXAS 75454
TEL: (972) 940-4172
TOLL-FREE NO. 1-800-877-3
A/E/C, R/O: 605127, 6915
arod@arasurveying.com