

CITY PLAN COMMISSION**THURSDAY, FEBRUARY 20, 2025****FILE NUMBER:** S245-081**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Wadsworth Drive, south of Ledbetter Drive**DATE FILED:** January 23, 2025**ZONING:** TH-3(A)**CITY COUNCIL DISTRICT:** 4**SIZE OF REQUEST:** 1.951-acres**APPLICANT/OWNER:** 2SP Developers, LLC

REQUEST: An application to replat a 1.951-acre (84,984.94-square foot) tract of land containing part of Lots 3 and 4 in City Block 5835 and part of City Blocks 5835 and 5836 to create 13 residential lots ranging in size from 3,500 square feet to 7,000.71 square feet and one common area on property located on Wadsworth Drive, south of Ledbetter Drive.

SUBDIVISION HISTORY:

1. S234-058 was a request south of the present request to replat a 0.459-acre tract of land containing all of Lot 10 in City Block 5835 to create two 0.230-acre (10,003 square foot) lots on property located on Wadsworth Drive, south of Great Trinity Forest Way. The request was denied on March 7, 2024.

PROPERTY OWNER NOTIFICATION: On February 3, 2025, 13 notices were sent to property owners within 200 feet of the proposed plat boundary.

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 properties to the north of the present request have lot areas ranging in size from 11,054 square feet to 41,301 square feet and are zoned R-10(A) Single Family District. *(Refer to the existing area analysis map and aerial map)*
- The property to the east of the present request is 358,820-square foot undeveloped land and is zoned R-7.5(A) Single Family District. *(Refer to the existing area analysis map and aerial map)*
- The property to the south of the present request is 249,275 square feet in area and is zoned MF-3(A) Multifamily District. *(Refer to the existing area analysis map and aerial map)*
- The properties to the west of the present request have lot areas ranging in size from 14,158 square feet to 40,235 square feet and is zoned R-7.5(A) Single Family District. *(Refer to the existing area analysis map and aerial map)*

The request lies in TH-3(A) Townhouse District which has a minimum lot area requirement of 2,000 square feet for single family structures and 6,000 square feet for

duplex structures. In TH-3(A), no more than 12 dwelling units for each acre are allowed. In this district, a minimum of 15 feet between each group of eight single family structures must be provided by plat.

The request is to create 13 residential lots ranging in size from 3,500 square feet to 7,0007.10 square feet and one common area from 1.951-acre (84,984.94-square foot) tract of land.

Staff finds that there is a variation in lot pattern in the adjacent areas (*Refer to the existing area analysis map*); and the request is in compliance with Section 51A-8.503 and also with the requirements of the TH-3(A) Townhouse District therefore, staff recommends approval 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 13 and one common area.

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)
15. Existing drainage conveyance within the property is required to be sized in compliance with Section 51A-8.611(a)(1) of the City of Dallas Code.

Right-of way Requirements Conditions:

16. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Wadsworth Drive. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*
17. On the final plat, dedicate a minimum 25-foot by 25-foot corner clip (via fee simple or street easement) at the intersection of Wadsworth Drive & Ledbetter Drive. Section 51A 8.602(d)(1)
18. 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)*
19. Construct one-half of the thoroughfare requirements within the boundaries of the proposed plat per the City of Dallas standard. *51A 8.604(b)(1)*

Survey (SPRG) Conditions:

20. Prior to final plat, submit a completed final plat checklist and all supporting documents.
21. On the final plat, add/show Lien Holders Subordination Agreement.
22. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
23. On the final plat, show recording information on all existing easements within 150 feet of the property.

24. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
25. On the final plat, show or list the prior plat on the map, in the legal description, and/or title block. Platting Guidelines.
26. On the final plat, clarify common area.
27. On the final plat, show volume 69067, page 25, deed records, Dallas County, Texas.
28. On the final plat, clarify easements volume 69114, page 861 and volume 69091, page 1949, deed record, Dallas County, Texas.
29. On the final plat, clarify existing 40 feet building line.

Dallas Water Utilities Conditions:

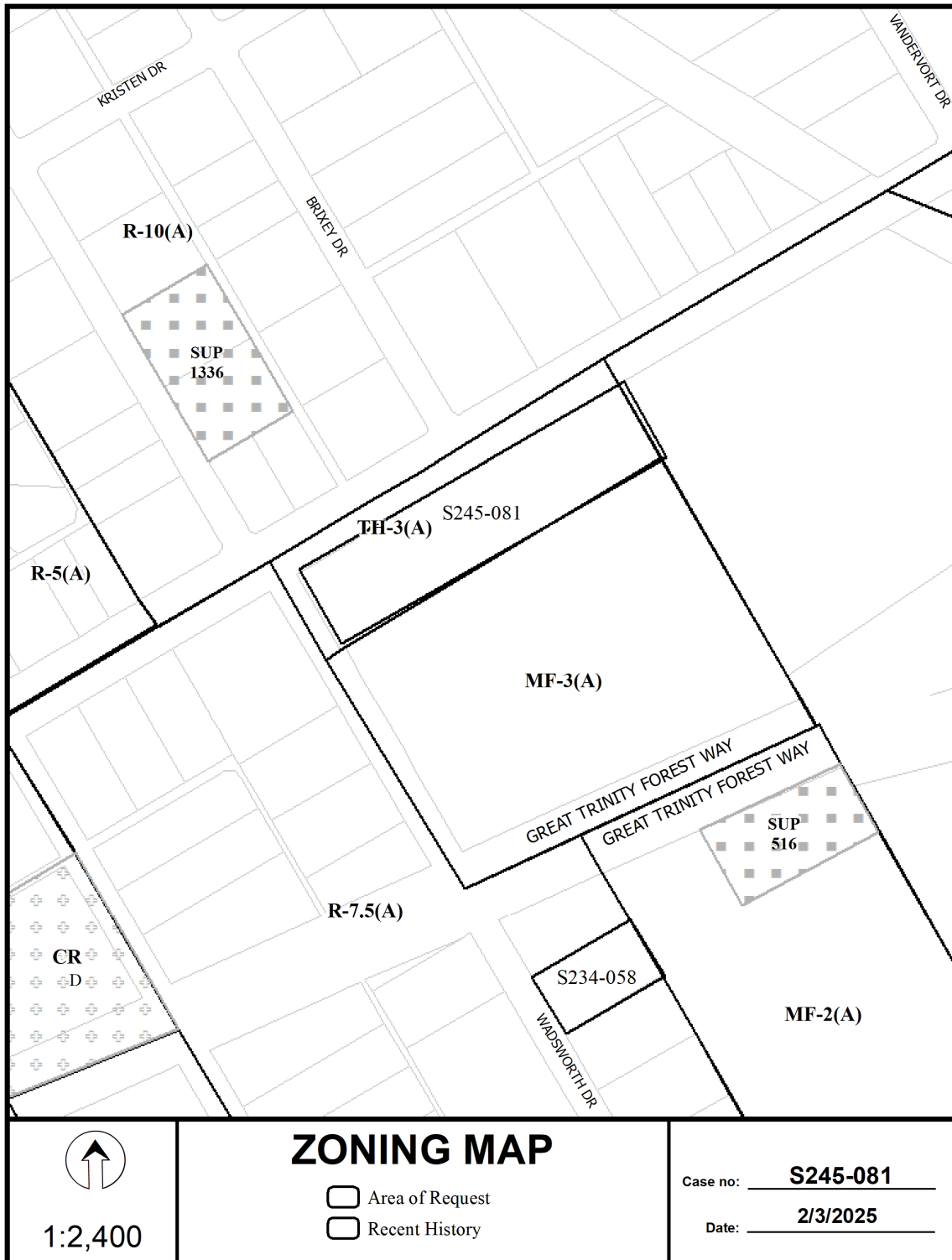
30. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f).
31. Additional design information is required for assessment. Site plan must be submitted showing proposed development, 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.
32. 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.
33. 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.

Streetlight/ Street Name/ GIS, Lot & Block Conditions:

34. Prior to final plat, compliance with City's Street lighting standards including illumination standards, material, installation, and activation per Street Design Manual.
35. On the final plat, change "Wadsworth Drive" to "Wadsworth Drive (AKA Wadsworth Street". Section 51A-8.403(a)(1)(A)(xii).
36. On the final plat, add "Brixey Drive".
37. On the final plat, change "E. Ledbetter Drive" to "Ledbetter Drive". Section 51A-8.403(a)(1)(A)(xii).
38. On the final plat, identify the property as Lots 1 through 13 and Common Area "A" in City Block A/5838.

ALL AREAS ARE IN SQUARE FEET







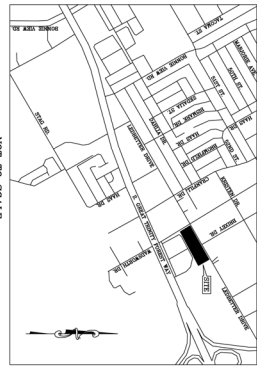
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AERIAL MAP

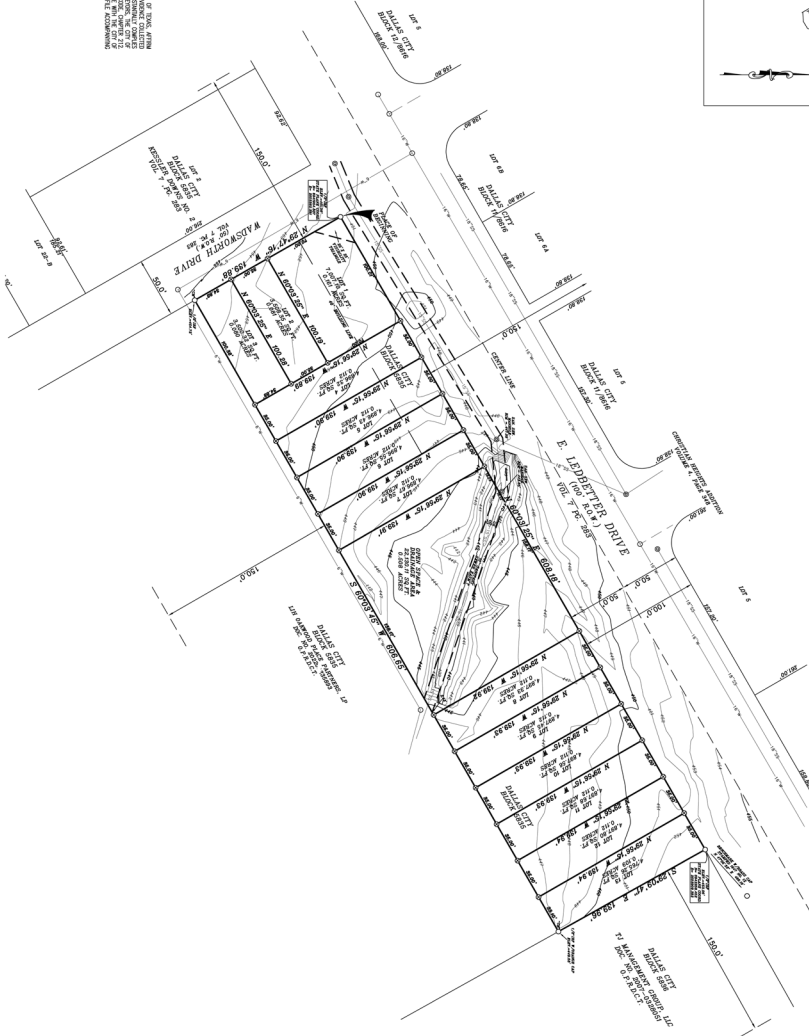
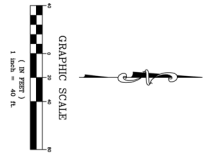
- ☐ Area of Request
- ☐ Recent History

Case no: **S245-081**

Date: **2/3/2025**



NOT TO SCALE



SUBRECTOR'S CERTIFICATE

I, the undersigned, being a duly qualified and licensed Surveyor in the State of Texas, do hereby certify that the foregoing is a true and correct copy of the original record of the Survey of the above described land, as the same appears on the books of the Surveyor General of the State of Texas, and that the same is a true and correct copy of the original record of the Survey of the above described land, as the same appears on the books of the Surveyor General of the State of Texas, and that the same is a true and correct copy of the original record of the Survey of the above described land, as the same appears on the books of the Surveyor General of the State of Texas.

LEGEND

0.000000 - OFFICIAL PUBLIC RECORD, DALLAS COUNTY, TEXAS
0.125000 - OFFICIAL PUBLIC RECORD, DALLAS COUNTY, TEXAS
0.250000 - OFFICIAL PUBLIC RECORD, DALLAS COUNTY, TEXAS
0.375000 - OFFICIAL PUBLIC RECORD, DALLAS COUNTY, TEXAS
0.500000 - OFFICIAL PUBLIC RECORD, DALLAS COUNTY, TEXAS
0.625000 - OFFICIAL PUBLIC RECORD, DALLAS COUNTY, TEXAS
0.750000 - OFFICIAL PUBLIC RECORD, DALLAS COUNTY, TEXAS
0.875000 - OFFICIAL PUBLIC RECORD, DALLAS COUNTY, TEXAS
1.000000 - OFFICIAL PUBLIC RECORD, DALLAS COUNTY, TEXAS

OWNER
THE CITY OF DALLAS, TEXAS
BY: [Signature]
[Title]

ENGINEER
[Signature]
[Title]

PRELIMINARY PLAT
TOWNSHIP 10N, RANGE 14E, SECTION 36, DALLAS COUNTY, TEXAS
BEING PART OF CITY BLOCK 6846 & 6848
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. 5246-001

PLACE COUNTY RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

I, the undersigned, being a duly qualified and licensed Surveyor in the State of Texas, do hereby certify that the foregoing is a true and correct copy of the original record of the Survey of the above described land, as the same appears on the books of the Surveyor General of the State of Texas, and that the same is a true and correct copy of the original record of the Survey of the above described land, as the same appears on the books of the Surveyor General of the State of Texas.

ATTEST:
[Signature]
[Title]

OWNER'S DECLARATION

I, the undersigned, being a duly qualified and licensed Surveyor in the State of Texas, do hereby certify that the foregoing is a true and correct copy of the original record of the Survey of the above described land, as the same appears on the books of the Surveyor General of the State of Texas, and that the same is a true and correct copy of the original record of the Survey of the above described land, as the same appears on the books of the Surveyor General of the State of Texas.