

**CITY PLAN COMMISSION**

**THURSDAY, MAY 16, 2024**

**FILE NUMBER:** S234-108

**SENIOR PLANNER:** Hema Sharma

**LOCATION:** Wheatland Road, west of Lancaster Road

**DATE FILED:** April 18, 2024

**ZONING:** MU-2, UC-2, CR

**CITY COUNCIL DISTRICT:** 8

**SIZE OF REQUEST:** 22.956-acres

**APPLICANT/OWNER:** VM Fund I, LLC; Arthur Santa-Maria

**REQUEST:** An application to create one 6.522-acre lot and one 9.032-acre lot from a 22.956-acre tract of land and to dedicate a right-of-way in City Block 7609 on property located on Wheatland Road, west of Lancaster Road.

**SUBDIVISION HISTORY:**

1. S234-110 is a request north of the present request application to create 571 residential lots ranging in size from 0.049 acre (2,118 square feet) to 0.272 acre (11,868 square feet), two 17.432-acre and 21.245-acre commercial lots, 33 common areas and to dedicate a right-of-way from a 154.221-acre tract of land in City Block 6886, 7605, 7609, 7611 and 7612 on property located on Wheatland Road, west of Lancaster Road. The request is scheduled for City Plan Commission hearing on May 16, 2024.
2. S234-109 is a request north of the present request to create three lots ranging in size from 0.058-acre to 1.886-acre from a 2.744-acre tract of land in City Block 7609 and to dedicate a right-of-way on property located on Wheatland Road, west of Lancaster Road. The request is scheduled for City Plan Commission hearing on May 16, 2024.

**STAFF RECOMMENDATION:** The request complies with the requirements of the MU-2 Mixed Use District 2, UC-2 Urban Corridor District 2, CR Commercial Retail 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 2.

**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 30 feet of right-of-way (via fee simple) from the established center line on Wheatland Road. *Section 51A 8.602(c)*
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 Internal & Wheatland Road. Section 51A 8.602(d)(1)

17. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of Internal & all Service Road. Section 51A 8.602(d)(1) Section 51A 8.602(d)(1)
18. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of all Internal Roadways. Section 51A 8.602(d)(1) Section 51A 8.602(d)(1)
19. 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)*
20. On the final plat, add the note: "TxDOT approval may be required for any driveway modification or new access point(s)."
21. 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*

**Flood Plain Conditions:**

22. On the final plat, determine the 100-year water surface elevation across this addition.
23. On the final plat, dedicate floodway easement, floodway management area or floodway easement (within common area), with the appropriate easement statement included on the face of the Plat. *51A 8.611(d); DWU Floodplain Management; Drainage Design Manual Addendum V*
24. On the final plat, include additional paragraph in Owner's Certificate (pertaining to the floodplain). *51A 8.611(d); DWU Floodplain Management; Drainage Design Manual Addendum V*
25. On the final plat, specify minimum fill and minimum finished floor elevations. *Section 51A-8.611(d), Trinity Watershed Management.*
26. On the final plat, show the natural channel set back from the crest of the natural channel. *Section 51A-8.611(d), Trinity Watershed Management.*
27. Prior to submission of the final plat, set floodway monument markers and provide documentation that the monuments have been set. *Section 51A-8.617(d)(1), (2), (3), and (4)*
28. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for.

**Survey (SPRG) Conditions:**

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

31. On the final plat, show distances/width across all adjoining right-of-way
32. On the final plat, show recording information on all existing easements within 150 feet of the property.
33. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information.

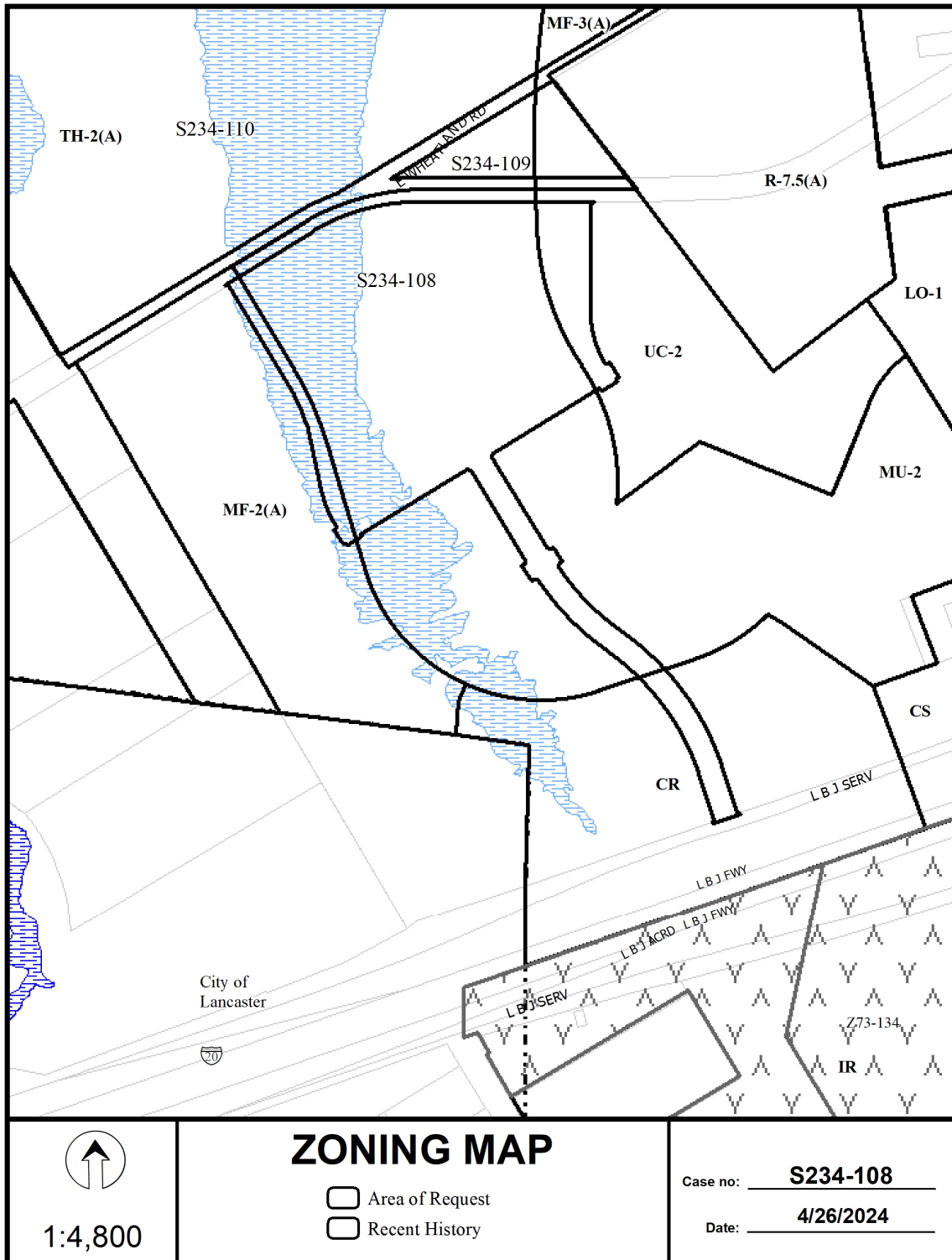
**Dallas Water Utilities Conditions:**

34. 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).
35. 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.
36. Water and Wastewater main improvements is required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

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

37. On the final plat, change “S. Lancaster Road” to “Lancaster Road”.
38. On the final plat, change “Lyndon B. Johnson FWY/ SH I-20” to “Lyndon B. Johnson Freeway/ Interstate Highway No. 20”.
39. On the final plat, add correct Lot and Block information to plat document.
40. On the final plat, identify the property as Lot 1 in City Block K/7609 & Lot 1 in City Block L/7609.







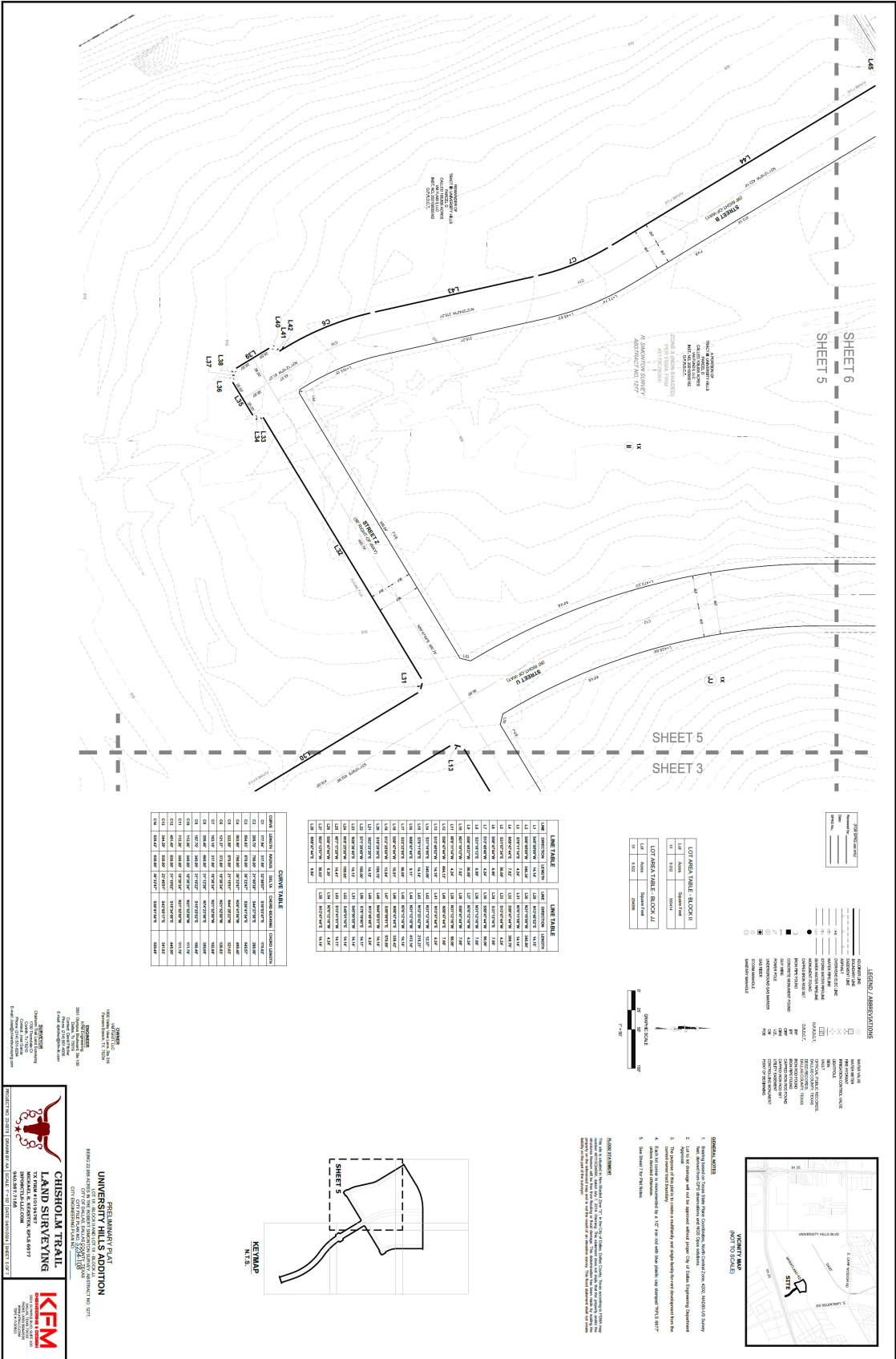












SHEET 6  
SHEET 5

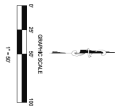
SHEET 5  
SHEET 3

PROPOSED LOT  
EXISTING LOT

- LEGEND / ABBREVIATIONS**
- PROPOSED LOT
  - EXISTING LOT
  - STREET
  - PROPERTY LINE
  - BOUNDARY
  - CONCRETE
  - ASPHALT
  - PAVEMENT
  - GRAVEL
  - DIRT
  - WOOD
  - ROCK
  - IRON
  - COPPER
  - ZINC
  - LEAD
  - ARSENIC
  - CHLORIDE
  - PHOSPHORUS
  - NITROGEN
  - SULFUR
  - POTASSIUM
  - SODIUM
  - MAGNESIUM
  - Calculation
  - Survey
  - Reference
  - Other
  - Notes

**LOT AREA TABLE - BLOCK II**

Lot	Area	Shape
L41	1,234	Rectangular
L42	1,567	Rectangular
L43	1,890	Rectangular
L44	2,123	Rectangular
L45	2,456	Rectangular
L46	2,789	Rectangular
L47	3,123	Rectangular
L48	3,456	Rectangular



**LINE TABLE**

Line	From	To	Distance	Bearing
L1	100	101	100.00	N 00° 00' 00" E
L2	101	102	100.00	N 00° 00' 00" E
L3	102	103	100.00	N 00° 00' 00" E
L4	103	104	100.00	N 00° 00' 00" E
L5	104	105	100.00	N 00° 00' 00" E
L6	105	106	100.00	N 00° 00' 00" E
L7	106	107	100.00	N 00° 00' 00" E
L8	107	108	100.00	N 00° 00' 00" E
L9	108	109	100.00	N 00° 00' 00" E
L10	109	110	100.00	N 00° 00' 00" E
L11	110	111	100.00	N 00° 00' 00" E
L12	111	112	100.00	N 00° 00' 00" E
L13	112	113	100.00	N 00° 00' 00" E
L14	113	114	100.00	N 00° 00' 00" E
L15	114	115	100.00	N 00° 00' 00" E
L16	115	116	100.00	N 00° 00' 00" E
L17	116	117	100.00	N 00° 00' 00" E
L18	117	118	100.00	N 00° 00' 00" E
L19	118	119	100.00	N 00° 00' 00" E
L20	119	120	100.00	N 00° 00' 00" E

**CURVE TABLE**

Curve	From	To	Distance	Bearing
C1	100	101	100.00	N 00° 00' 00" E
C2	101	102	100.00	N 00° 00' 00" E
C3	102	103	100.00	N 00° 00' 00" E
C4	103	104	100.00	N 00° 00' 00" E
C5	104	105	100.00	N 00° 00' 00" E
C6	105	106	100.00	N 00° 00' 00" E
C7	106	107	100.00	N 00° 00' 00" E
C8	107	108	100.00	N 00° 00' 00" E
C9	108	109	100.00	N 00° 00' 00" E
C10	109	110	100.00	N 00° 00' 00" E
C11	110	111	100.00	N 00° 00' 00" E
C12	111	112	100.00	N 00° 00' 00" E
C13	112	113	100.00	N 00° 00' 00" E
C14	113	114	100.00	N 00° 00' 00" E
C15	114	115	100.00	N 00° 00' 00" E
C16	115	116	100.00	N 00° 00' 00" E
C17	116	117	100.00	N 00° 00' 00" E
C18	117	118	100.00	N 00° 00' 00" E
C19	118	119	100.00	N 00° 00' 00" E
C20	119	120	100.00	N 00° 00' 00" E



- GENERAL NOTES**
1. Survey conducted on 10/15/2021. All measurements are in feet and inches.
  2. All lot areas are approximate and subject to change.
  3. The proposed lot lines are shown in red and the existing lot lines are shown in black.
  4. All bearings are true bearings.
  5. See Sheet 7 for the balance.



**UNIVERSITY HILLS ADDITION**  
PRELIMINARY PLAN

175 RAMP W OLYMPIA  
LAND SURVEYING  
175 RAMP W OLYMPIA  
KEWNAW, WA 98541

**KEM**  
KEM SURVEYING & CONSULTING  
175 RAMP W OLYMPIA  
KEWNAW, WA 98541





