

CITY PLAN COMMISSION**THURSDAY, MAY 21, 2026****FILE NUMBER:** PLAT-26-000118**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** between Meadowlake Avenue and Westlake Avenue, west of Wendover Road**DATE FILED:** April 23, 2026**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 9**SIZE OF REQUEST:** 1.234-acres**APPLICANT/OWNER:** Westlake Heritage, LLC

REQUEST: An application to replat a 1.234-acre (53,733-square foot) tract land containing all of Lot 11E in City Block B/2978 to create one 0.600-acre (26,133-square foot) lot and 0.633-acre (27,600 -square foot) lot on property located between Meadowlake Avenue and Westlake Avenue, west of Wendover Road.

SUBDIVISION HISTORY: There has been no recent platting activity within close proximity to this request.

PROPERTY OWNER NOTIFICATION: On May 4, 2026, 18 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, east, and south, and west of the request have lot areas ranging in size from 16,536 square feet to 92,748 square feet and are zoned R-7.5(A) Single Family District. (*refer to the existing area analysis map*)

The request lies in an R-7.5(A) Single Family District which has a minimum lot area requirement of 7,5000 square feet. The request is to create one 0.600-acre (26,133-square foot) lot and 0.633-acre (27,600 -square foot) lot.

Staff find that there is variation in lot pattern within the immediate vicinity of the request and the request complies with the requirements of Section 51A-8.503 and R-7.5(A) Single Family District; therefore, staff recommend 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. "Lot-to-Lot drainage will not be allowed without proper City of Dallas Engineering Division approval". (Note must be on the Plat). Section 51A 8.611(e)
13. Submit drainage, paving, etc. plans prepared by a licensed (TX) Professional Engineer to Permit Center, Oak Cliff Municipal Center (i.e., non-311T/DP).51A-8.102 (c); 8.601(b)(4), (5), (6),(7),(8),(9)

Survey (SPRG) Conditions:

14. Prior to final plat, submit a completed final plat checklist and all supporting documents.
15. Show how all adjoining right-of-way was created.
16. Show recording information on all existing easements within 150' of property.

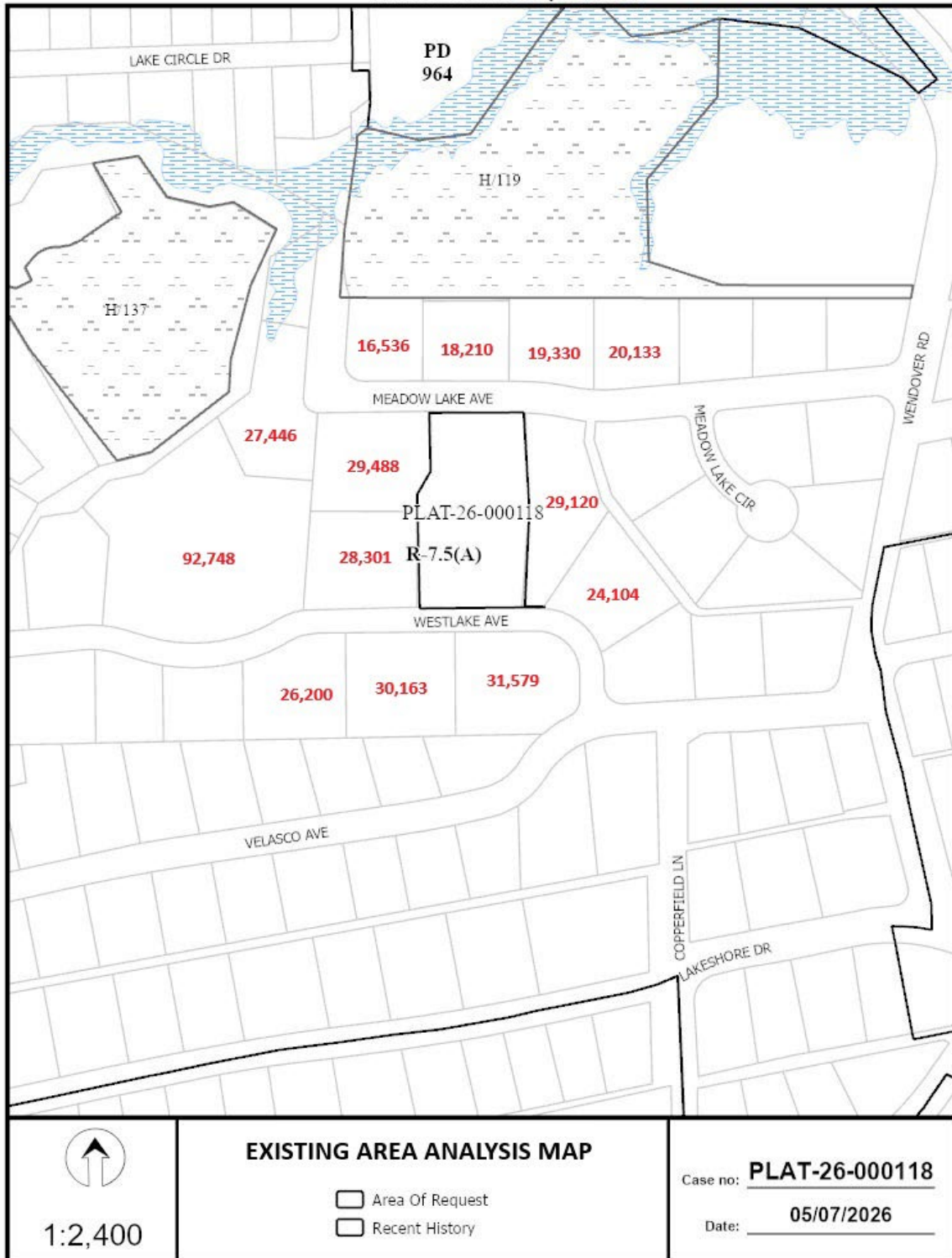
Dallas Water Utilities Conditions:

17. 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.
18. Wastewater main improvement 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:

19. On the final plat, change “Meadowlake Avenue” to “Meadow Lake Avenue (FKA Hillbrook Street).”
20. On the final plat, identify the property as Lots 11D (north lot) and 11E (south lot) in City Block B/2978.

ALL AREAS ARE IN SQUARE FEET





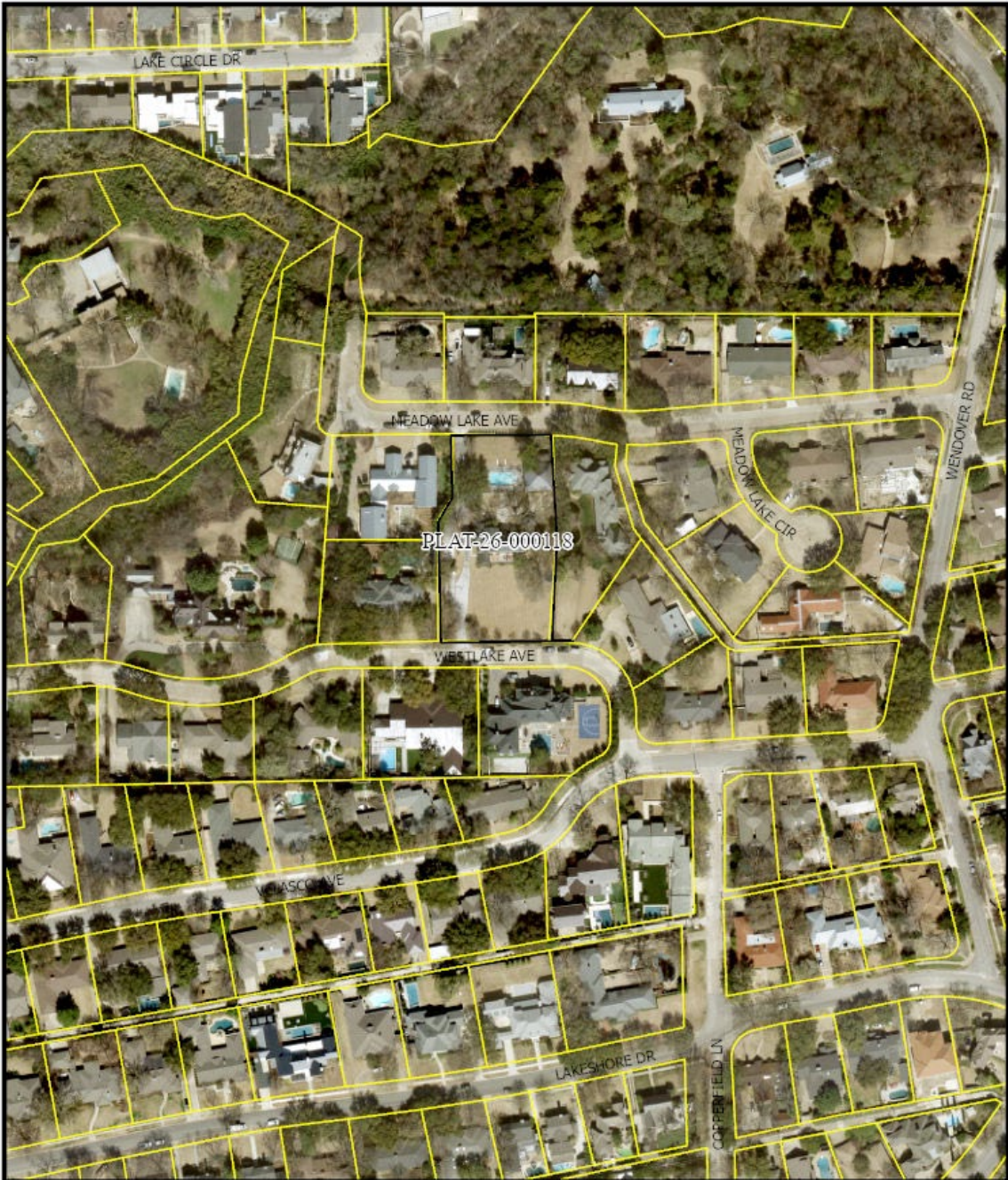
1:2,400

ZONING MAP

- Area Of Request
- Recent History

Case no: **PLAT-26-000118**

Date: **05/07/2026**



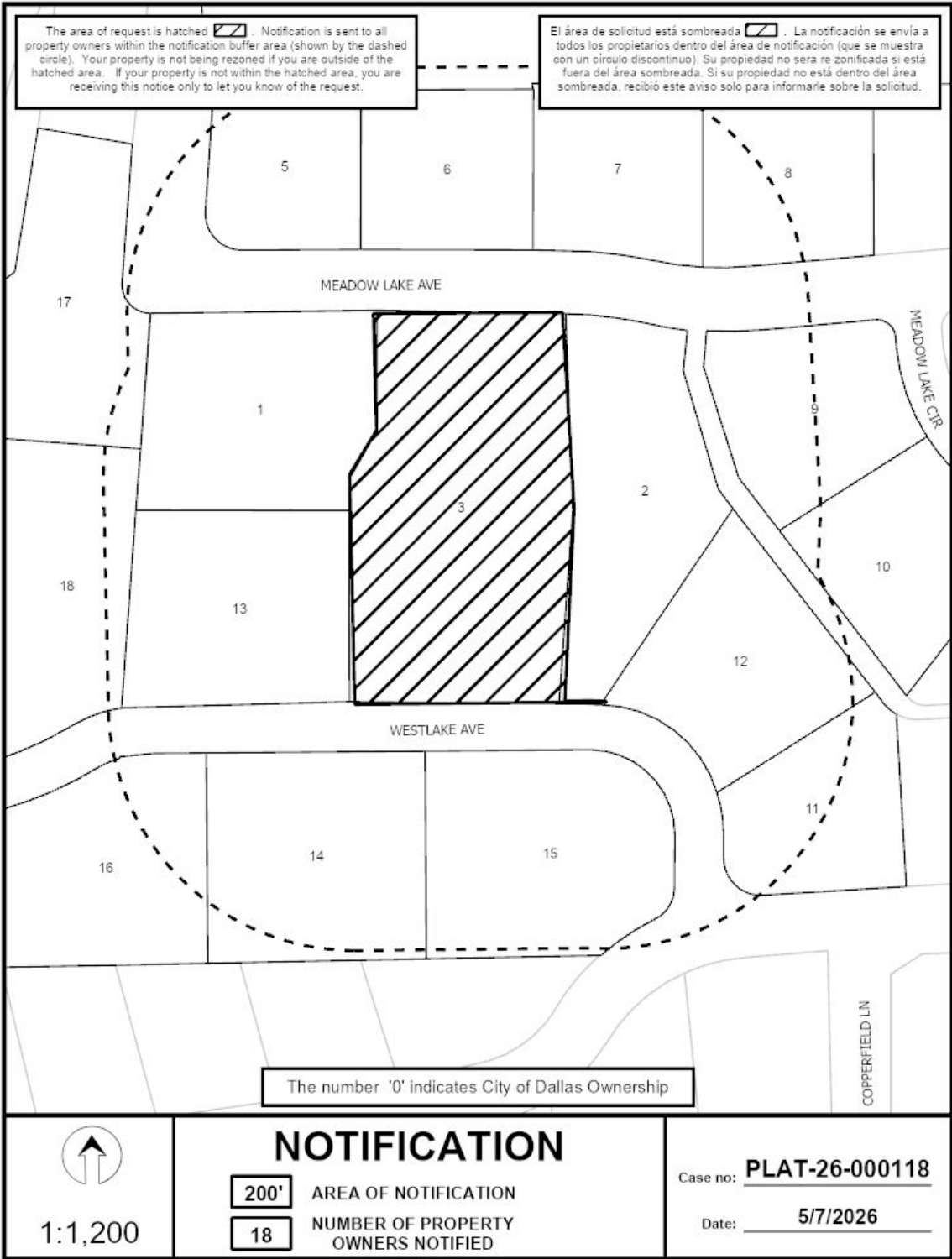
1:2,400

AERIAL MAP

- Area Of Request
- Recent History

Case no: **PLAT-26-000118**

Date: **05/07/2026**



Notification List of Property Owners

PLAT-26-000118

18 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	6700 MEADOW LAKE AVE	BERG DOUGLAS E & MEGHAN M
2	6726 MEADOW LAKE AVE	STEWART ALLEN M &
3	6835 WESTLAKE AVE	HOFFMAN MARILYN ANNETTE &
4	3201 WENDOVER RD	PATTERSON DAN E
5	6707 MEADOW LAKE AVE	NEWMAN JOSHUA & ERIN
6	6717 MEADOW LAKE AVE	LIVING TRUST SEVADJIAN
7	6727 MEADOW LAKE AVE	ROBINSON GEORGE H
8	6737 MEADOW LAKE AVE	FRANKENFELD ROBERT PAUL &
9	6808 MEADOW LAKE CIR	MATHEWS QUINTEN SNOW JR &
10	6814 MEADOW LAKE CIR	KILCULLEN TIMOTHY F &
11	6851 WESTLAKE AVE	PIEROTTI CHRISTOPHER PAUL &
12	6843 WESTLAKE AVE	POWERS R GRAY
13	6829 WESTLAKE AVE	BIEWENGA NICKLAUS &
14	6832 WESTLAKE AVE	NEMUNAITIS VYNESSA &
15	6842 WESTLAKE AVE	CHYTIL KAMILA & ALBERT
16	6822 WESTLAKE AVE	GALVIN PATRICK KEVIN &
17	6705 MEADOW LAKE AVE	STROUT PETER STANWOOD
18	6735 WESTLAKE AVE	BAUER REVOCABLE TRUST THE

