

**CITY PLAN COMMISSION****THURSDAY, AUGUST 20, 2026****FILE NUMBER:** PLAT-26-000195**SENIOR PLANNER:** Alex Castillo**LOCATION:** between Gallagher Street and Morris Street, northwest corner of Westmoreland Road**DATE FILED:** July 27, 2026**ZONING:** CR**CITY COUNCIL DISTRICT:** 6**SIZE OF REQUEST:** 0.8641-acres**APPLICANT/OWNER:** Dallas Independent School District**REQUEST:** An application to replat a 0.8641-acre tract of land containing all of Lots 1, 2, 3 and 4 in City Block 13/7145 to create one 0.8641-acre lot and on property located between Gallagher Street and Morris Street, northwest corner of Westmoreland Road**SUBDIVISION HISTORY:**

1. S201-270 was a request to create one 2.002-acre lot from a tract of land in City Block 1/7135 on a property located on Westmoreland Road at Dickers Street, southeast corner. The request was approved on July 19, 2001, and recorded on January 16, 2002.
2. PLAT-25-000128 was a request to create one 0.228-acre lot from a tract of land in City Block 5830 on property located on Military Parkway at McNeil Street, southwest corner. The request was approved on June 16, 2026, but has not been recorded.

**STAFF RECOMMENDATION:** The request complies with the requirements of the Community Retail zoning 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 submitting 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. "Lot-to-Lot drainage will not be allowed without proper City of Dallas Engineering Division approval" (Note must be on the Plat). 51A 8.611(e)

**Transportation Conditions:**

15. Dedicate 15 foot by 15 foot alley sight easement at the intersection of the alley and Morris Street per 51A-8.602(e)
16. Dedicate 15 foot by 15 foot alley sight easement at the intersection of the alley and Gallagher Street per 51A-8.602(e)
17. Dedicate a minimum 15 foot by 15 foot corner clip (via Fee Simple or Street Easement) at the intersection of Morris Street and Westmoreland Road per 51A-8.602 (d)(1).

18. Dedicate 28 feet of right of way (ROW) (via Fee Simple or Street Easement) from established center line of Morris Street per 51A-8.611(e), 51A 8.602(c); 51A 8.604(c)
19. Dedicate 28 feet of ROW (via Fee Simple or Street Easement) from established center line of Gallagher St per 51A 8.611(e); 51A 8.602(c); 51A 8.604©
20. Plans must comply with sidewalk design standards: sidewalks must comply with a minimum five-foot width plus five-foot buffer.

**Survey (SPRG) Conditions:**

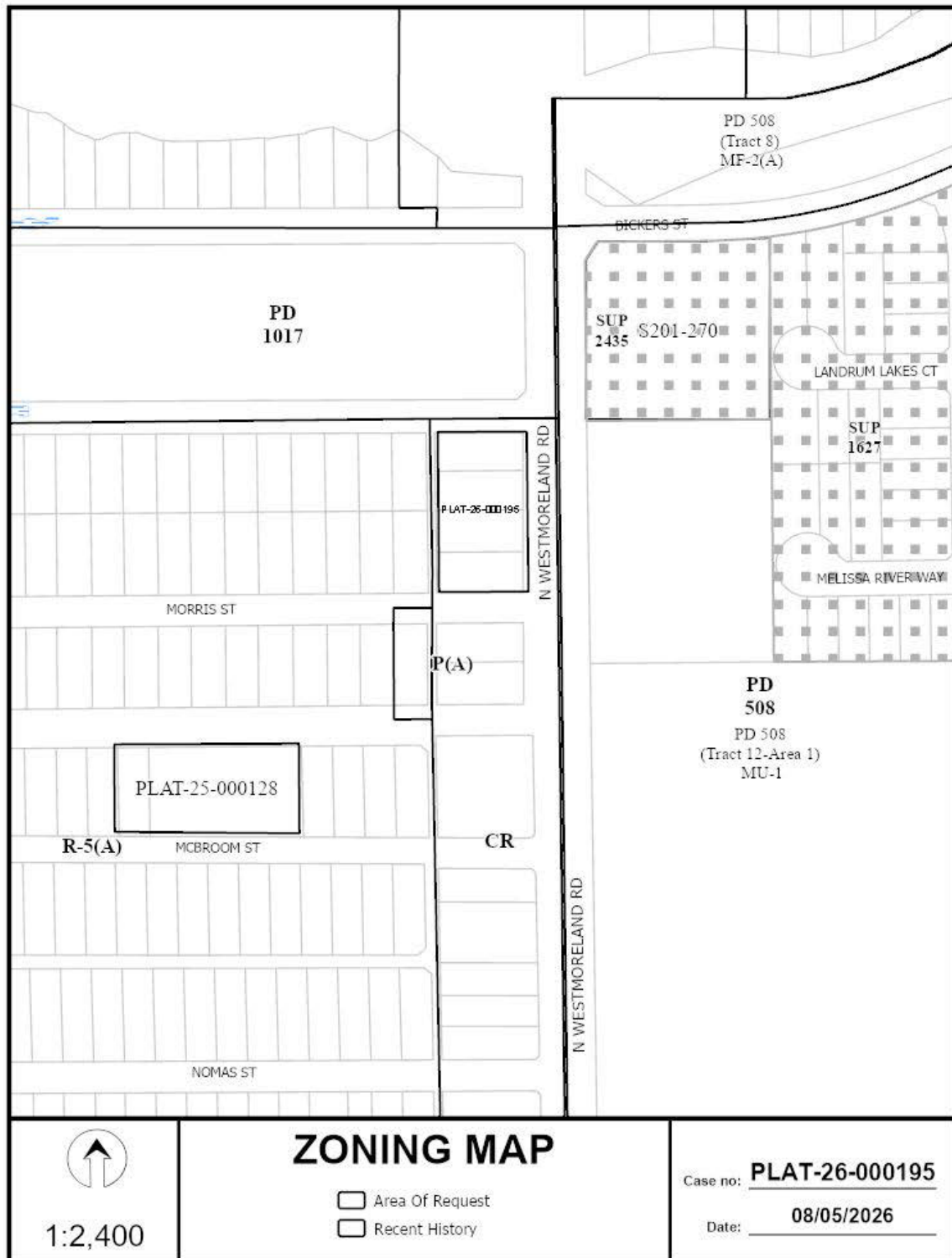
21. Prior to final plat, submit a completed final plat checklist and all supporting documents.

**Dallas Water Utilities Conditions:**

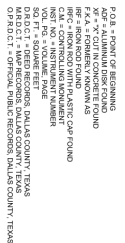
22. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering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

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

24. Plans must comply with City's street lighting standards. See illumination standards in Street Design Manual.
25. Revised tree survey requested. Survey must contain both the species and size of trees.
26. On the final plat, change "Morris Street" to "Morris Street (FKA Adamick Street)".
27. On the final plat, change "Westmoreland Road" to "Westmoreland Road (AKA Westmoreland Avenue)".
28. On the final plat, identify the properties as Lot 1A in City Block 13/7145.







1. Identify a problem on the State Plane Coordinate System of 1983, Texas North Central zone (4202). North American Datum of 1983 (NAD83).
2. The grid coordinates shown are based upon the Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983. U.S. Survey Feet (L.F.T.) on grid coordinates, no scale and no projection.
3. The purpose of this plat is to create a lot from a previously platted lot.
4. Lot to lot drawings will not be allowed without City of Dallas Planning & Engineering section approval.
5. Iron work not red plastic cap stamped "NADA" set in prior A.T.A. survey.

**WHEELERS Under Properties, LLC** is the owner of a tract of land situated in the Wilshire C. McDermott Survey adjacent to 8600 City Dallas, Dallas County, Texas, and being all of Lots 1-4, Block 13714-6, Westmoreland Property Addition No. 2, Section 36 in the City of Dallas according to the plat recorded in Volume 9 Page 287 Map Record.

Dallas County, Texas, and being all of a tract of land described in Special Warranty Deed to DALLAS UNDERPROPERTIES INC., DISTRICT, recorded in instrument No. 202400183779. Official Public Records, Dallas County, Texas, and being particularly described as follows:

**BEGINNING** at said lot it crosses south at the intersection of the west right-of-way line of Westmontained Road to the 10-foot wide right-of-way line of the east right-of-way line of Morris Street in Stockton, and thence along the north-south line of the north-south right-of-way line of Morris Street in Stockton to the southeast corner of said DALLAS INDEPENDENT SCHOOL DISTRICT tract.

[illegible][illegible]

WITNESS, my hand at Dallas, Texas, this the \_\_\_\_ day of \_\_\_\_\_, 202\_\_.

By DALLAS INDEPENDENT SCHOOL DISTRICT

Name: \_\_\_\_\_

Title: \_\_\_\_\_

**STATE OF TEXAS**                                 **J**  
COUNTY OF \_\_\_\_\_  
  
BEFORE ME, 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 whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein stated; that the acknowledgment is voluntary and without duress or fraud, and all other matters stated that the acknowledgment is true.  
  
GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

I, Andy Dobbs, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision, from recorded documentation, evidence collected on the ground during the operations and other reliable documentation, and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Engineers and Land Surveyors, the City of Dallas Regulations.

Dated this 10th day of October, 2018.

KIMLEY-HORN AND ASSOC., INC.  
2500 Pacific Avenue, Suite 1100  
Dallas, Texas 75226  
469-718-8949  
andy.kobbe@kimley-horn.com

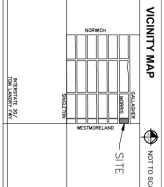
SURVEY DOCUMENT

**STATE OF TEXAS      §  
COUNTY OF DALLAS**

BEECHER, ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared J. Andy Dodds known to me to be 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 stated that the contents of the foregoing certificate are true.

EVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for the State of Texas



## LINE TYPE LEGEND

|                                                                                       |                        |
|---------------------------------------------------------------------------------------|------------------------|
|  | BUILDING LINE          |
|  | ADJACENT PROPERTY LINE |
|  | EXISTING LINE          |
|  | BOUNDARY LINE          |
|  | UTILITY LINE           |
|  | SHADED DRIVE LINE      |
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**CERTIFICATE OF APPROVAL**

\_\_\_\_\_, Chairman  
Vice-Chairman  
of the Dallas State  
Plan Commission of the City of Dallas, State  
do hereby certify that the attached plat was duly filed  
with the City Plan Commission of the City of Dallas  
on \_\_\_\_\_ day of \_\_\_\_\_ A.  
and same was duly approved on the \_\_\_\_\_ day of \_\_\_\_\_  
A.D. 20\_\_\_\_\_ by said Commission.

[illegible]

|          |          |            |           |             |           |
|----------|----------|------------|-----------|-------------|-----------|
| Scale    | Drawn by | Checked by | Date      | Project No. | Sheet No. |
| 1" = 40' | DWV      | GGJ/ECB    | Jul. 2026 | 004619701   | 1 OF 1    |