

CITY PLAN COMMISSION**THURSDAY, AUGUST 7, 2025****RECORD NO.:** PLAT-25-000041 (S245-206) **SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Westmoreland Road, south of Canada Drive**DATE FILED:** July 11, 2025**ZONING:** CR**CITY COUNCIL DISTRICT:** 6**SIZE OF REQUEST:** 0.45-acres**APPLICANT/OWNER:** Walia and Sons Real Estate and Bajinder Singh Dhillon

REQUEST: An application to replat a 0.45-acre tract of land containing all of Lots 4 and 5 in City Block 2/7139 to create one lot on property located on Westmoreland Road, south of Canada Drive.

SUBDIVISION HISTORY:

1. S190-167 was a request east of the present request to replat a 0.9170-acre tract of land containing all of Lots 11, 12, and part of Lot 13 in City Block 2/7138 to create one lot on property located at 4105 Pointer Street. The request was approved on July 9, 2020, and withdrawn on May 25, 2021.

STAFF RECOMMENDATION: The request complies with the requirements of the CR Community Retail 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. 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. Dedicate 50 feet of right-of-way (via Fee Simple) from the established center line of Westmoreland Rd. Section 51A 8.602(c).
16. Location is in Westmoreland-Hampton Sump. Water Surface Elevation (WSE) = 410. All Construction for any proposed development must be above the WSE. Any improvement proposed in the areas where the existing elevation is below the WSE requires a fill permit applied for and approved by DWU Floodplain Management Department. A minimum finish floor elevation for those areas will have to be established during the process.

Survey (SPRG) Conditions:

17. Submit a completed Final Plat Checklist and All Supporting Documentation.
18. Show recording information on all existing easements within 150' of property.

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 is required by Private Development Contract. Submit water/wastewater Engineering Plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

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

21. Submit a full set of Street Lighting plans prepared per City Standards to daniel.silva1@dallas.gov. Street Lighting requirements are determined during the initial phase of review. Street lighting requirements may be simplified to LED conversions depending on the scale and scope of the project.
22. On the final plat, change “North Westmoreland Road” to “Westmoreland Road (AKA Westmoreland Drive)”.
23. On the final plat, identify the property as Lot 4A in City Block 2/7139.





