

CITY PLAN COMMISSION**THURSDAY, MARCH 6, 2025****FILE NUMBER:** S245-106**SENIOR PLANNER:** Hema Sharma**LOCATION:** Witt Road, east of Bonnie View Road**DATE FILED:** February 6, 2025**ZONING:** PD-761 (LI)**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20761.pdf>**CITY COUNCIL DISTRICT:** 8**SIZE OF REQUEST:** 189.626-acres**APPLICANT/OWNER:** Sydney Stratton; Prologis-Exchange TX, LLC.

REQUEST: An application to create four lots ranging in size from 24.520-acre to 65.455-acre and to dedicate a right-of-way from a 189.626-acre tract of land in City Block 8273 and 8276 on property located on Witt Road, east of Bonnie View Road.

SUBDIVISION HISTORY:

1. S234-024 was a request southwest of the present request to create one 7.819-acre lot from a tract of land in City Block 8319 on property located on Witt Road, east of Blanco Drive. The request was approved on December 7, 2023 and has
2. S223-021 was a request at the same location as present request to create one 24.6269-acre lot, one 159.1473-acre lot, and to dedicate right-of-way from a 190.4458-acre tract of land in City Block 8273 and 8276 on property located on Witt Road, southwest of Lancaster-Hutchins Road. The request was approved on November 17, 2022 and was withdrawn on February 6, 2025.
3. S212-041 was a request at the same location as present request to create one 31.1383-acre lot and one 152.1649-acre lot from a 190.4458-acre tract of land in City Blocks 8273 and 8376 on property located on Witt Road, southwest of Lancaster-Hutchens Road. The request was approved on December 16, 2021 and was withdrawn on September 29, 2022.

STAFF RECOMMENDATION: The request complies with the requirements of the PD-761 (LI); 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 4.

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 a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of Witt Road & Moorehead Road. *Section 51A 8.602(d)(1)*

17. 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)*
18. Provide a turn-around per the City of Dallas Standards at the end of Morehead Road. *Section 51A-8.506(b)*
19. Approval from City of Hutchins is required with regard to any paving/ drainage/ traffic issues.
20. Throughfare requirements must be coordinated with the Department of Transportation.
21. Coordination with Traffic engineering regarding any proposed signal improvement for any ingress and egress to the property per their requirements.
22. Construct full width of the Moorehead Road throughfare requirements within the boundaries of the proposed plat per City of Dallas Standards 51A 8.604 (b) (1)
23. Construct one-half of the Witt Road thoroughfare requirements along the entire length of the plat per the City of Dallas Standards 51A 8.604 (b) (3)

Flood Plain Conditions:

24. On the final plat, determine the 100-year water surface elevation across this addition.
25. 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
26. 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
27. On the final plat, specify minimum fill and minimum finished floor elevations. *Section 51A-8.611(d), Trinity Watershed Management.*
28. 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.*
29. 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)*
30. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for.

Survey (SPRG) Conditions:

31. Prior to final plat, submit a completed final plat checklist and all supporting documents.
32. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
33. On the final plat, show distances/width across all adjoining right-of-way
34. On the final plat, show recording information on all existing easements within 150 feet of the property.
35. On the final plat, all utility easement abandonments must be shown with the correct recording information.
36. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information.

Dallas Water Utilities Conditions:

37. 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).
38. 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.
39. 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.
40. 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.

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

41. Prior to final plat, compliance with City's street lighting standards including illumination standards, material, installation, and activation per Street Design Manual.
42. Prior to the final plat, need to provide a Tree Survey to Arborist.
43. Prior to final plat, provide documentation for "(FKA Dowdys-Ferry Road No.90)"
44. Prior to final plat, contact addressing team to verify names for proposed ROW- "Morehead Road".
45. On the final plat, identify the property as Lot 1 in City Block A/8723 & Lots 1 through 3 in City Block B/8723.









