

**CITY PLAN COMMISSION****THURSDAY, MAY 16, 2024****FILE NUMBER:** S234-109**SENIOR PLANNER:** Hema Sharma**LOCATION:** Wheatland Road, west of Lancaster Road**DATE FILED:** April 18, 2024**ZONING:** TH-2(A), MF-3(A)**CITY COUNCIL DISTRICT:** 8**SIZE OF REQUEST:** 2.744-acres**APPLICANT/OWNER:** VM Fund I, LLC; Arthur Santa-Maria

**REQUEST:** An application 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.

**SUBDIVISION HISTORY:**

1. S234-110 is a request north of the present request to create a 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 Blocks 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. S234-108 is a request south of the present request 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. The request is scheduled for City Plan Commission hearing on May 16, 2024.

**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 request is to plat a property to create three lots ranging in size from 0.058-acre to 1.886-acre from a 2.744-acre tract of land; therefore, staff concludes that the request is in compliance with Section 51A-8.503 and with requirements the TH-2(A) Townhouse District, MF-3(A) Multifamily 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 3.

### **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 40 feet of right-of-way (via fee simple or street easement) from the established centerline of Wheatland Road. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(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 Wheatland Road and Street Y. 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 Wheatland Road and Street Y. 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 Wheatland Road and Street U. 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. 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*

**Survey (SPRG) Conditions:**

- 21. Prior to final plat, submit a completed final plat checklist and all supporting documents.
- 22. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
- 23. On the final plat, show distances/width across all adjoining right-of-way
- 24. On the final plat, show recording information on all existing easements within 150 feet of the property.
- 25. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information.
- 26. On the final plat, chose a new or different plat name.

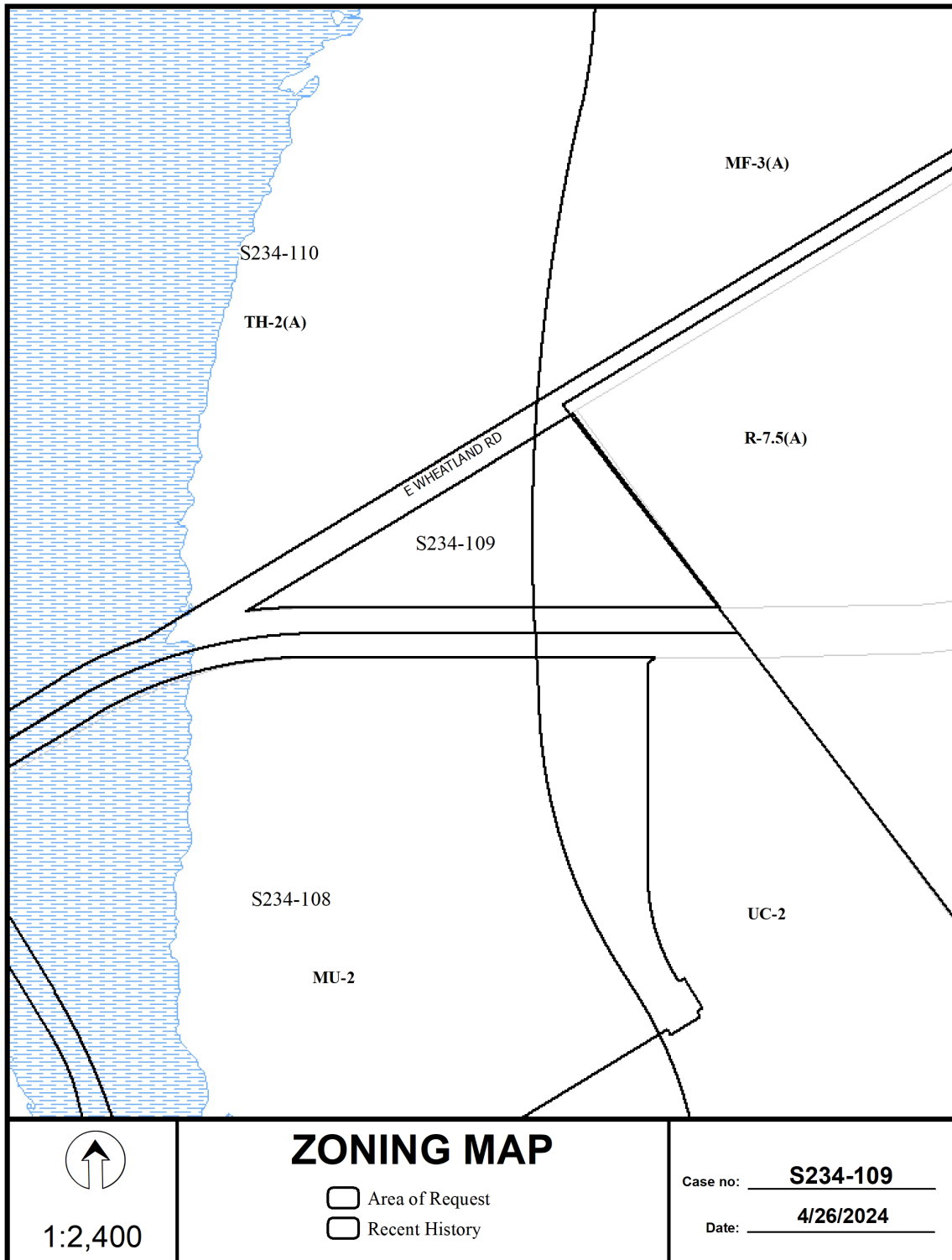
**Dallas Water Utilities Conditions:**

- 27. 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).

28. 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.
29. 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.

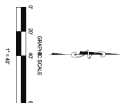
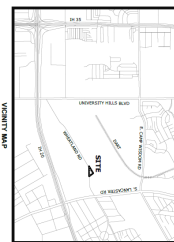
**Real Estate/ Street Name / GIS, Lot & Block Conditions:**

30. Prior to the final plat, please contact Real Estate division regarding right-of-way abandonments.
31. On the final plat, change “E. Wheatland Road” to “Wheatland Road”.
32. On the final plat, add correct Lot and Block information to plat document.
33. Prior to final plat, contact Addressing Team for appropriate names for proposed Row’s-‘Street U” and “Street Y”.
34. On the final plat, identify the property as Lot 1 in City Block G/7609, Lot 1 in City Block H/7609, Lot 1 in City Block J/7609.



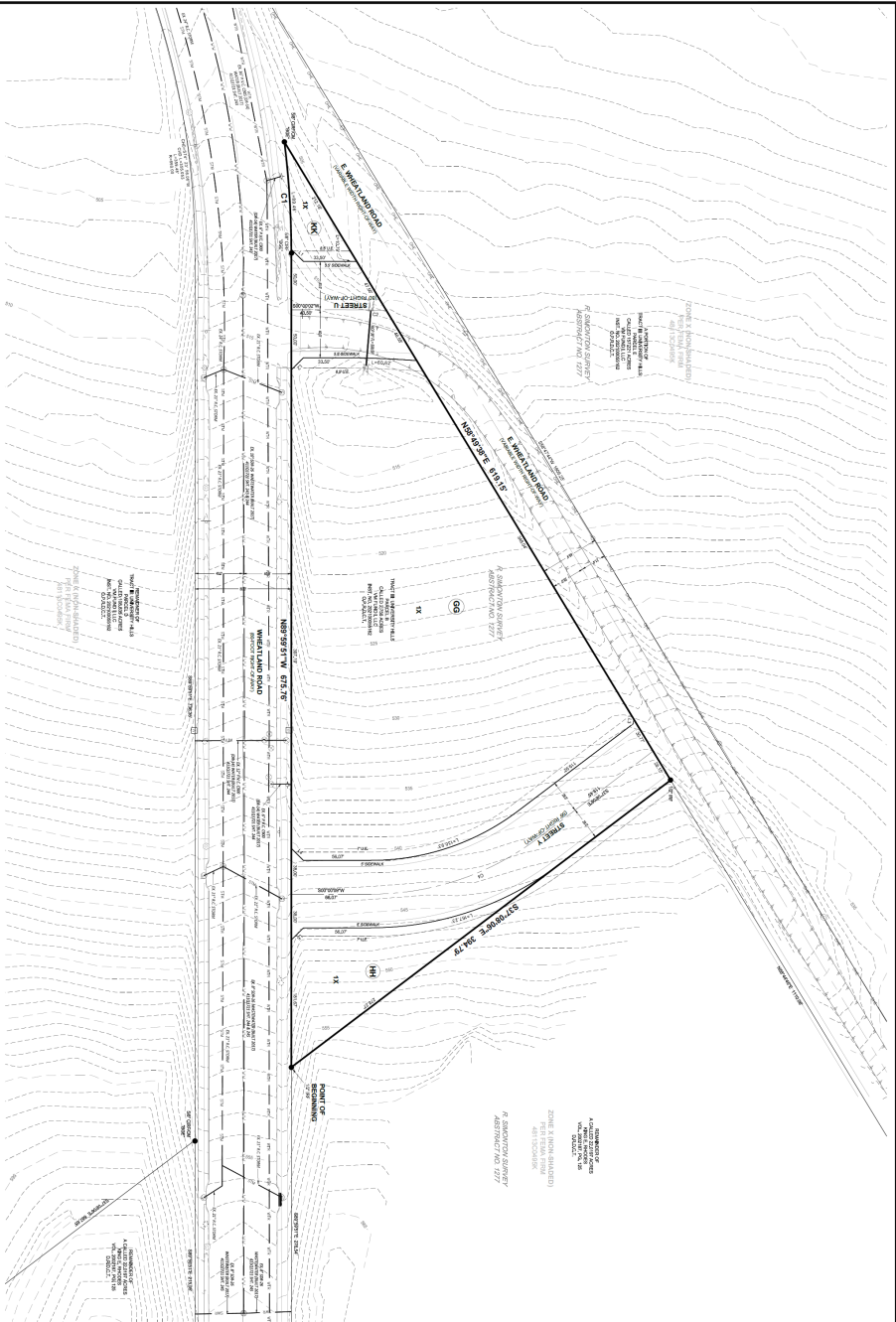


DATE: 05/16/2024  
DRAWN BY: J. S. GILBERT



**LEGEND / ABBREVIATIONS**

	PROPOSED BUILDING FOOTPRINT
	EXISTING BUILDING FOOTPRINT
	PROPOSED DRIVEWAY
	EXISTING DRIVEWAY
	PROPOSED PARKING SPACE
	EXISTING PARKING SPACE
	PROPOSED LANDSCAPE AREA
	EXISTING LANDSCAPE AREA
	PROPOSED FENCE LINE
	EXISTING FENCE LINE
	PROPOSED UTILITY LINE
	EXISTING UTILITY LINE
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPOSED SETBACK LINE
	EXISTING SETBACK LINE
	PROPOSED BOUNDARY LINE
	EXISTING BOUNDARY LINE
	PROPOSED EASEMENT LINE
	EXISTING EASEMENT LINE
	PROPOSED UTILITY LINE
	EXISTING UTILITY LINE
	PROPOSED FENCE LINE
	EXISTING FENCE LINE
	PROPOSED LANDSCAPE AREA
	EXISTING LANDSCAPE AREA
	PROPOSED DRIVEWAY
	EXISTING DRIVEWAY
	PROPOSED PARKING SPACE
	EXISTING PARKING SPACE
	PROPOSED BUILDING FOOTPRINT
	EXISTING BUILDING FOOTPRINT



- GENERAL NOTES**
1. See general notes on drawing sheet S234-101.
  2. All work shall be done in accordance with the City of Natick Engineering Department standards.
  3. The proposed plan and data were prepared from a site visit conducted on 05/16/2024.
  4. The proposed plan and data were prepared from a site visit conducted on 05/16/2024.
  5. See drawing sheet S234-101.

LINE	SECTION	LENGTH
1	1-1	25.00
1	1-2	25.00
1	1-3	25.00
1	1-4	25.00
1	1-5	25.00

LINE	SECTION	LENGTH
2	2-1	25.00
2	2-2	25.00
2	2-3	25.00
2	2-4	25.00
2	2-5	25.00

LINE	SECTION	LENGTH
3	3-1	25.00
3	3-2	25.00
3	3-3	25.00
3	3-4	25.00
3	3-5	25.00

LINE	SECTION	LENGTH
4	4-1	25.00
4	4-2	25.00
4	4-3	25.00
4	4-4	25.00
4	4-5	25.00

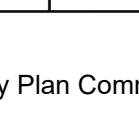
LINE	SECTION	LENGTH
5	5-1	25.00
5	5-2	25.00
5	5-3	25.00
5	5-4	25.00
5	5-5	25.00

**REVISIONS**

NO.	DATE	BY	DESCRIPTION
1	05/16/2024	JSG	ISSUED FOR PERMIT



**CHISHOLM TRAIL  
LAND SURVEYING**  
100 WEST STREET, SUITE 200  
NATICK, MA 01909  
TEL: (508) 885-2500  
WWW.CHISHOLMTRAIL.COM



**OWNER'S CERTIFICATION**

I, the undersigned, hereby certify that the information furnished herein is true and correct to the best of my knowledge and belief, and that I am the owner of the property described herein.

STATE OF TEXAS

COUNTY OF \_\_\_\_\_

\_\_\_\_\_

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COUNTY OF \_\_\_\_\_

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STATE OF TEXAS

COUNTY OF \_\_\_\_\_

\_\_\_\_\_

- GENERAL NOTES**
1. Survey based on Texas State Plane Coordinate, North Central Zone, NAD 83, NAD 83 Survey, but derived from the original survey.
  2. Utility locations and other recorded features per City of Dallas Engineering Department records.
  3. The purpose of this plat is to create a subdivision and apply laws for lot dimensions that conform with the current zoning ordinance.
  4. Each lot corner is monumented by a 12" iron rod with 1/2" diameter, cap marked "THIS SURVEY" above and "OWNER'S CERTIFICATION" below.

DATE: \_\_\_\_\_

TIME: \_\_\_\_\_

PLACE: \_\_\_\_\_



**UNIVERSITY HILLS ADDITION**

**PRELIMINARY PLAT**

**CHISHOLM TRAIL**

**LAND SURVEYING**

174 EMBURY DRIVE  
DALLAS, TEXAS 75244  
PHONE: 214-343-1111  
WWW.CHISHOLMTRAIL.COM

