

**CITY PLAN COMMISSION****THURSDAY, DECEMBER 07, 2023****FILE NUMBER:** S234-019**SENIOR PLANNER:** Hema Sharma**LOCATION:** Westmoreland Road at Remond Drive, northwest corner**DATE FILED:** November 09, 2023**ZONING:** PD 811 (Subarea A)**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20811.pdf>**CITY COUNCIL DISTRICT:** 1**SIZE OF REQUEST:** 1.2526-acres**APPLICANT/OWNER:** Dallas Metrocare Services

**REQUEST:** An application to create one 1.2526-acre lot from a tract of land in City Block 6160 on property located on Westmoreland Road at Remond Drive, northwest corner.

**SUBDIVISION HISTORY:**

1. S223-209 was a request south of the present request to replat a 10.504-acre tract of land containing all of Lot 2 in City Block P/7212 to create 71-residential lots ranging in size from 2,520 square feet to 4,492 square feet and 4 open spaces on property located on Westmoreland Road, south of Dallas Ft. Worth Turnpike. The request was withdrawn on August 2, 2023.

**STAFF RECOMMENDATION:** The request complies with the requirements of the PD 811 (Subarea A); 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 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. On the final plat, dedicate 50 feet of right-of-way (via fee simple) from the established center line of Westmoreland Road. *Section 51A 8.602(c)*
16. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Remond Drive. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c)*.
17. On the final plat, dedicate a minimum 20-foot by 20-foot corner clip (via fee simple or street easement) at the intersection of Westmoreland Road & Remond Drive. *Section 51A 8.602(d)(1)*
18. 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)*

19. 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:**

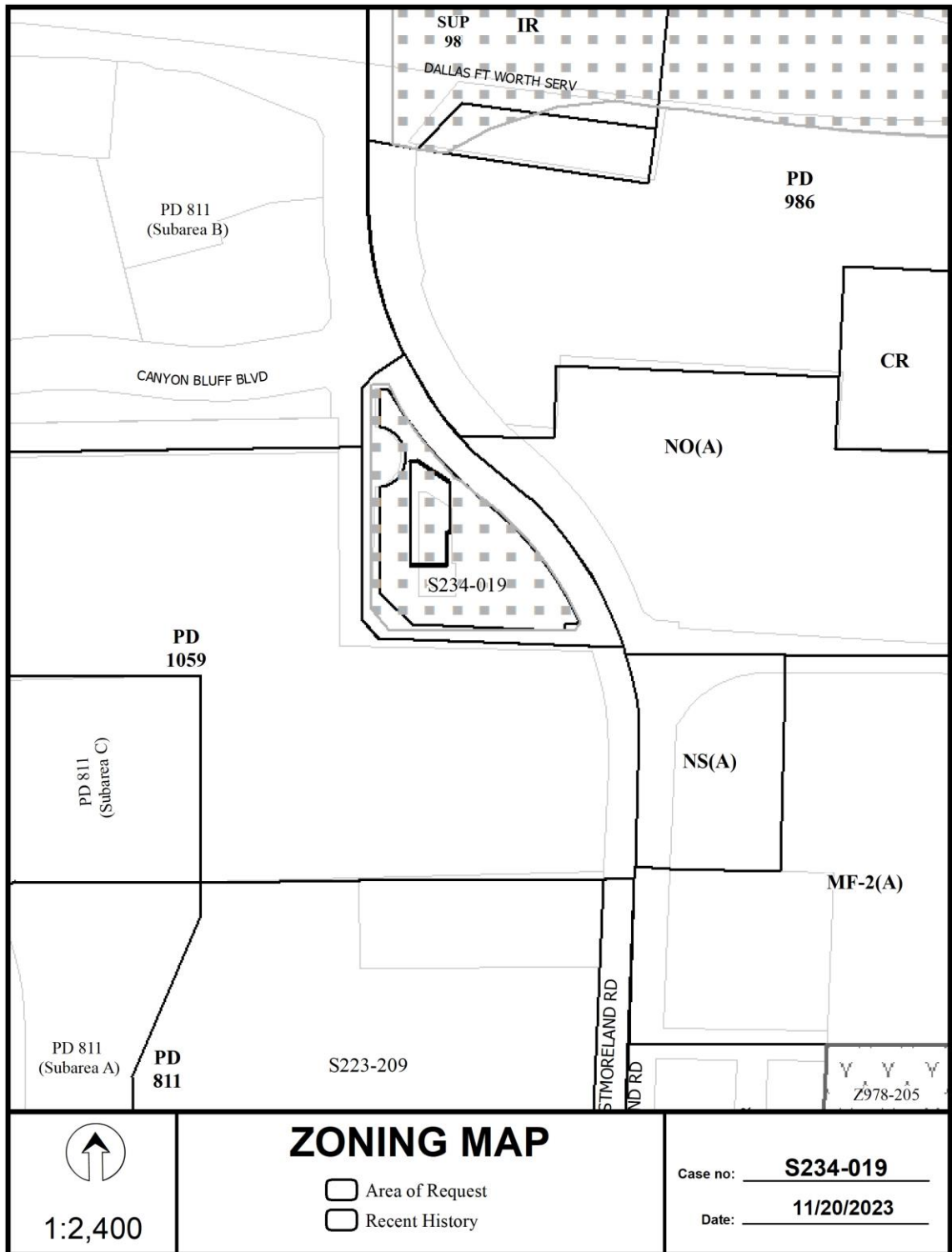
20. Prior to final plat, submit a completed final plat checklist and all supporting documents.
21. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
22. On the final plat, show distances/width across all adjoining right-of-way
23. On the final plat,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

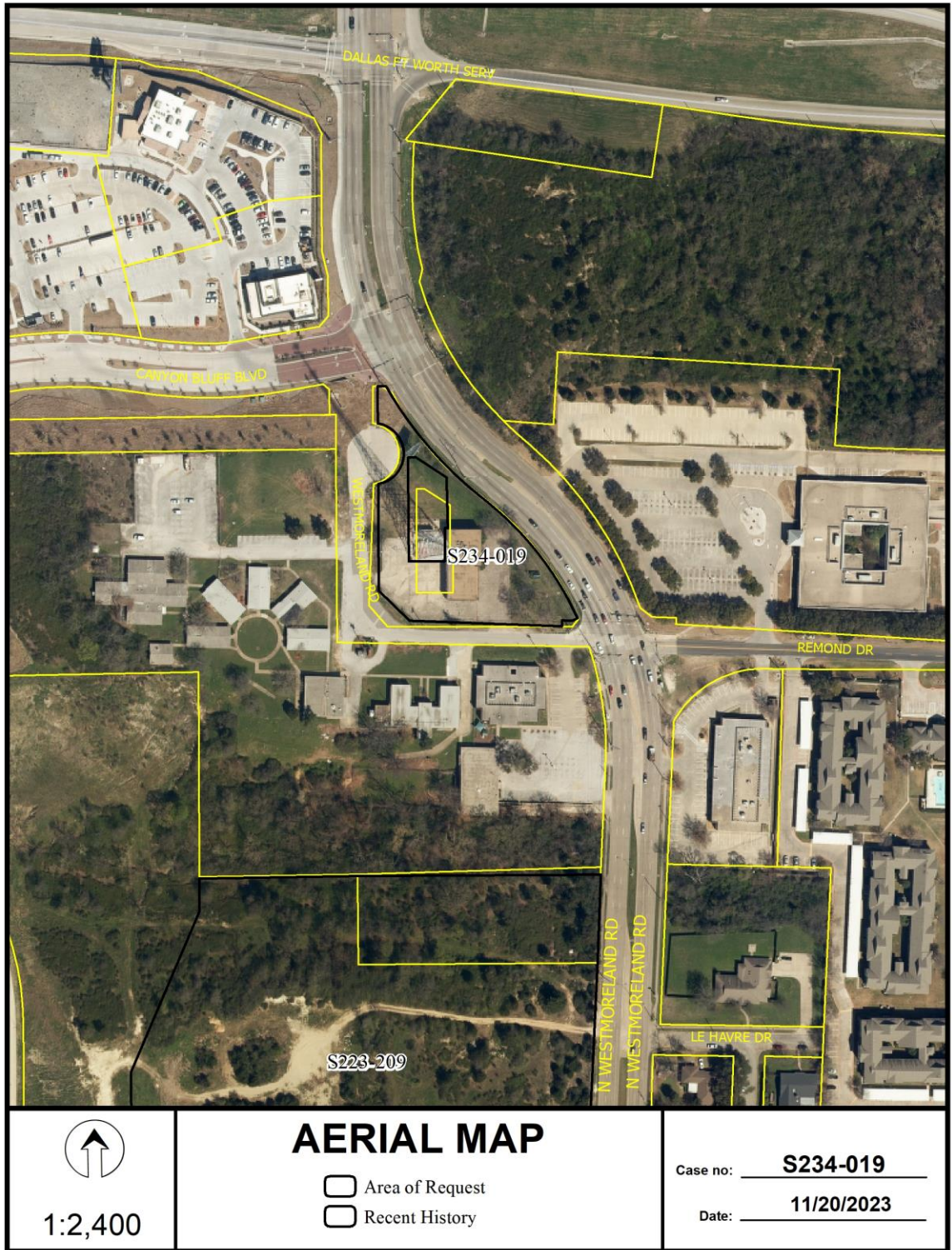
**Dallas Water Utilities Conditions:**

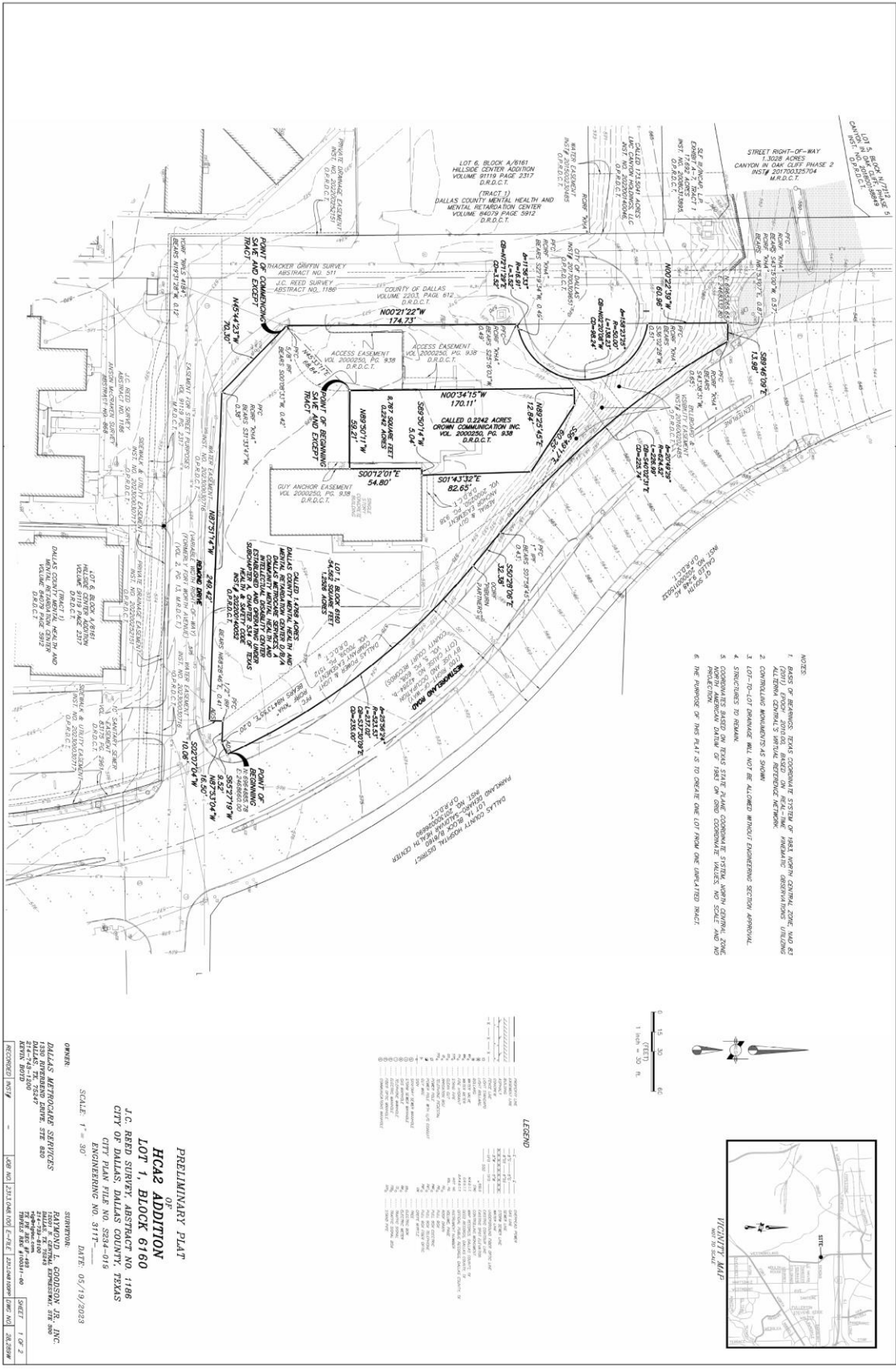
25. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f).
26. Additional design information is required for assessment. Site plan must be submitted showing proposed development, 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.
27. 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.

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

28. On the final plat, change “Westmoreland Road” to “Westmoreland Road (A.K.A Westmoreland Avenue)”
29. On the final plat, identify the property as Lot 1 in City Block C/6160. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).







OWNER'S DECLARATION

THE CITY OF DALLAS HAS REVIEWED THIS INSTRUMENT AND HAS DETERMINED THAT IT IS IN THE BEST INTERESTS OF THE CITY OF DALLAS TO APPROVE THIS INSTRUMENT...

By: \_\_\_\_\_, Mayor of Dallas, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

By: \_\_\_\_\_, Mayor of Dallas, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

FIELD NOTES

RECORDED UNDER PLAT NO. 1186, CITY OF DALLAS, DALLAS METROPCOE SERVICES, A COMMUNITY MENTAL HEALTH AND MENTAL RETENTION CENTER (CMH/MRC)...

BEING: A portion of the east right-of-way line of Meadow Drive (a 100-foot right-of-way) and the northern right-of-way line of Meadow Drive (a 100-foot right-of-way)...

South 8271st West, a distance of 8.52 feet to a point from which a 1/2" iron rod with red plastic cap is placed 70.23 feet to a point from which a 5/8" iron rod with red plastic cap is placed 1.78 feet to a point from which a 1/2" iron rod with red plastic cap is placed 10.06 feet to a point.

North 4214th West, a distance of 70.23 feet to a point from which a 5/8" iron rod with red plastic cap is placed 1.78 feet to a point from which a 1/2" iron rod with red plastic cap is placed 10.06 feet to a point.

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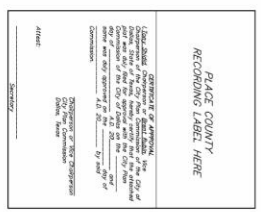
SIGNER'S CERTIFICATE

I, \_\_\_\_\_, a Registered Professional Land Surveyor, licensed by the State of Texas, certify that this plat was prepared under my direct supervision and that I am a duly licensed and qualified professional land surveyor...

DATE OF PLAT: \_\_\_\_\_

By: \_\_\_\_\_, Mayor of Dallas, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

By: \_\_\_\_\_, Mayor of Dallas, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2023.



PRELIMINARY PLAT OF HQA2 ADDITION LOT 1, BLOCK 6160 J.C. REED SURVEY, ABSTRACT NO. 1186 CITY OF DALLAS, DALLAS COUNTY, TEXAS CITY PLAN FILE NO. 8324-018 ENGINEERING NO. 3117-

OWNER: DALLAS METROPCOE SERVICES 1330 W. PARKWAY DRIVE, STE. 600 DALLAS, TEXAS 75201-2100