

CITY PLAN COMMISSION**THURSDAY, APRIL 24, 2025****FILE NUMBER:** S245-136**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Veterans Drive, north of Talco Drive**DATE FILED:** March 26, 2025**ZONING:** R-5(A)**CITY COUNCIL DISTRICT:** 8**SIZE OF REQUEST:** 1.00-acre**APPLICANT/OWNER:** Wisehouse Investment Group, LLC

REQUEST: An application to replat a 1.0-acre (43,528-square foot) tract of land containing all of Lots 13 and 14 in City Block E/6855 to create four 10,882-square foot lots on property located on Veterans Drive, north of Talco Drive.

SUBDIVISION HISTORY: There has been no recent platting activity within close proximity to this request.

PROPERTY OWNER NOTIFICATION: On April 7, 2025, 24 notices were sent to property owners within 200 feet of the proposed plat boundary.

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 properties to the east line of Veterans Drive have lot areas ranging in size from 10,638 square feet to 41,158 square feet and are zoned R-5(A) Single Family District. (*Refer to the existing area analysis map and aerial map*)
- The properties to the west line of Veterans Drive have lot areas ranging in size from 12,314 square feet to 25,644 square feet and are zoned R-5(A) Single Family District. (*Refer to the existing area analysis map and aerial map*)

The request lies in an R-5(A) Single Family District which has a minimum lot area requirement of 5,000 square feet. The request is to create four 10,882-square foot lots.

Staff finds that there is a variation in lot pattern in the adjacent areas of the request (*Refer to the existing area analysis map and aerial map*); and the request is in compliance with Section 51A-8.503 and also with the requirements of the R-5(A) Single Family District; therefore, staff recommends approval 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 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Veterans Drive. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*

Floodplain Conditions:

17. On the final plat, determine the 100-year water surface elevation across this addition.
18. 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
19. 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
20. On the final plat, specify minimum fill and minimum finished floor elevations. *Section 51A-8.611(d), Trinity Watershed Management.*
21. 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.*
22. Prior to the 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)*
23. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for.

Survey (SPRG) Conditions:

24. Prior to final plat, submit a completed final plat checklist and all supporting documents.
25. On the final plat, show recording information on all existing easements within 150 feet of the property.
26. On the final plat, show all additions or tracts of land within 150 feet of property with recording information.

Dallas Water Utilities Conditions:

27. 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.

28. Water main improvements may be required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

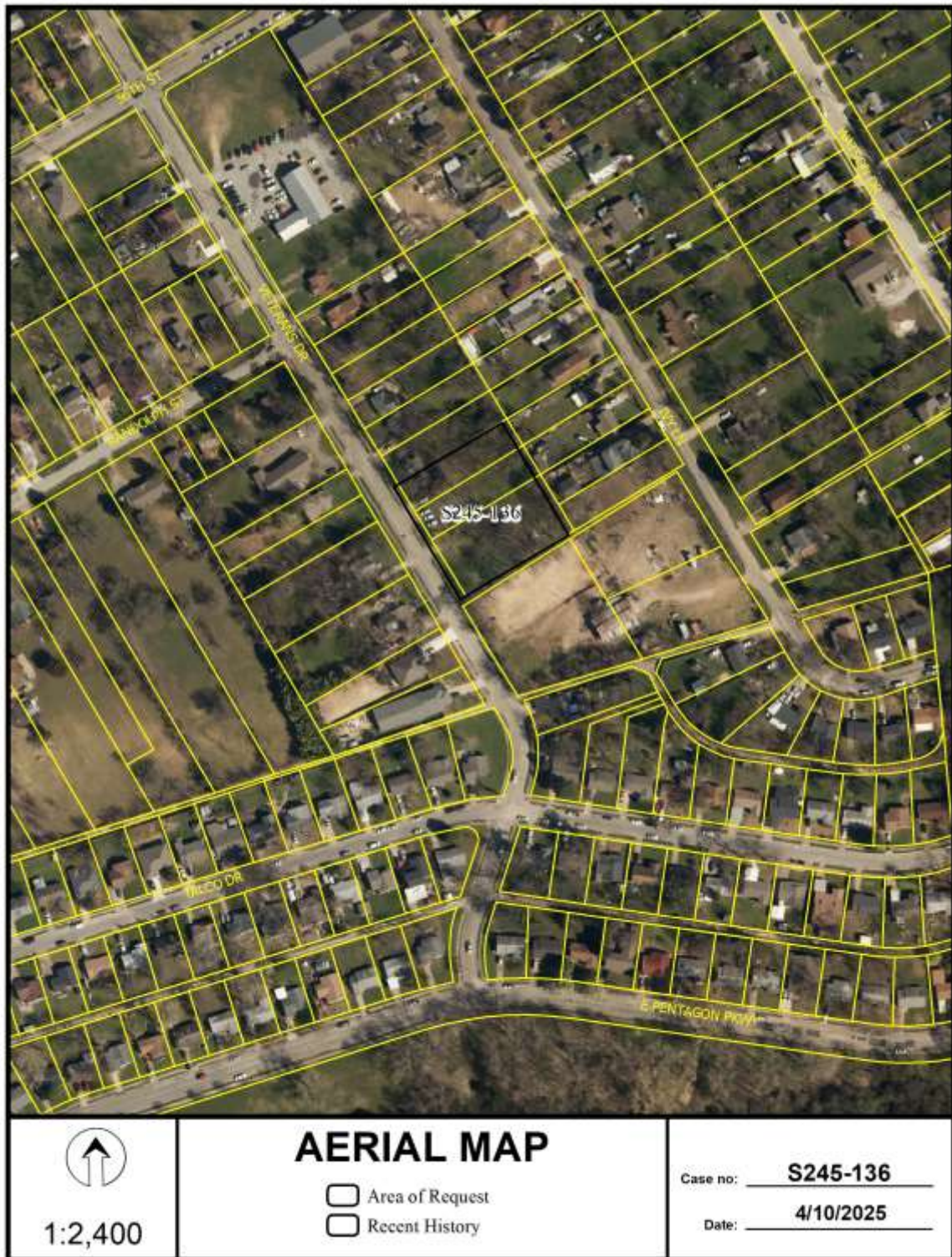
Streetlight/ GIS, Lot & Block Conditions:

29. Prior to final plat, compliance with City's Street lighting standards including illumination standards, material, installation, and activation per Street Design Manual.
30. On the final plat, identify the property as Lots 13A, 13B, 14A, and 14B in City Block E/6855.

ALL AREAS ARE IN SQUARE FEET









04/04/2025

City Plan Commission Date: 04/24/2025

19(h)

S245-136

Notification List of Property Owners

S245-136

24 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	5136 VETERANS DR	SMITH ROBERT D
2	5122 VETERANS DR	SMITH ROBERT
3	5107 VETERANS DR	MORGAN BOBBY LIFE EST
4	5115 VETERANS DR	GODS HOLY TEMPLE
5	5119 VETERANS DR	KING THELMA LELA
6	5131 VETERANS DR	PATTERSON JOSIE M &
7	5139 VETERANS DR	BALDERAS HUGO & ILIANA
8	5143 VETERANS DR	MARTINEZ FRANCO RESENDIZ
9	5151 VETERANS DR	GREEN DEIRDERE
10	5103 IVY LN	MORENO FRANCISCO J PADILLA
11	5107 IVY LN	LOREDO ZENON & YURIVIA
12	5111 IVY LN	LOPEZ PACOMIO NOYOLA &
13	5115 IVY LN	IVY LANE BAPTIST CHURCH
14	5119 IVY LN	ELISALDE J SANTOS
15	5123 IVY LN	CUENDA JAVIER TAVAREZ
16	5131 IVY LN	HATLEY JAMES JR &
17	5127 IVY LN	GUERRERO ANETTYLEANA OLVERA
18	5137 IVY LN	HATLEY KASSANDRA & CHARLES
19	5118 VETERANS DR	FONTAINE SHEILA A
20	5114 VETERANS DR	HARMON PROPERTY SERVICES LLC
21	5110 VETERANS DR	MARTINEZ DOLORES
22	5106 VETERANS DR	DESOTO REAL ESTATE RESOURCE
23	2473 TALCO DR	MAYFIELD NOEL T
24	5156 VETERANS DR	GRANTHAM DEVONTE

Appendix 1

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[illegible]

Only use these tags: *i>, **, ,***

_____ (Date)
Owner

DISCLOSURE: The author(s) have nothing to disclose.

— 1075 —

OWNER:
WISERHOUSE INVESTMENT GROUP, LLC

10000 UNIVERSITY AVENUE
 DALLAS, TEXAS 75216
 ATTN: LAMETH FOWLER
 E-MAIL: lfo@ethicsof.com

SAFETY TOPICS: STAIRS/ELEVATOR

[illegible]

Received 20 June 1997; accepted 10 July 1997

1800 THE UNIVERSITY OF CHICAGO
CHICAGO, ILL. 60637-0800

STATE OF VA.
COUNTY OF DALLAS

WORLD LEADER IN CEMENT AND GYPSUM FOR OVER 100 YEARS

1001

[illegible]

Print Name _____ Date _____

Page No. _____

Classmate's name _____

My friend's name _____

Teacher's name _____

Subject _____

PRELIMINARY PLAT
LAKETH FOWLER ADDIT

BEING
A REPEAT OF
LOTS 13A, 13B, 14A AND
BLOCK E/6855

THIRD INSTALLMENT OF
COLLINGER ADDITION
VOLUME II, PAGE 363, MICRO.
OUT OF
THE GEORGE L. HAAS SURVEY ABSTRACT

CITY PLAN FILE NO. 5245-136
SHEET 2 OF 2
MARCH 26, 2025

City Plan Commission Date: 04/24/2025 19(k) **S245-136**