

RECORD NO.: PLAT-25-000077 (S245-226) **SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** between Wheatland Road and Richland Drive, east of Oak Farms Boulevard**DATE FILED:** August 12, 2025**ZONING:** MF-1(A)**CITY COUNCIL DISTRICT:** 8**SIZE OF REQUEST:** 2.824-acres**APPLICANT/OWNER:** Arian Paz, Ivan Murga

REQUEST: An application to to create 17 lots ranging in size from 0.0973-acre (4,241-square feet) to 0.6823-acre (29,720-square feet), 3 common areas, and to dedicate a right-of-way from a 2.824-acre tract of land in City Block 7592 on property located on Wheatland Road at Oaks Farms Boulevard, southeast corner.

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

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 lies in MF-1(A) Multi Family District which has a minimum lot area requirement of 3,000 square feet for single family structures and 6,000 square feet for duplex structures. The minimum lot area for multifamily structures depends on the number of bedrooms. The proposed lot area is to create 17 lots ranging in size from 0.0973-acre (4,241-square feet) to 0.6823-acre (29,720-square feet).

Staff finds that there is a variation in lot pattern within the immediate vicinity of the request (Refer to the existing analysis map and aerial map). The request complies with the zoning requirement of the MF-1(A) Multifamily District and is in compliance with Section 51A-8.503; 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 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 17 and 3 common areas.

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 Wheatland 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 center line of Pinnacle Drive and Oak Farms Boulevard. Section 51A 8.602(c); 51A 8.604(c)

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 Pinnacle Drive and Oak Farms Boulevard. 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 Oak Farms Boulevard. 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)*

Flood Plain Conditions:

20. On the final plat, determine the 100-year water surface elevation across this addition.
21. 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
22. 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 Trabsoportaion Comment
23. On the final plat, specify minimum fill and minimum finished floor elevations. *Section 51A-8.611(d), Trinity Watershed Management.*
24. 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.*
25. 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)*
26. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for.

Survey (SPRG) Conditions:

27. Submit a completed Final Plat Checklist and All Supporting Documentation.
28. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii)
29. On the final plat, show recording information on all existing easements within 150 feet of the property.

Dallas Water Utilities Conditions:

30. 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.

31. Water and wastewater main improvements are 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:

32. 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. Additional street lighting installations may be required to meet the photometric requirements of the 2019 Street Design Manual, Section 6. Photometric analysis will be required to support the submitted street lighting plan.
33. On the final plat, change "Wheatland Road" to "Wheatland Road (FKA Duncanville Road FKA Duncanville-Wheatland Road)".
34. On the final plat, change "Oak Farms Blvd" to "Oak Farms Boulevard".
35. On the final plat, change "Richland Dr" to "Pinnacle Drive (FKA Richland Drive)".
36. On the final plat, identify the property as Lots 1 through 17 and Common Areas CA A through C in City Block A/7592.

ALL AREAS ARE IN SQUARE FEET







