

CITY PLAN COMMISSION**THURSDAY, JANUARY 23, 2025****FILE NUMBER:** S245-061**SENIOR PLANNER:** Hema Sharma**LOCATION:** Wheatland Road, east of Mountain Creek Parkway**DATE FILED:** December 26, 2024**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 3**SIZE OF REQUEST:** 0.274-acres**APPLICANT/OWNER:** Richard Stauffer, City of Dallas

REQUEST: An application to create one 0.274-acre lot from a tract of land in City Block 8605 on property located on Wheatland Road, east of Mountain Creek Parkway.

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.”

It is a policy of the city that recreational uses generally require different land area than residential or non-residential lots and generally serve, and are compatible with the neighborhood; therefore, staff concludes that the request is in compliance with Section 51A-8.503 and with requirements the R-7.5(A) Single Family 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 one.

Paving & Drainage Conditions:

12. 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)
13. Submit drainage, paving, etc. plans prepared by a licensed (TX) Professional Engineer to Permit Center, Oak Cliff Municipal Center (i.e. non-311T/DP). *Section 51A- 8.102 (c); 8.601(b)(4),(5),(6),(7),(8),(9)*

Survey (SPRG) Conditions:

14. Prior to final plat, submit a completed final plat checklist and all supporting documents.
15. On the final plat, show the correct recording information for the subject property.
16. On the final plat, show recording information on all existing easements within 150 feet of the property.
17. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
18. On the final plat, show or list the prior plat on the map, in the legal description, and/or title block. Platting Guidelines.

Dallas Water Utilities Conditions:

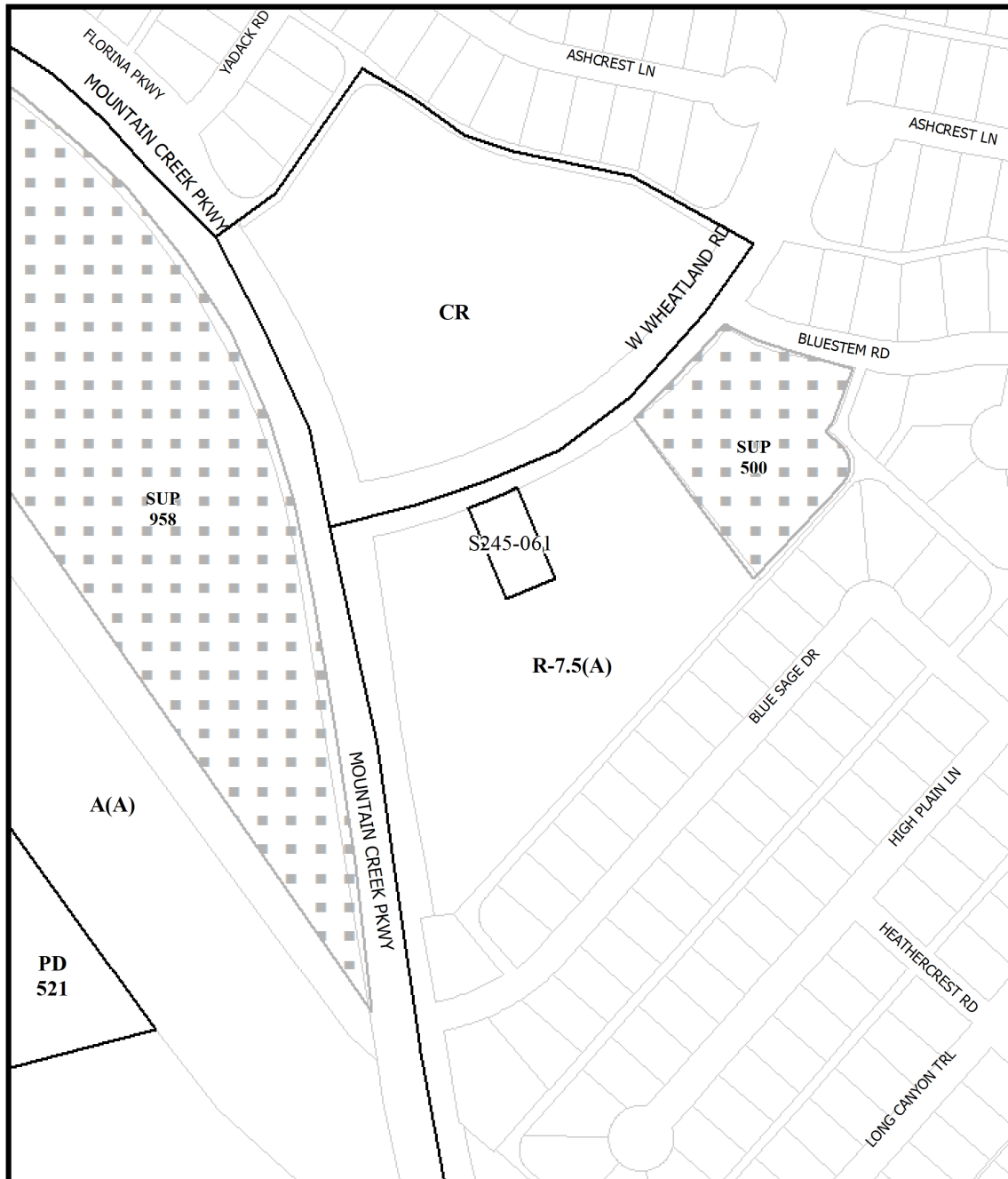
19. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f).
20. Additional design information is required for assessment. Site plan must be submitted showing proposed development,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

21. 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:

22. Prior to the final plat, remove the chain link fence encroachment located in Sovereign Row and provide documentation to Real Estate division.
23. On the final plat, change “West Wheatland Road” to “Wheatland Road”. Section 51A-8.403(a)(1)(A)(xii).
24. On the final plat, change “Mountain Creek Pkwy”. to “Mountain Creek Parkway (FKA Florina-Danieldale Road)”. Section 51A-8.403(a)(1)(A)(xii).
25. On the final plat, identify the property as Lot 33 in City Block 9/8605.



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AERIAL MAP

- Area of Request
- Recent History

Case no: **S245-061**

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