

CITY PLAN COMMISSION**THURSDAY, AUGUST 7, 2025****RECORD NO.:** PLAT-25-000047 (S245-211) **SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Canada Drive, west of Hampton Road**DATE FILED:** July 11, 2025**ZONING:** MU-1**CITY COUNCIL DISTRICT:** 6**SIZE OF REQUEST:** 0.613-acres**APPLICANT/OWNER:** Joseph Loomis

REQUEST: An application to replat a 0.613-acre tract of land containing all of Lots 3 and 4 in City Block 19/7133 to create one lot on property located on Canada Drive, west of Hampton Road.

SUBDIVISION HISTORY:

1. S167-214 was a request southeast of the present request to replat a 0.46-acre tract of land containing part of Lot 10, and all of Lots 11 and 12 in City Block 2/7130 to create four, 0.115-acre lots on property located at 4013, 4019, and 4023 Ivanhoe Lane. The request was approved on July 20, 2017, and was recorded on May 17, 2018.

STAFF RECOMMENDATION: The request complies with the requirements of the MU-1 Mixed Used District; therefore, staff recommend 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 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 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)

Transportation Conditions:

15. Plans must comply with sidewalk design standards: sidewalks must comply with a minimum five-foot width plus five-foot buffer.

Survey (SPRG) Conditions:

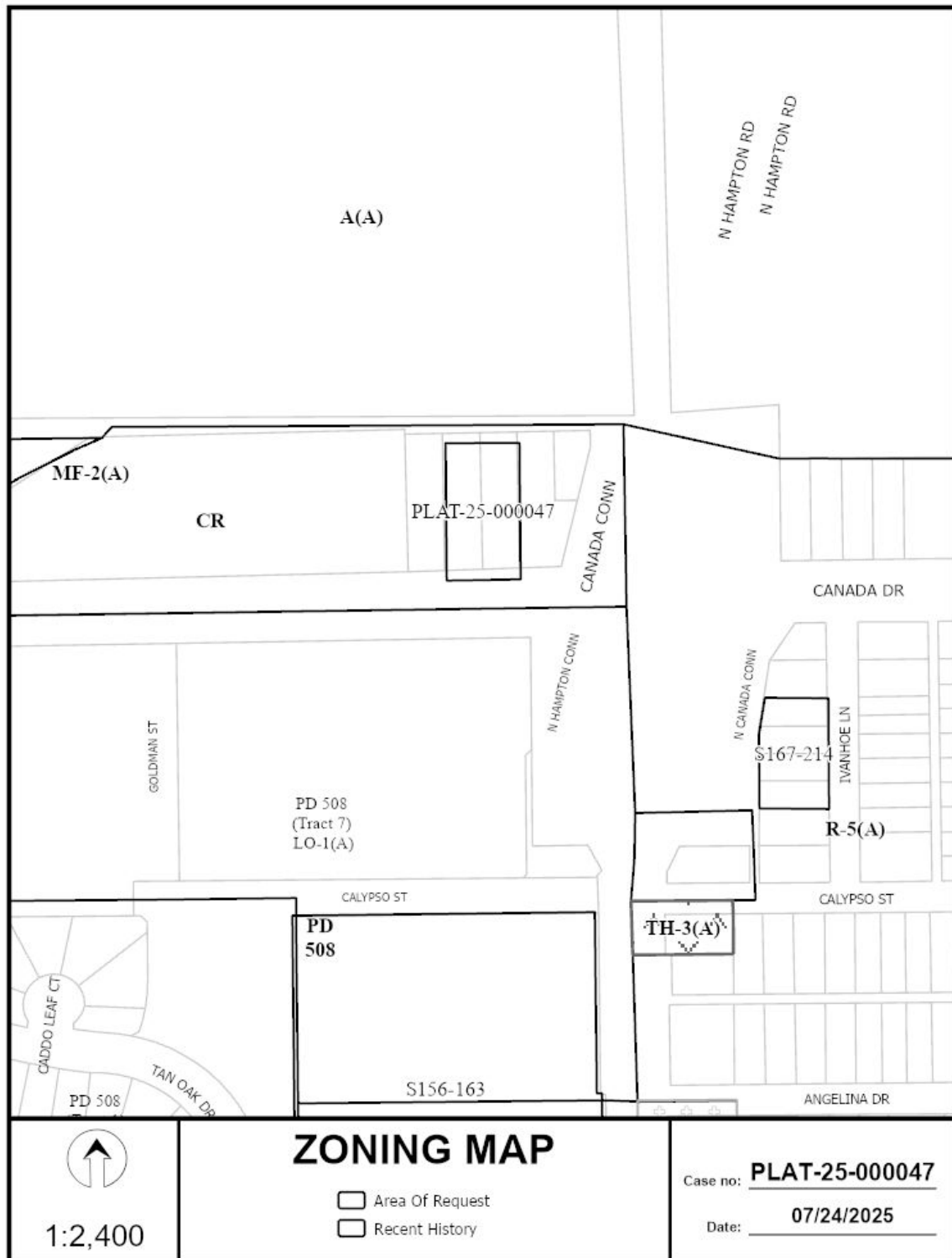
16. Submit a completed Final Plat Checklist and All Supporting Documentation.
17. Show recording information on all existing easements within 150' of property.

Dallas Water Utilities Conditions:

18. 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.

Streetlight/ GIS, Lot & Block Conditions:

19. 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 may be required to support the submitted street lighting plan.
20. On the final plat, identify the property as Lot 3A in City Block 19/7133.





VICINITY MAP (NOT TO SCALE)

and containing 20,715 square foot or 0.613 acres of land more or less.

This plan approved subject to all passing circumstances, rules, regulations and resources of the City of Dallas, Texas.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2025

Notary Public in and for the State of Texas

SUPERVISOR'S STATEMENT

4. (b); and that the digital drawing the accompanying this page is a precise representation of the Signed Final Plot.

Preliminary, this document shall not be recorded for any purposes and shall not be used or viewed or relied upon as a final survey document. (07/11/2025

W.C. WILSON
Texas Registered Professional Land Surveyor No. 5382

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the said County and State of Texas, personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and under oath stated that the statements in the foregoing instrument are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20____.

Notary Public in and for the State of Texas


PLACE COUNTY
RECORDING LABEL HERE

CERTIFICATE OF APPROVAL
I, Tony Stodd, Chairperson or Brett Rubin, Vice Chairperson of the City Plan Commission of the City of Dallas, State of Texas, hereby certify that the attached plat was duly filed for approval with the City Plan Commission of the City of Dallas on the _____ day of _____ A.D. 20____ and same was duly approved on the _____ day of _____ A.D. 20____ by said Commission.

Chairperson or Vice Chairperson
City Plan Commission
Dallas, Texas

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SECTION



**POLYMER-BEVEL
CONCRETE
LOT 34, BLOCK 197/13
BRING A REPLAY OF
WEATHERFORD'S GARDEN OF EDEN
LEND A REPLAY
CITY OF DALLAS, DALLAS COUNTY TEXAS
CITY PLAT FILE NO. DALLAS CO. 2004-4 / 2645-21
WEATHERFORD'S GARDEN OF EDEN
PLAT NO. 2004-4 / 2645-21**

DATES OF SURVEY: 12/21/2004 / 12/21/2004 / 12/21/2004

DATE: 07/07/2025 / JOB # 1701020-3 / SCALE= 1" = 30' / DRAWN: KO

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