

CITY PLAN COMMISSION

THURSDAY, MARCH 07, 2024

FILE NUMBER: S234-058

SENIOR PLANNER: Hema Sharma

LOCATION: Wadsworth Drive, south of Great Trinity Forest Way

DATE FILED: February 08, 2024

ZONING: R-7.5(A)

CITY COUNCIL DISTRICT: 8

SIZE OF REQUEST: 0.459-acres

APPLICANT/OWNER: Imperium Global Management, LLC

REQUEST: An application to replat a 0.459-acre tract of land containing all of Lot 10 in City Block 5835 to create two 0.230-acre (10,003 square foot) lots on property located on Wadsworth Drive, south of Great Trinity Forest Way.

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

PROPERTY OWNER NOTIFICATION: On February 20, 2024, 8 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 Wadsworth Drive have lot widths ranging in size from 106 feet to 108 feet and lot areas ranging in size from 18,350 square feet to 20,395 square feet and are zoned R-7.5(A). *(Please refer to the existing area analysis)*
- The properties to the west line of Wadsworth Drive have one lot with width of 126 feet and area of 20,308 square feet, and one lot with width of 432 feet and area of 80,410 square feet which is used as an institutional use. It is a policy of the city that institutional uses generally require greater land area than traditional residential or non-residential lots and generally serve and are compatible with the neighborhood and are zoned R-7.5(A). *(Please refer to the existing area analysis)*

The request lies in an R-7.5(A) Single Family District which has a minimum lot area requirement of 7,500 square feet. The request is to create two 10,003 square foot lots with lot widths of 54.05 feet each.

Staff finds that there is a lot pattern on immediate vicinity of the present request. The proposed lots will vary in lot pattern compared to already established lot pattern in the immediate vicinity of the request. The request complies with the zoning requirement of R-7.5(A) Single Family District but is not in compliance with Section 51A-8.503; therefore, staff recommends denial of the request. However, should the request be

approved, we recommend the approval be 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 2.

Paving & Drainage Conditions:

12. Submit a full set of Civil Engineering Plans (drainage, paving, street signage/marketing/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 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Wadsworth Drive. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*

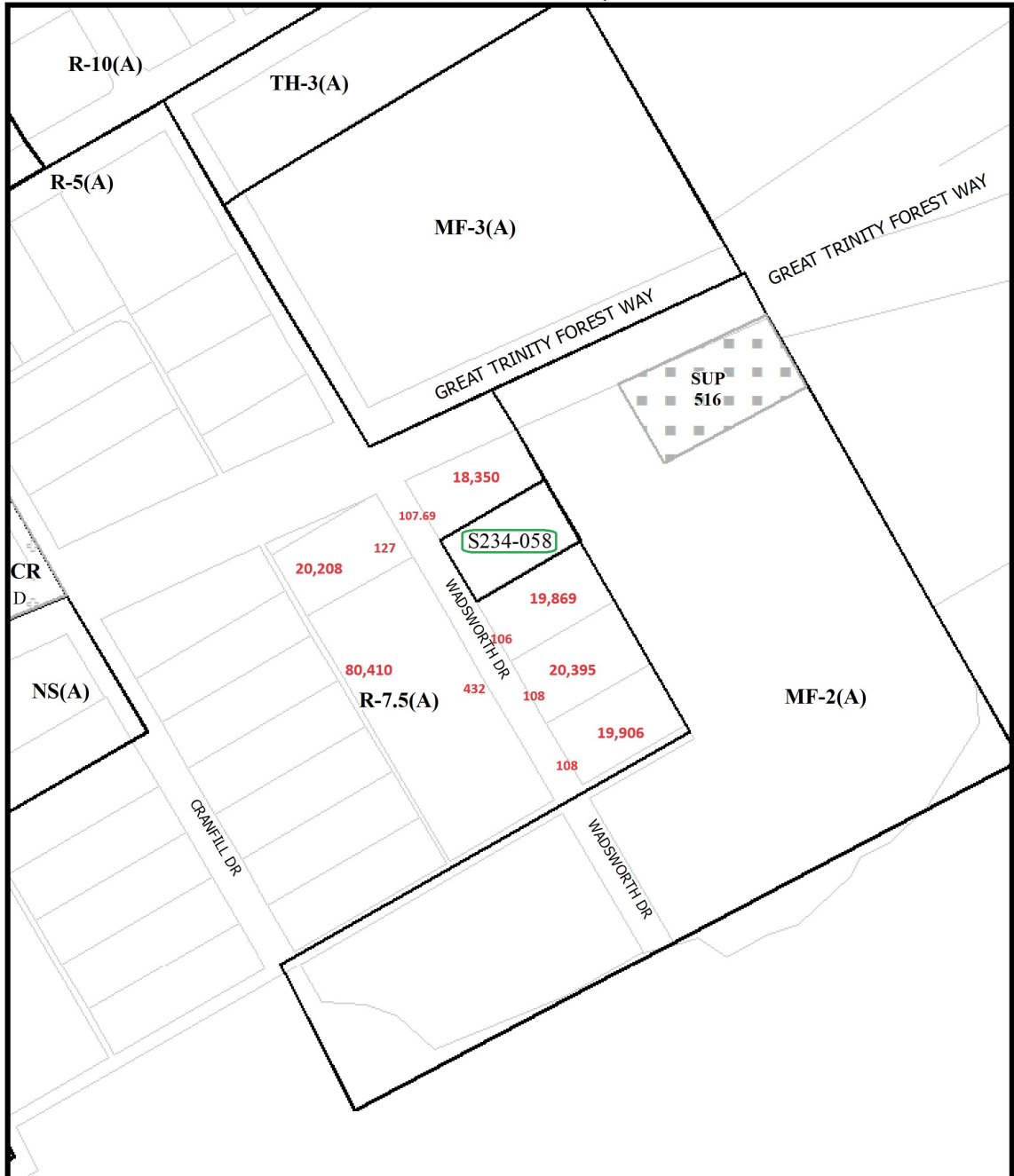
Survey (SPRG) Conditions:

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

Street Name / GIS, Lot & Block Conditions:

19. On the final plat, change "S. Great Trinity Forest Way" to "Great Trinity Forest Way/ State Highway Loop No. 12".
20. On the final plat, change "Wadsworth Drive" to "Wadsworth Drive (AKA Wadsworth Street)".
21. On the final plat, identify the property as Lots 10A, & 10B in City Block 5835.

ALL AREAS ARE IN SQUARE FEET



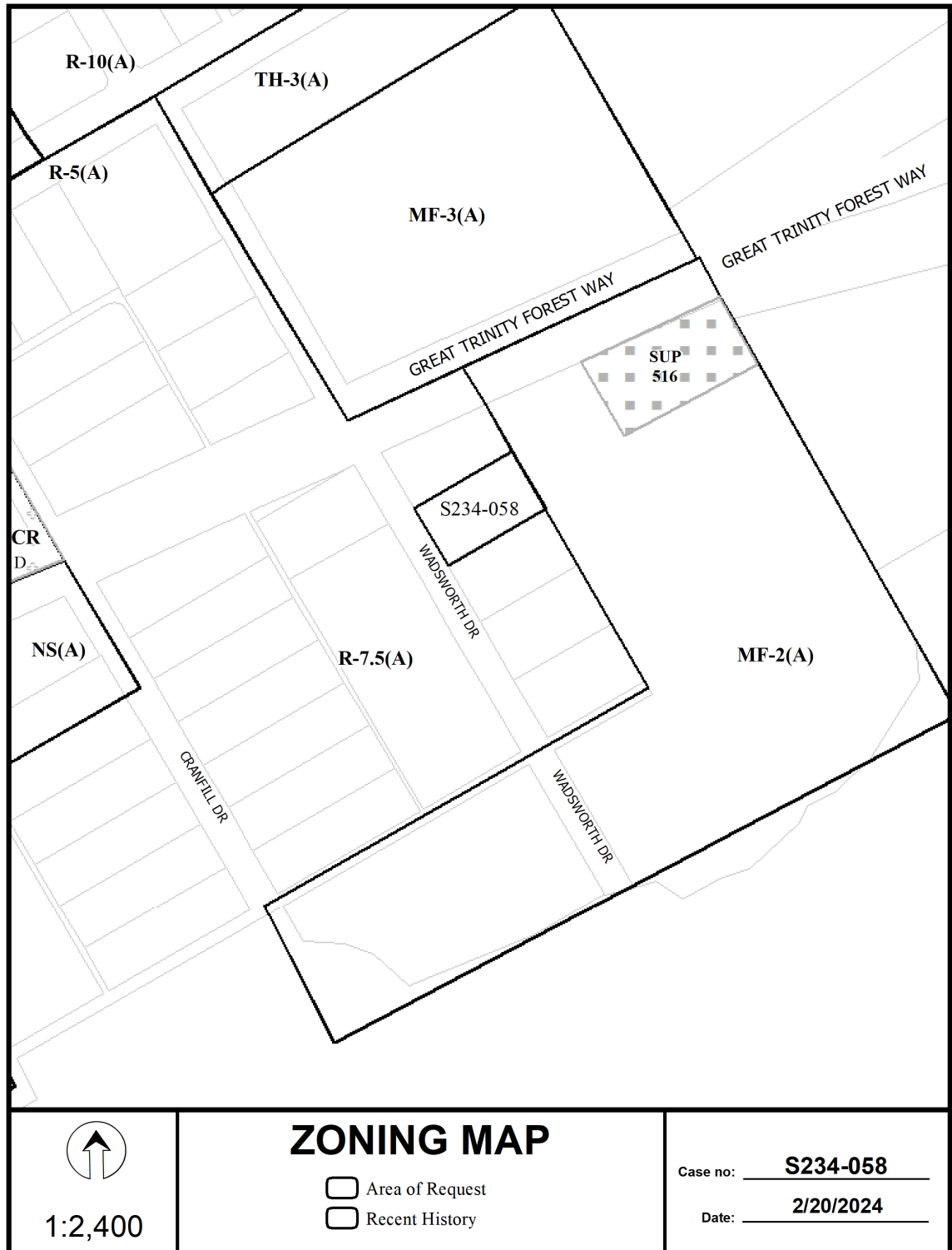
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EXISTING AREA ANALYSIS MAP

- Area of Request
- Recent History

Case no: **S234-058**

Date: **2/20/2024**





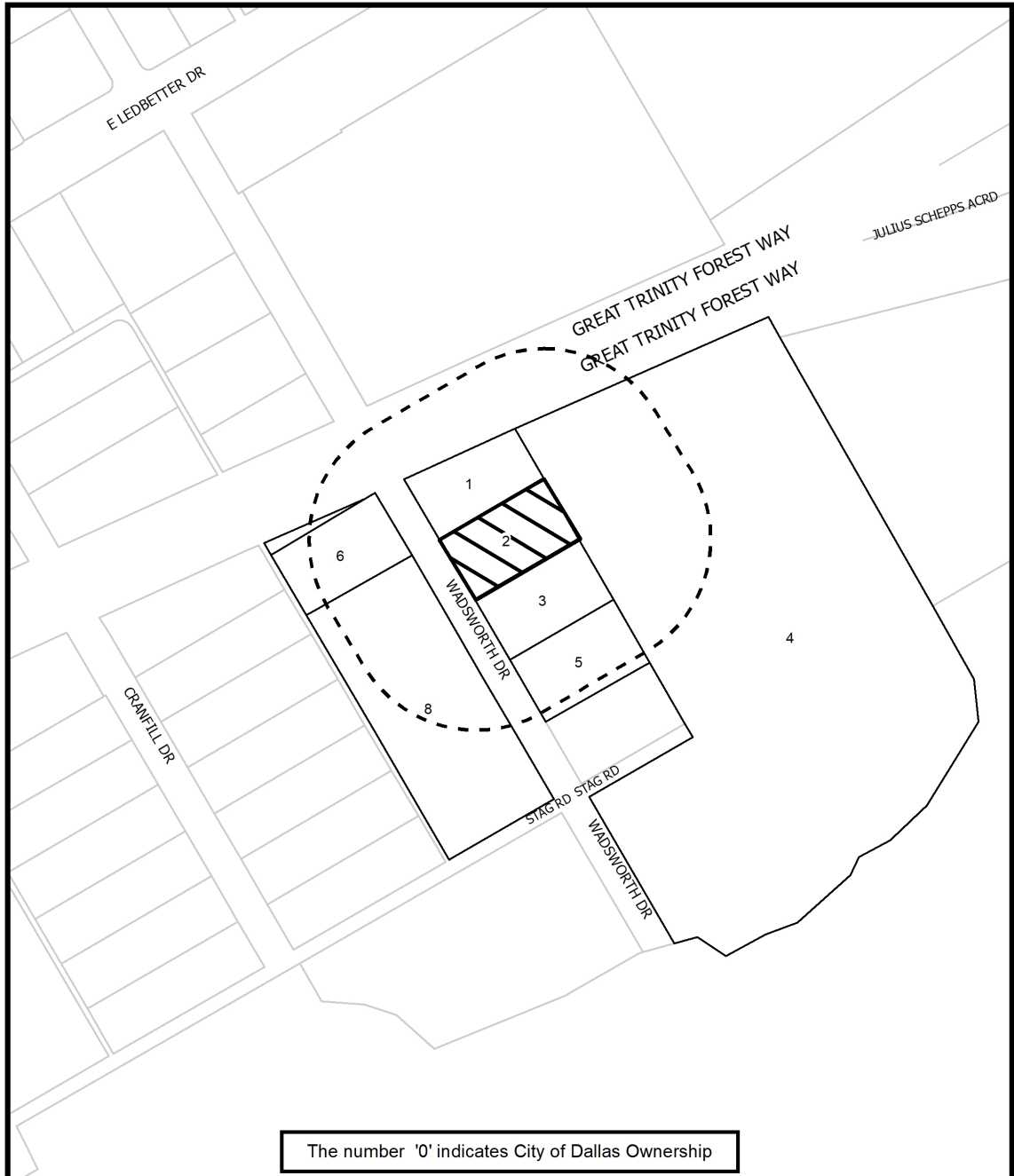
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AERIAL MAP

- Area of Request
- Recent History

Case no: S234-058

Date: 2/20/2024



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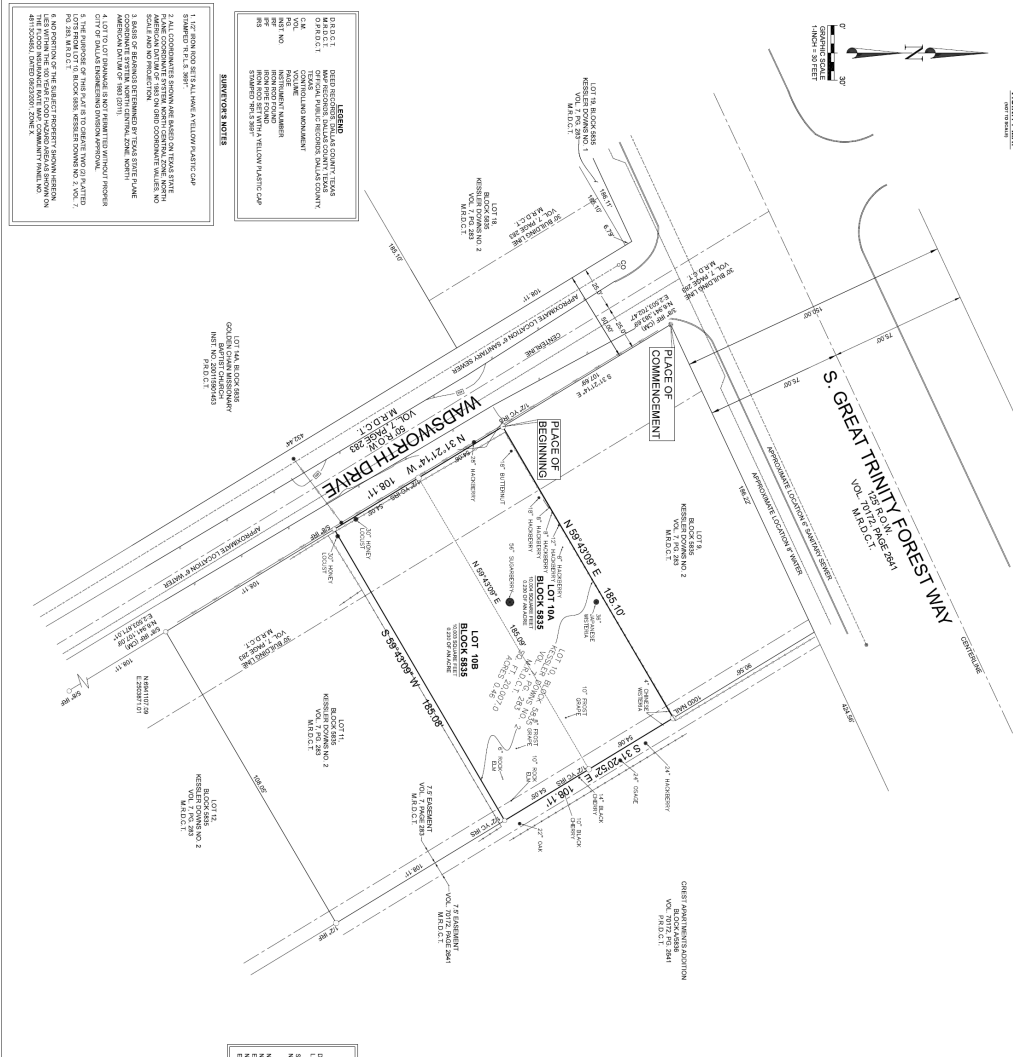
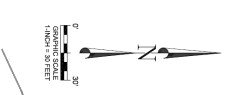
02/13/2024

Notification List of Property Owners

S234-058

8 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	5006 WADSWORTH DR	RUTHINA FAN
2	5018 WADSWORTH DR	IMPERIUM GLOBAL MANAGEMENT
3	5022 WADSWORTH DR	LOPEZ ANTONIO
4	3432 GREAT TRINITY FOREST WAY	AEMEILL PROPERTIES LLC
5	5030 WADSWORTH DR	WAGNON RICHARD N JR
6	5007 WADSWORTH DR	GOLDEN CHAIN MISSIONARY BAPTIST CHURCH
7	5001 WADSWORTH DR	GOLDEN CHAIN CHURCH
8	5023 WADSWORTH DR	GOLDEN CHAIN MISSIONARY



LEGEND

PROJECT: WADSWORTH DRIVE
 BLOCK: 100A AND 100B
 LOT: 100A AND 100B
 ZONE: RESIDENTIAL SINGLE-FAMILY (RS-1)
 DISTRICT: 100A AND 100B
 OWNER: KESSLER DOWNS 2, REVISED ADDITION

SHIMONS' NOTES

1. LOT 100A AND 100B SHALL HAVE A YELLOW PAINTED CURB.
2. ALL CURBS SHALL BE 4" HIGH AND 12" WIDE.
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10. ALL CURBS SHALL BE 4" HIGH AND 12" WIDE.

OWNER'S CERTIFICATE

I, the undersigned, do hereby certify that the information furnished herein is true and correct to the best of my knowledge and belief, and that I am the owner of the property described herein.

Signature: _____
 Name: _____
 Title: _____

STATE OF TEXAS

SURVEYOR'S CERTIFICATE

I, the undersigned, do hereby certify that I am a duly licensed surveyor in the State of Texas, and that I have personally supervised the survey shown on the accompanying plat, and that the same is a true and correct representation of the facts as shown on the ground.

Signature: _____
 Name: _____
 Title: _____

PRELIMINARY DOCUMENT

NOT FOR RECORDING PURPOSES

This document is a preliminary plat and is not intended for recording. It is subject to the approval of the City of Dallas and the State of Texas.

Signature: _____
 Name: _____
 Title: _____

GIS INFORMATION

DALLAS BLOCK 100A AND 100B
 WADSWORTH DRIVE
 KESSLER DOWNS 2, REVISED ADDITION

PROFESSIONAL LAW SERVICES

BURNS SURVEYING

301 WADSWORTH DRIVE, SUITE 1000, DALLAS, TEXAS 75201
 PHONE: 214-242-7100
 FAX: 214-242-7101
 WWW.BURNSURVEYING.COM

OWNER'S DEDICATION

I, the undersigned, do hereby dedicate the property described herein to the City of Dallas, Texas, for public use.

Signature: _____
 Name: _____
 Title: _____

STATE OF TEXAS

NOTARY PUBLIC

I, the undersigned, do hereby certify that I am a duly licensed notary public in the State of Texas, and that I have personally witnessed the signing of this document.

Signature: _____
 Name: _____
 Title: _____

PLACE COUNTY RECORDING LABEL HERE

BOOK: _____
 PAGE: _____

PRELIMINARY REPLAT

LOTS 100A AND 100B, BLOCK 5335

KESSLER DOWNS 2, REVISED ADDITION

A REPLAT FOR LOT 100B, BLOCK 5335
 SITUATED IN THE CITY OF DALLAS, TEXAS

GEORGE L. HAYS SURVEY & ABSTRACT NO. 641
 CITY OF DALLAS SURVEY & ABSTRACT NO. 12485
 ENGINEERING FILE NO. _____

PROFESSIONAL LAW SERVICES

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