

CITY PLAN COMMISSION**THURSDAY, JANUARY 23, 2025****FILE NUMBER:** S245-057**SENIOR PLANNER:** Hema Sharma**LOCATION:** Farm to Market Road No. 740, east of Selma Lane**DATE FILED:** December 26, 2024**ZONING:** N/A**CITY COUNCIL DISTRICT:** N/A**SIZE OF REQUEST:** 140.125-acres**APPLICANT/OWNER:** John McKenzie, Forney Development, LC

REQUEST: An application to create a 465-lot single family subdivision with lots ranging in size from 4,665 square feet to 16,249 square feet and 13 common areas from 140.125-acre tract of land and to dedicate a right-of-way on property located in the Dallas Extra Territorial Jurisdiction (ETJ) on Farm to Market Road No. 740, east of Selma Lane.

SUBDIVISION HISTORY:

1. S223-069 was a request northeast of the present request to create one 60.36-acre lot from a tract of land on property located in the Dallas Extra Territorial Jurisdiction (ETJ) on Farm to Market Road No. 740, north of Cool Water Circle. The request was approved on March 2, 2023 and recorded on May 7, 2024.
2. S212-239 was a request west of the present request to create one 0.779-acre lot and one 1.409-acre lot from a 2.188-acre tract of land on property located in the Dallas Extra Territorial Jurisdiction (ETJ) on F.M. 740, south of Travis Ranch Boulevard. The request was approved on July 7, 2022 and recorded on March 3, 2023.

STAFF RECOMMENDATION: The request complies with the requirements of the ETJ Dallas Extra Territorial Jurisdiction; 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 465 and 13 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, add the note: "TxDOT approval may be required for any driveway modification or new access point(s)." No citation.

Flood Plain Conditions:

16. On the final plat, determine the 100-year water surface elevation across this addition.
17. 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

18. 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
19. On the final plat, specify minimum fill and minimum finished floor elevations. *Section 51A-8.611(d), Trinity Watershed Management.*
20. 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.*
21. 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)*
22. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for.

Survey (SPRG) Conditions:

23. Prior to final plat, submit a completed final plat checklist and all supporting documents.
24. On the final plat, show the correct recording information for the subject property.
25. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
26. On the final plat, show distances/width across all adjoining right-of-way. Platting Guidelines.
27. On the final plat, show recording information on all existing easements within 150 feet of the property.
28. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.

Dallas Water Utilities Conditions:

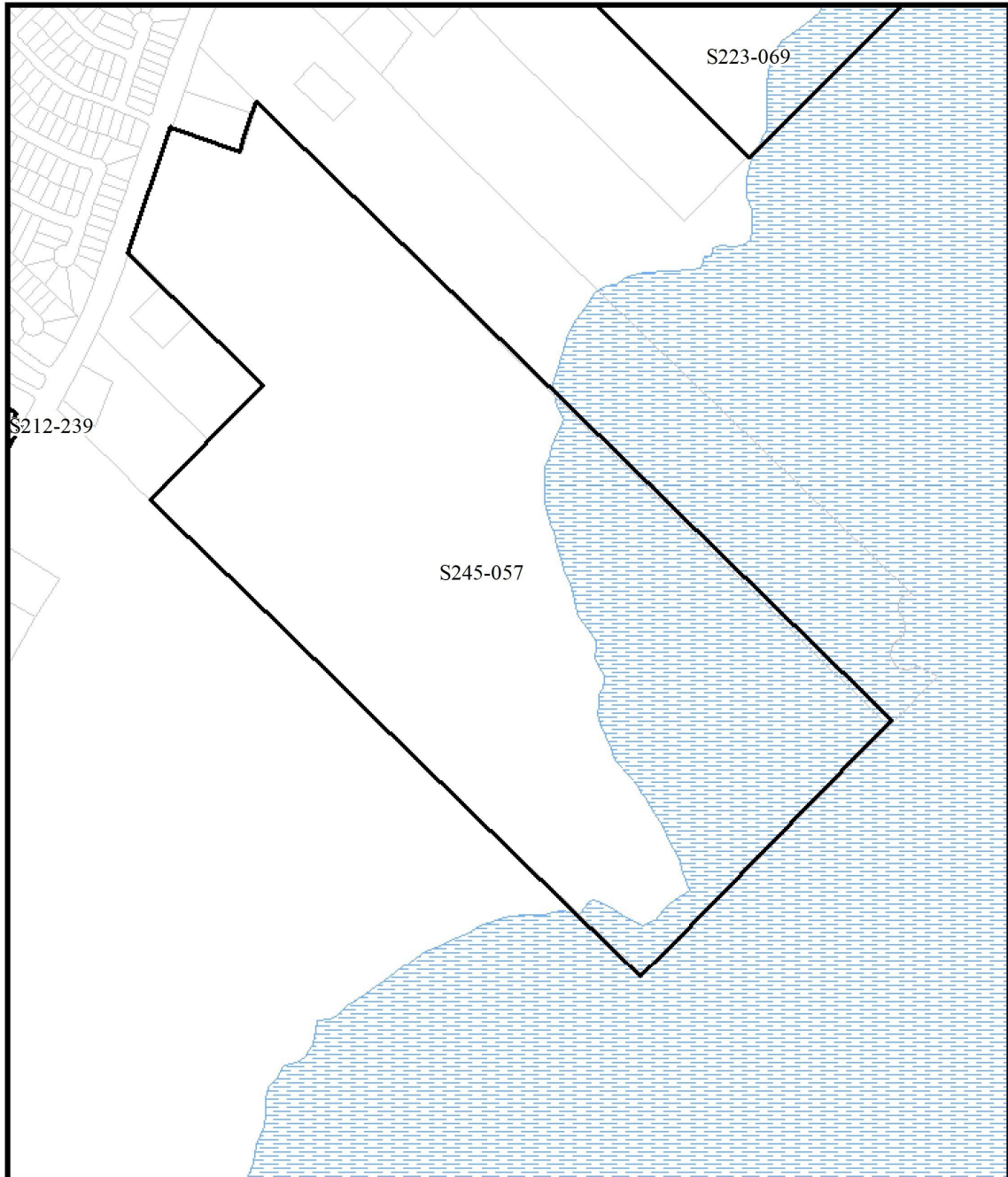
29. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f).
30. Additional design information is required for assessment. Site plan must be submitted showing proposed development, 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 is required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
32. Existing and any proposed Water and Wastewater Easements must be shown and/or increased to conform to current design standards. **Notice:** Minimum DWU


easement size 20' for one utility and 25' for both water and sewer. Larger diameter or deeper mains may require additional width.

33. Must comply with DWU regulations construction of utilities in Dallas ETJ.


Street Name/ GIS, Lot & Block Conditions:

34. On the final plat, change "F.M. 740" to "Farm to Market Road No. 740". Section 51A-8.403(a)(1)(A)(xii).
35. Prior to final plat, contact Addressing Team for appropriate names for proposed ROWs.
36. On the final plat, identify the property as ETJ.



 1:7,200	<p style="text-align: center;">VICINITY MAP</p> <p> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p>	<p>Case no: <u> S245-057 </u></p> <p>Date: <u> 1/6/2025 </u></p>
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 1:7,200	<p>GOOGLE MAP</p> <p><input type="checkbox"/> Area of Request</p> <p><input type="checkbox"/> Recent History</p>	Case no: <u>S245-057</u> Date: <u>1/6/2025</u>
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Allan G. & Sharon E. Kalich
 5001 W. 10th Street
 Dallas, TX 75208

Mark & Teresa Duncan
 505 S. 51st St. P.O. Box 53
 Grand Prairie, TX 75052

Gary Wade Whitmore
 504 S. 54th St. P.O. Box 427
 Grand Prairie, TX 75052

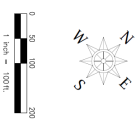
Lakeview Addition
 First Section
 505 S. 51st St. P.O. Box 424
 Grand Prairie, TX 75052

Lakeview Addition
 Second Section
 505 S. 51st St. P.O. Box 425
 Grand Prairie, TX 75052

Larry D. &
 Dennis S. Harvey
 505 S. 51st St. P.O. Box 422
 Grand Prairie, TX 75052

PRELIMINARY - THIS DOCUMENT
 SHALL NOT BE RECORDED
 FOR ANY PURPOSE

- NOTES:
- The purpose of this plat is to adduce the existing 140.12 acre 077 of the Dallas Field, Texas, Adams County, Texas (077) into the public domain. The purpose of this plat is to adduce the existing 140.12 acre 077 of the Dallas Field, Texas, Adams County, Texas (077) into the public domain.
 - The plat is subject to all existing laws, ordinances, and regulations of the State of Texas, and all laws, ordinances, and regulations of the City of Dallas, Texas, and all laws, ordinances, and regulations of the County of Adams, Texas.
 - The plat is subject to all existing laws, ordinances, and regulations of the State of Texas, and all laws, ordinances, and regulations of the City of Dallas, Texas, and all laws, ordinances, and regulations of the County of Adams, Texas.
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LOT	ACRES	OWNER
1	10.00	Mark & Teresa Duncan
2	10.00	Gary Wade Whitmore
3	10.00	Lakeview Addition First Section
4	10.00	Lakeview Addition Second Section
5	10.00	Larry D. & Dennis S. Harvey
6	10.00	Mark & Teresa Duncan
7	10.00	Gary Wade Whitmore
8	10.00	Lakeview Addition First Section
9	10.00	Lakeview Addition Second Section
10	10.00	Larry D. & Dennis S. Harvey
11	10.00	Mark & Teresa Duncan
12	10.00	Gary Wade Whitmore
13	10.00	Lakeview Addition First Section

PRELIMINARY PLAT
WILLOW RANCH
 #S245-067
 465 LOTS & 13 COMMON AREAS
 TOTALING 140.12 ACRES
 OFFICE OF THE
 COUNTY CLERK, ADAMS COUNTY, TEXAS
 W. SWIFT STREET, SUITE NO. 459
 CITY OF DALLAS, TEXAS

OWNER/AGENT
 1945 Woodway Ave., Suite 1100
 Dallas, TX 75201
 Phone: (214) 342-3166
 Cell: (214) 342-3166
 Email: info@willowranch.com

INSURANCE SERVICE
 702 Cedar Road, Suite 100
 Dallas, TX 75201
 Phone: (214) 342-3166
 Cell: (214) 342-3166
 Email: info@willowranch.com

Scale: 1" = 100' Date: 01/23/2025 50' x 60' No. 24-073

Lot #	Area	Subarea	Section	Block	Tract
1	4.60	0.00	0.00	0.00	0.00
2	4.60	0.00	0.00	0.00	0.00
3	4.60	0.00	0.00	0.00	0.00
4	4.60	0.00	0.00	0.00	0.00
5	4.60	0.00	0.00	0.00	0.00
6	4.60	0.00	0.00	0.00	0.00
7	4.60	0.00	0.00	0.00	0.00
8	4.60	0.00	0.00	0.00	0.00
9	4.60	0.00	0.00	0.00	0.00
10	4.60	0.00	0.00	0.00	0.00
11	4.60	0.00	0.00	0.00	0.00
12	4.60	0.00	0.00	0.00	0.00
13	4.60	0.00	0.00	0.00	0.00
14	4.60	0.00	0.00	0.00	0.00
15	4.60	0.00	0.00	0.00	0.00
16	4.60	0.00	0.00	0.00	0.00
17	4.60	0.00	0.00	0.00	0.00
18	4.60	0.00	0.00	0.00	0.00
19	4.60	0.00	0.00	0.00	0.00
20	4.60	0.00	0.00	0.00	0.00

PRELIMINARY - THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

OWNER/DEVELOPER: 160 Second Street, Suite 150, Houston, TX 77002
 PROJECT: 465 LOTS 8 & 13 COMMON AREAS
 CITY OF DALLAS ETJ, KAUFMAN COUNTY, TEXAS

