

CITY PLAN COMMISSION**THURSDAY, AUGUST 8, 2024****FILE NUMBER:** S234-150**SENIOR PLANNER:** Hema Sharma**LOCATION:** Highbury Hill Drive at Ravenhill Road, southwest corner**DATE FILED:** July 10, 2024**ZONING:** N/A**CITY COUNCIL DISTRICT:** N/A**SIZE OF REQUEST:** 17.379 -acres**APPLICANT/OWNER:** Devonshire Residential Association

REQUEST: An application to replat a 17.379-acre tract of land containing portion of Lot 1 in City Block EE to create one 4.38-acre lot and one 13.00-acre lot on property located in the Dallas Extra Territorial Jurisdiction (ETJ) on property located on Highbury Hill Drive at Ravenhill Road, southwest corner.

SUBDIVISION HISTORY:

1. S201-769 was a request south of the present request to create a 57-lot single family subdivision with lots ranging in size from 5,520-square feet to 11,477-square feet and 4 common areas from a 12.854-acre tract of land on property located in the Dallas Extra Territorial Jurisdiction (ETJ) on Ravenhill Road, south of Falcon Way. The request was approved October 21, 2021 and recorded on Feb 5, 2024.
1. S201-650R1 was a request southeast of the present request to revise a previously approved preliminary plat (S201-650) to create a 31-lot single family subdivision with lots ranging in size from 4,957 square feet to 11,155 square feet and 2 common areas from a 9.721-acre tract of on property located in the Dallas Extra Territorial Jurisdiction (ETJ) on Devonshire Drive at Ravenhill Road, south corner. The request was approved on March 3, 2022 and recorded on July 7, 2023.
2. S201-578 was a request north of present request to create a 225-lot single family subdivision with 10 common areas from a 46.225-acre tract of land on property located in the Dallas Extra Territorial Jurisdiction (ETJ) on Ranch Road, south of University Drive. The request was approved March 4, 2021 and recorded on March 23, 2023.
2. S189-305R was a request east of the present request to revise a previously approved plat (S189-305) to create 44 single family lots ranging in size from 2,250-square feet to 6,521-square feet and 5 common areas from a 6.705-acre tract of land on property located in the Extra Territorial Jurisdiction (ETJ) on Ranch Road, west of F.M. 548. The request was withdrawn on March 8, 2021.
3. S189-133 was a request north of the present request to create 90 single family lots ranging in size from 6,000 square feet to 10,872 square feet and 4 common areas from a 30.689-acre tract of land on property located on Ranch Road, west

of F.M. 548. The request was approved March 21, 2019 and recorded September 2, 2020

4. S189-132 was a request northeast of the present request to create 14 single family lots ranging in size from 7,065-square feet to 11,828-square feet from a 4.487-acre tract of land on property located on Ranch Road, west of F.M. 548. The request was approved March 21, 2019 and recorded February 3, 2020
5. S189-082 was a request west of the present request to create a 113-lot single family addition with lots ranging in size from 5,400 square feet to 12,008 square feet on a 22.736-acre tract of land on property located on Knox bridge Road, east of Ranch Road The request was approved January 17, 2019 and recorded April 6, 2020.

STAFF RECOMMENDATION: The request complies with the requirements of the Dallas Extra Territorial Jurisdiction (ETJ); 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 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)
15. Existing drainage conveyance within the property is required to be sized in compliance with Section 51A-8.611(a)(1) of the City of Dallas Code.

Right-of way Requirements Conditions:

16. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of Waxing Drive & Ravenhill Road. Section 51A 8.602(d)(1)
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 Ravenhill Road & Highbury Hill. Section 51A 8.602(d)(1)
18. 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)*

Survey (SPRG) Conditions:

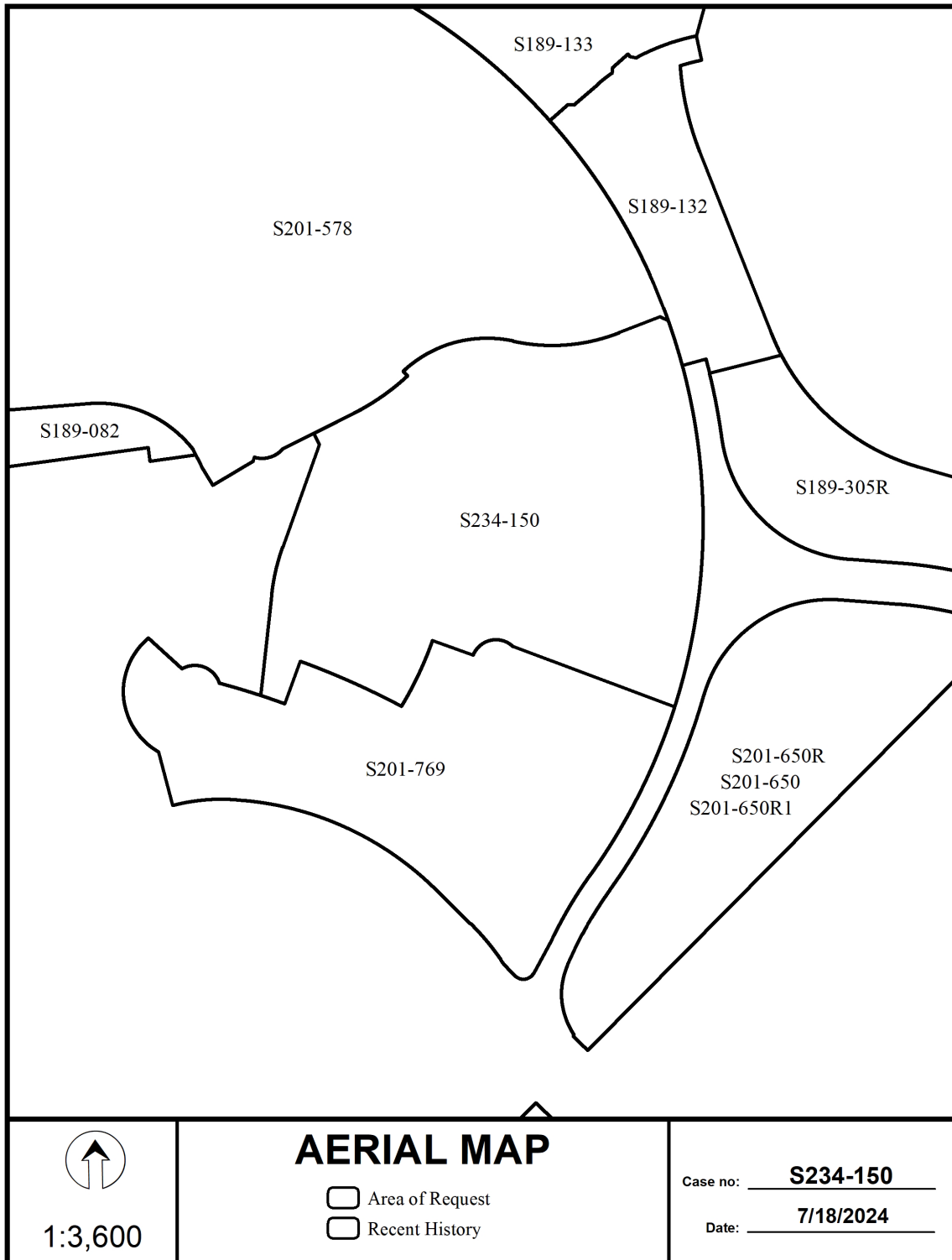
19. Prior to final plat, submit a completed final plat checklist and all supporting documents.
20. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
21. On the final plat, show recording information on all existing easements within 150 feet of the property.
22. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information.

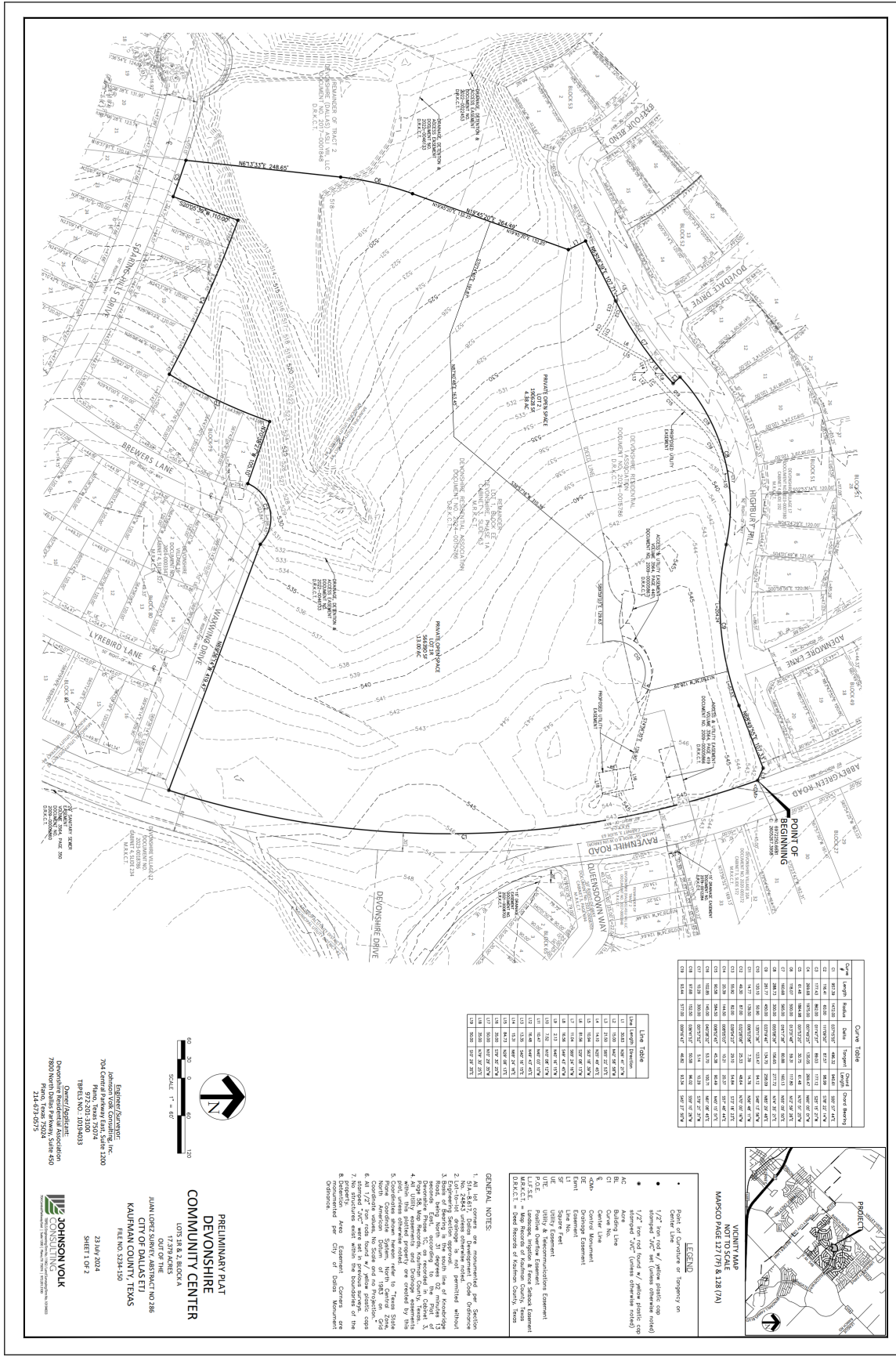
23. On the final plat, show or list the prior plat on the map, in the legal description, and/or title block.

Dallas Water Utilities Conditions:

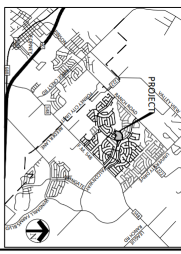
24. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f).
25. Additional design information is required for assessment. Site plan must be submitted showing proposed development, 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.
26. 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.
27. Must comply with DWU regulations construction of utilities in Dallas E.T.J.








Curve	Length	Radius	Start	Terminal	Center	Point	Radius
1	10.00	1000.00	445.13	445.13	445.13	1000.00	
2	16.00	800.00	477.27	469.27	477.27	800.00	
3	11.00	1100.00	510.00	510.00	510.00	1100.00	
4	14.00	700.00	542.86	534.86	542.86	700.00	
5	18.00	540.00	575.71	567.71	575.71	540.00	
6	22.00	409.09	608.57	600.57	608.57	409.09	
7	26.00	307.69	641.43	633.43	641.43	307.69	
8	30.00	230.00	674.29	666.29	674.29	230.00	
9	34.00	164.71	707.14	700.14	707.14	164.71	
10	38.00	107.14	740.00	734.00	740.00	107.14	
11	42.00	71.43	772.86	767.86	772.86	71.43	
12	46.00	50.00	805.71	801.71	805.71	50.00	
13	50.00	35.71	838.57	834.57	838.57	35.71	
14	54.00	26.67	871.43	867.43	871.43	26.67	
15	58.00	20.00	904.29	900.29	904.29	20.00	
16	62.00	14.29	937.14	933.14	937.14	14.29	
17	66.00	9.09	970.00	966.00	970.00	9.09	
18	70.00	6.36	1002.86	998.86	1002.86	6.36	
19	74.00	4.55	1035.71	1031.71	1035.71	4.55	
20	78.00	3.23	1068.57	1064.57	1068.57	3.23	
21	82.00	2.27	1101.43	1097.43	1101.43	2.27	
22	86.00	1.56	1134.29	1130.29	1134.29	1.56	
23	90.00	1.09	1167.14	1163.14	1167.14	1.09	
24	94.00	0.77	1200.00	1196.00	1200.00	0.77	
25	98.00	0.55	1232.86	1228.86	1232.86	0.55	
26	102.00	0.39	1265.71	1261.71	1265.71	0.39	
27	106.00	0.28	1298.57	1294.57	1298.57	0.28	
28	110.00	0.20	1331.43	1327.43	1331.43	0.20	
29	114.00	0.15	1364.29	1360.29	1364.29	0.15	
30	118.00	0.11	1397.14	1393.14	1397.14	0.11	



Curve	Length	Radius	Start	Terminal	Center	Point	Radius
1	10.00	1000.00	445.13	445.13	445.13	1000.00	
2	16.00	800.00	477.27	469.27	477.27	800.00	
3	11.00	1100.00	510.00	510.00	510.00	1100.00	
4	14.00	700.00	542.86	534.86	542.86	700.00	
5	18.00	540.00	575.71	567.71	575.71	540.00	
6	22.00	409.09	608.57	600.57	608.57	409.09	
7	26.00	307.69	641.43	633.43	641.43	307.69	
8	30.00	230.00	674.29	666.29	674.29	230.00	
9	34.00	164.71	707.14	700.14	707.14	164.71	
10	38.00	107.14	740.00	734.00	740.00	107.14	
11	42.00	71.43	772.86	767.86	772.86	71.43	
12	46.00	50.00	805.71	801.71	805.71	50.00	
13	50.00	35.71	838.57	834.57	838.57	35.71	
14	54.00	26.67	871.43	867.43	871.43	26.67	
15	58.00	20.00	904.29	900.29	904.29	20.00	
16	62.00	14.29	937.14	933.14	937.14	14.29	
17	66.00	9.09	970.00	966.00	970.00	9.09	
18	70.00	6.36	1002.86	998.86	1002.86	6.36	
19	74.00	4.55	1035.71	1031.71	1035.71	4.55	
20	78.00	3.23	1068.57	1064.57	1068.57	3.23	
21	82.00	2.27	1101.43	1097.43	1101.43	2.27	
22	86.00	1.56	1134.29	1130.29	1134.29	1.56	
23	90.00	1.09	1167.14	1163.14	1167.14	1.09	
24	94.00	0.77	1200.00	1196.00	1200.00	0.77	
25	98.00	0.55	1232.86	1228.86	1232.86	0.55	
26	102.00	0.39	1265.71	1261.71	1265.71	0.39	
27	106.00	0.28	1298.57	1294.57	1298.57	0.28	
28	110.00	0.20	1331.43	1327.43	1331.43	0.20	
29	114.00	0.15	1364.29	1360.29	1364.29	0.15	
30	118.00	0.11	1397.14	1393.14	1397.14	0.11	

GENERAL NOTES:

- All lot corners are monumented per Section 20.02 of the Texas Property Code.
- Survey was conducted in accordance with the Texas Surveying Act, Chapter 131, Texas Property Code.
- Engineering Station Approx. 1000+00.00.
- Point of Beginning is located at the intersection of Brekers Lane and Devonshire Drive.
- All utility easements and other encumbrances are shown on this plan. The engineer is not responsible for determining the location or depth of any utility lines.
- Corner monuments are shown on this plan. The engineer is not responsible for determining the location or depth of any utility lines.
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 SCALE: 1" = 60'
 0 30 60 90 120

PRELIMINARY PLAT
DEVONSHIRE
COMMUNITY CENTER
 LOT 1393 & 1394
 OUT OF THE
 JUAN LOPEZ SURVEY, ASSISTANT NO. 188
 CITY OF DALLAS
 COUNTY OF DALLAS, TEXAS
 FILE NO. 234-150

SHEET 1 OF 2
 23 JULY 2024

JOHNSON VOAK CONSULTING
 ENGINEERING, ARCHITECTURE, INTERIOR DESIGN
 2014 CENTRAL EXPRESSWAY, SUITE 200
 FORT WORTH, TEXAS 76108
 TEL: 817.335.2000
 WWW.JVCONSULTING.COM

Devonshire Residential Association
 2850 WORTH DRIVE, FORT WORTH, TEXAS 76104
 TEL: 817.335.2000

