## **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 The request was withdrawn on March 8, 2021.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 <u>after</u> 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/marking/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:**

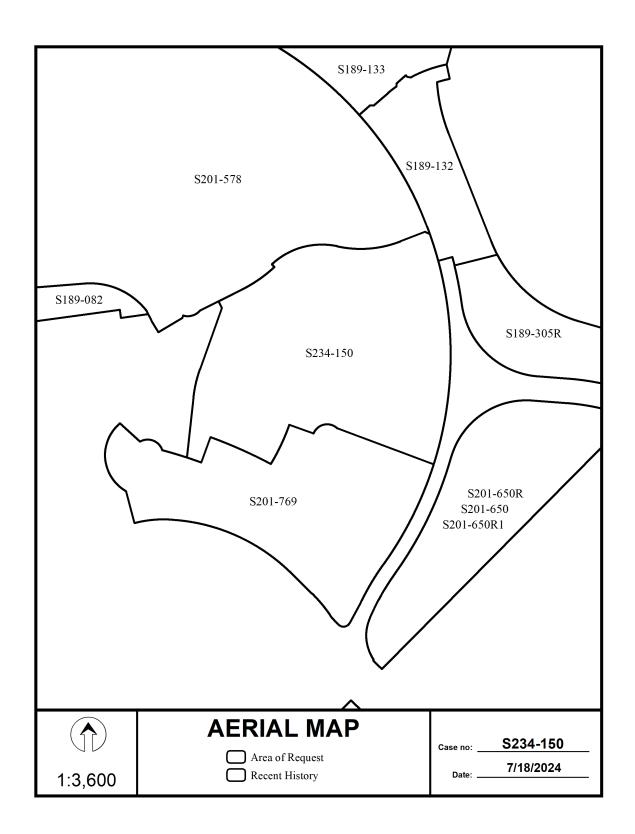
- 19. Prior to final plat, submit a completed final plat checklist and all supporting documents.
- 20. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
- 21. On the final plat, show recording information on all existing easements within 150 feet of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

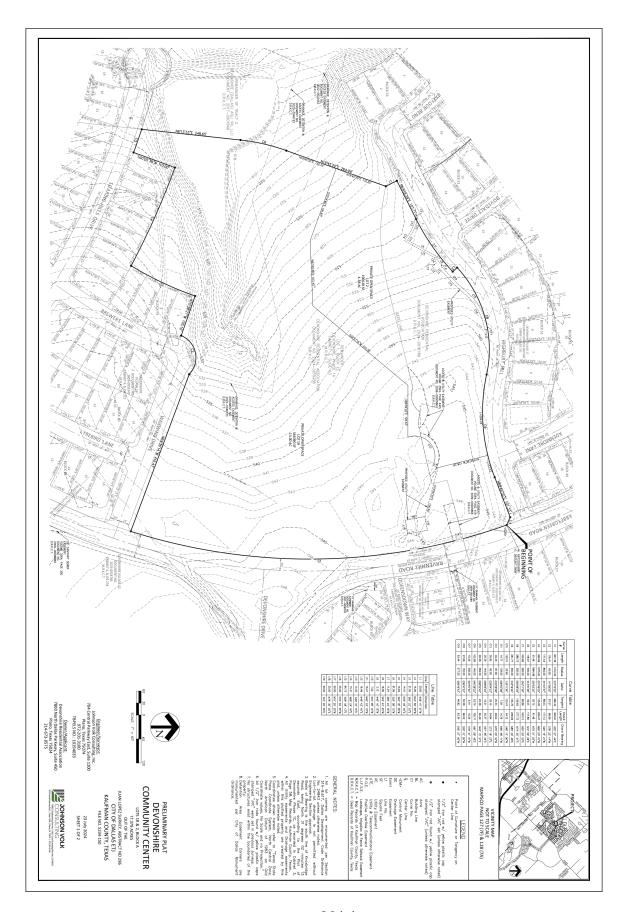
23. On the final plat, show or list the prior plat on the map, in the legal description, and/or title block.

# **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.







Autocolitic (Colores (Colores) (Colo			South 65 degrees 22 minutes 53 seconds East, a distance of 21.50 feet to the POINT OF BEGINNING and containing 17.379 acres of land, more or less.	North 68 degrees 49 minutes 55 seconds East, a distance of 107.33 feet to a 1/2 inch iron rad with a yellow plastic cap stamped "UVC" found for corner;	Easterly, with said curve to the left, an arc distance of 261.77 feet to a 1/2 inch iron rad with a yellow plastic cap stamped "UK" found for carner;	Northeasting, with sold curve to the right, on ore distance of 288.73 feet to o 1/2 shalt income of Min to yalles plantic ops stamped virth. Touch for commer at the beginning of in meries across to the left brings a central order of 33 degrees 19 minutes 46 seconds, or colour of 450.00 feet and a chord bearing and distance of North 55 degrees 20 minutes 48 seconds, 613.25.00 feet).	North 42 degrees 59 minutes 59 excepts level, a distance of 15.00 feet to a 1/2 tool from roll with a pales plastic op stamped vice from for come of the telephining of a mon-telephic curve to the relight sharing a central angle of 55 degrees 05 minutes 30 excepts, a mission of 200.00 feet and a chieral basining and distance of North 74 degrees 35 minutes 21 excepts (stat. 277.72 feet).	Northeasterly, with said curve to the left, an arc distance of $180.68$ feet to a $1/2$ inch iron rod with a yellow plastic cap stamped "VIC" found for corner;	Note to despen il molece 30 accordo Carlo, o delinos di 1977 ser la c. 1/2 inchi hor red alto a ville palatic can prospeta "gra" finandi formare al the hadronis of a comi to the sith hostigo, a central order adella di 1870 degree 17 molece 38 accordo, o coluis ol 195.00 feet ordi o dordi beding and delarate of Note 155 degrees de molece 30 accordo East, 1631,1 del 1987.	whose delta is degreed in manufact states and storing and that men countries to add the service of my Artist percentage in the service of th	North 19 degrees 45 minutes 20 seconds East, a distance of 264.49 feet to a 1/2 inch iron rad with a yellow plantic cap stamped "UC" found for corner;	Northerly, with said curve to the right, an arc distance of $18.07$ feet to a $1/2$ Inch iron rad with a yellow plaztic cap stamped "ViC" found for corner;	North Gol degrees 13 minutes 33 seconds Eart, a distance of 248.55 feet to a 1/2 inch iron rad with in yeter platfic cap stamped VIC Found for comer of the separating of a own for the right having a central angle of 13 degrees 31 minutes 48 seconds, a radius of 0.0000 feet and a charal bearing and distance of North 12 degrees 59 minutes 28 seconds Eart, 17.28 (e) feet.	THENCE Northerly, with said west line, the following three (3) courses and distances:	Northwesterly, with solid curve to the left, an arc distance of 51.48 feet to a 1/2 inch iron rod with a yellow plastic cap stomped "VC" found in the west line of the above mentioned Lot 1, Black EE Addition for the southwest come of solid Decoration Residential Association forcits.	South 20 degrees 05 minutes 39 seconds West, a allarone of 10,000 feet to a 1/2 tool incrined with a sylaw plastic op stamped viffic found for commer at the teplanting of a con-respond curve to the feet thoring a central order of 01 degrees 50 minutes 20 seconds, radius of 1,564,685 feet and a chieral bearing and distance of North 70 degrees 50 minutes 25 seconds with £1.45 feet;	Northwesterly, with said curve to the left, an arc distance of 289.68 feet to a $1/2$ inch iron rod with a yellow plastic cap stamped " $VC^-$ found for corner;	Southerly, with soid curve to the right, an ore distored of 177.31 feet to a 1/2 total from rich with a situate positic cap starring of 177.51 feet to a 1/2 total from rich grade positic cap starring of 177.51 froud for correct of the helphining of a mort largest curve to the left having a central origin of 07 degrees 40 minutes 23 seconds, a rodulu of 1,97.00 feet and a closed bearing and distance of North 661 degrees 60 minutes 10 seconds lefts; 128.47 feet;	plastic cap stamped "VPC" found for corner at the beginning of a non-tangent surve to the right holding a central angle of 11 degrees 47 minutes V7 secords, or ordius of 682.00 feet and a chard bearing and distance of South 25 degrees 15 minutes 21 secords West, 177.12 feet.	Westerly, with said owne to the left, on orc distance of 16.41 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "ViC" load for corner;  Nexth 70 decreas 3 ministra 27 seconds West a distance of 105.10 feet to a 1/2 inch iron rod with a wilew	North 69 degrees 36 minutes 14 seconds West, toxining sold west lines, a distance of 49.54 feet to a 1/2 inch iron rold with a giginar plastic org actingreed "ViC" loand for comer at the beginning of a 40.47 level to the left horsing a central angle of 111 degrees 50 minutes 30 seconds, a radiat of 60.00 feet and a chard bearing and distance of 50-aim. 78 degrees 22 minutes 14 seconds West, 1829 left;	THENCE Westerly, with the common south line of sold Devonshire Residential Association tract and north line of sold DEVONSHE VILLAGE 16 Addition, the following seven (7) courses and distances:	PEDICE Solveniery, with eader wat linke and seld come to the right, an one distincts of 1973 Mexit to 0.1/2 Acid to 1 into March Int	Tread according to the Plat Literack recorded in Document No. 2022—2002050 (Coden 4, Seece 192), May Récorde, Tread according from a dise beginning of a curve to the respirationship a cereal marget of 31 degrees. We instructed 55 recording Codernity from a call the codernity of a curve to the respirationship according only of the codernity of the codernity of the codernity of Swith CO degrees 57 minutes 44 seconds Ceat. 940:01 feet.	BEGINNING at a 1/2 inch iran rod with a yellow plastic cap stamped "UNC" found in the west line of North Rowechill Road, a 60 foot right-olr-way, for the southeast corner of DEVONSHRE VILLAGE 17, on Addition to Koufman County,	Billiú o trest of load sluedat in the JAMA LIGEZ SARFY, ABSTRUCT NO. 286, Kamimon County, Towan and being Billiú o trest of load sluedat in the JAMA LIGEZ SARFY, ABSTRUCT NO. 286, Kamimon County, Towan counting to the Part part of Lot 1, Book Lig of LICENSARSER, IMPGES No. An Addision to National County, Towan counting to the part of the ament would of a Calific All and Sarf LicensAre (Annual County, Towan subseque) part of the sear and and ament would be a Calific All and Sarf LicensAre (Annual County). These of the Hope areas performing between the Document No. 2021-401758, These Reservation, Knottime County, These and the Hope areas performing between the Document No. 2021-401758, These Reservation, Knottime County, These and the Hope areas performing between the Document No. 2021-401758, These Reservation, Knottime County, These and the Hope areas performed as follows:	STATE OF TEXAS & COUNTY OF KAUPMAN &	LEGAL DESCRIPTION:
I fine 5 should be beginned and proposed and									commission expires:		under my hand and sed of office, this day of	copie constant	the undersigned outhority, on this day person (of		10%	By	RESIDENTIAL	hand at Dallas, Texas, this day of	This plot approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Dallos.	contruction and maintenance of the systems, shallond externant and is don correptal to installation and maintenance of membratic advantals, the involved seater services and weathers services from the main to the curb or powerest line, and description of such additional externants herein granted sould be determined by their boations on shadded.	United the second of the secon	Interestinate de elimento y oi ha especime system or tre especimento, uno qui polici, cultere avoir un considerate de la facilità del l'especimento del productivo, anche del considerate la chiese propose di l'especimento del la facilità di l'especimento, productivo, anche della del della qui de removingi di de porte di la respectiva productivo, anche del productivo, anche del productivo, del productivo del porte di la respectiva dell'applicate annotate della respectivo del productivo del productivo del porte di l'acceptivo dell'applicate annotate della respectivo del productivo della productiva del porte di l'acceptivo dell'applicate annotate della respectivo della productiva della produc	Aurocado Unitry Dischotti Noto, 2,7 M. A. Joshido Unitria and Joseph Unitrial even by designated new your externation of the control of the	reconstructed or placed spain, ower or access the elements of a mount, he elements shown and reconstructed or placed spain, ower or access the elements of the source of the control of the spain of the spain of the control of the spain of the spain of the control of the spain of the spain of the control of the spain	yukroya duru uwaan koeskoa kyeskes ine malkesiaka tu kuminoi wasa and o porny uru efeeti is the responsibility of Kosimor Coarty Manippo (URIF) pajecitej Risa. Z. 3 & 4. The maintenance of powing on the utility essements is the responsibility of the projectly series. No buildings, feress, trees, shrubs, or other improvements or growths shall be constructed.	That Deversite Residential Association, cettly by and through its duty authorized capital, down the property of the property	NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:	OWNER'S DEDICATION:
Art Surveyor:  To War Surveyor:  To War Survey Surv	Devent/Hydelent   Devent/Hydel	Egiptest Surveyor. Johnson Val Counting Inc. 704 Central Parkway Est., Surve 1200 Plant, Telesa 57504 Plant, Telesa 57504 Telesa 57504 Telesa 57504														My commission expires:		public for and in the State of	under my hand and seal of office, this day of	considered to the control of the con	indersigned authority,	20 aps 00	RELIED UPON AS A FINAL SURVEY DOCUMENT.	FOR REVIEW PURPOSES ONLY, PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR	(a)(b)(x)(a), & (b), and that the digital drawing file accompanying this plot is a precise representation of this Signed Final Plat.  Dated this the	collected on the ground claring field operations and other relable documentation; and that this field particularly compares with the filter and Regulderins of the Texas Board of Prediteriodal Land particularly compares with the filter and Regulderins of the Texas Board of Prediteriodal Land Land Comment Code. Cogniter 27th Author offirm that monumentation show theore was although found or protect in complainer with the City of Indial Extensional Code. Sec. 5144-8617	I, Ryan S. Reynolds, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plot was prepared under my direct supervision, from recorded documentation, evidence	SURVEYOR'S STATEMENT: