

CITY PLAN COMMISSION**THURSDAY, January 15, 2026****FILE NUMBER:** PLAT-25-000161**SENIOR PLANNER:** Hema Sharma**LOCATION:** Cliffview Drive, south of C.F. Hawn Freeway/U.S. Highway No. 175**DATE FILED:** December 18, 2025**ZONING:** MH(A)**CITY COUNCIL DISTRICT:** 8**SIZE OF REQUEST:** 2.437-acres**APPLICANT/OWNER:** OW Ridgecrest II LLC

REQUEST: An application to create one 2.437-acre lot from a tract of land in City Block 7842 on property located on Cliffview Drive, south of C.F. Hawn Freeway/U.S. Highway No. 175.

SUBDIVISION HISTORY:

1. Plat-25-000152 was a request west of the present request to create one 0.390-acre (17,007-square foot) lot and one 0.392-acre (17,095-square foot) lot from a 0.7829-acre tract of land in City Block 7866 on property located on Kingsfield Road at Bye Bye Lane, southwest corner. The request is scheduled for City Plan Commission Hearing on January 15, 2026.

STAFF RECOMMENDATION: The request complies with the requirements of the MH(A) Manufactured Home District; 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 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. "Lot-to-Lot drainage will not be allowed without proper City of Dallas Engineering Division approval" (Note must be on the Plat). 51A 8.611(e)
15. Submit drainage, paving, etc. plans prepared by a licensed (TX) Professional Engineer to Permit Center, Oak Cliff Municipal Center (i.e., non-311T/DP). 51A-8.102 (c); 8.601(b)(4), (5), (6),(7),(8),(9)

Survey (SPRG) Conditions:

16. Prior to final plat, submit a completed final plat checklist and all supporting documents.
17. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
18. On the final plat, show distances/width across all adjoining right-of-way
19. On the final plat, show recording information on all existing easements within 150 feet of the property.
20. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
21. On the final plat, use standard Owner's dedication.

Dallas Water Utilities Conditions:

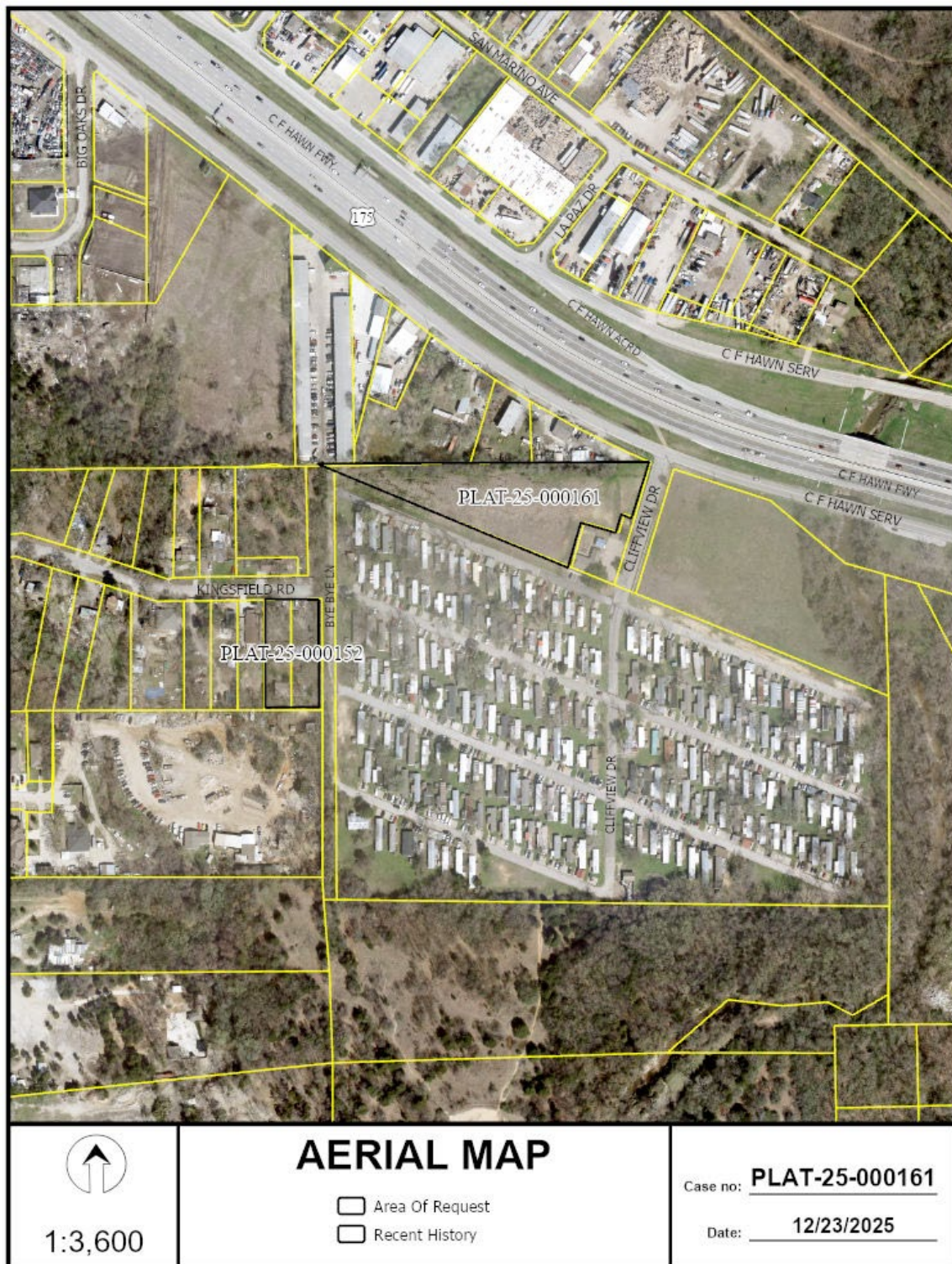
22. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation,

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.

23. Water main improvements will be required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
24. 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.

Arborist/ Street Name/ GIS, Lot & Block Conditions:

25. Prior to final plat, a revised tree survey with tree size and species are required. Current tree survey labeled "2523638 Dallas TX SS Survey 8-14-25" is missing tree species.
26. On the final plat, change "Kingsfield Road" to "Kingsfield Road (FKA John Rowland Road)". Section 51A-8.403(a)(1)(A)(xii).
27. On the final plat, change "U.S. Highway No. 175" to "C.F. Hawn Freeway/U.S. Highway No. 175 (FKA Second Avenue)". Section 51A-8.403(a)(1)(A)(xii).
28. On the final plat, identify the property as Lot 1 in City Block A/7842.



1. BEARING SOUTH 88° 00' 00" E, BASED ON THE WEST SHOT OF MAY LANE & CLAYTON DRIVE WHICH BEARS SOUTH 172° 37' WEST 144.20 FEET, PER VOLUME 30203, PAGE 2176, AND IS MONUMENTED AS SHOWN HEREIN.
2. THE PURPOSE OF THIS PLAT IS TO CREATE 1 RECORDED LOT.
3. LOT-TO-LOT DRAINAGE WILL NOT BE PERMITTED WITHOUT CITY OF DALLAS PAVING & DRAINAGE ENGINEERING SECTION APPROVAL.
4. UNLESS OTHERWISE NOTED, ALL RECORDING INFORMATION SHOWN HEREIN IS IN REFERENCE TO THE DALLAS COUNTY PUBLIC RECORDS (D.C.P.R.)

[illegible]

NOW, HERETOFORE, NOW ALL MEN BY THESE PRESENTS
THAT ON RIDGECREST II, LLC, ACTING AS AND THROUGH ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT
THIS PLAN, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS RIDGECREST, AND ADDITION TO THE CITY OF
DALLAS, DALLAS COUNTY, TEXAS, AND DO HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE, FOREVER,
ANY STREETS, ALLEYS, AND FLOODWAY MANAGED AREAS SHOWN HEREON.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
PRELIMINARY, THIS DOCUMENT SHALL NOT BE
RECORDED FOR ANY PURPOSE AND SHALL NOT BE
USED OR VIEWED OR RELIED UPON AS A FINAL
SURVEY DOCUMENT.

[illegible]

A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF TEXAS, AFFIRM THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, FROM RECORDED DOCUMENTATION, EVIDENCE COLLECTED ON THE GROUND DURING FIELD OPERATIONS AND OTHER RELIABLE DOCUMENTATION; AND THAT THIS PLAT SUBSTANTIALLY COMPLETS WITH THE RULES AND REGULATIONS OF THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND SURVEYORS, THE CITY OF DALLAS DEVELOPMENT CODE (ORDINANCE NO. 19465, AS AMENDED), AND TEXAS LOCAL GOVERNMENT CODE, CHAPTER 212. I FURTHER AFFIRM THAT DOCUMENTATION SHOWN HEREON WAS EITHER FOUND OR PLACED IN COMPLIANCE WITH THE CITY OF DALLAS DEVELOPMENT CODE, SEC. 51A-8.617(A)(B)(C) & (E); AND THAT THE DIGITAL DRAWING IS ACCOMPANYING THIS PLAT IS A PRECISE REPRESENTATION OF THIS SIGNED FINAL PLAT.

DATED THIS _____ DAY OF _____, 20__

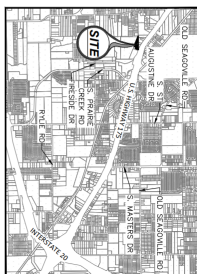
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, _____, AS IDENTIFICATION, AND ACKNOWLEDGED TO ME THAT THEY EXERCISED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 20__.

INST.	INSTRUMENT
LB	LICENSED BUSINESS
PG	PAGE(S)
P.R.D.C.	PUBLIC RECORDS OF DALLAS COUNTY
PSM	PROFESSIONAL SURVEYOR AND
TS	TOPOGRAPHIC CONTROL LINE
W	PROPOSED WATER LINE
S	PROPOSED SEWER LINE

NOW, HERETOFORE, NOW ALL MEN BY THESE PRESENTS
THAT ON RIDGECREST II, LLC, ACTING AS AND THROUGH ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT
THIS PLAN, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS RIDGECREST, AND ADDITION TO THE CITY OF
DALLAS, DALLAS COUNTY, TEXAS, AND DO HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE, FOREVER,
ANY STREETS, ALLEYS, AND FLOODWAY MANAGED AREAS SHOWN HEREON.



PRELIMINARY PLAT OF RIDGECREST

2.437 ACRES BEING A PART OF ABSTRACT NO
1167, W.A. PRUIT SURVEY, CITY OF DALLAS
BLOCK 7842, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. PLAT-25-00016161
DALLAS, TEXAS

ASMA AMERICAN
SURVEYING
& MAPPING, INC.

OWNER:
OW RIDGECREST II LLC
3508 GREENVILLE AVE
DALLAS, TEXAS 7520656

NOTICE

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL, IN NO CIRCUMSTANCES, BE APPLIED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OR PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE OFFICIAL RECORDS OF THIS COUNTY.

NOTICE

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTED THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON PLAT THAT MAY BE FOUND IN THE OFFICIAL RECORDS OF THIS COUNTY.

COUNTY RECORDING INFORMATION

CERTIFICATE OF APPROVAL

1. _____, CHAIRPERSON OR
VICE CHAIRPERSON OF
THE CITY PLAN COMMISSION OF THE CITY OF DALLAS,
STATE OF TEXAS, HEREBY CERTIFY THAT THE ATTACHED
PLAN WAS DULY FILED FOR APPROVAL WITH THE CITY
PLAN COMMISSION OF THE CITY OF DALLAS ON THE _____
DAY OF _____, A.D.
20. _____ AND SAID _____ WAS DULY APPROVED ON THE _____
DAY OF _____, A.D. 20. _____ BY SAID
COMMISSION.

CHAIRPERSON	CHAIRPERSON OR VICE CITY PLAN COMMISSION DALLAS, TEXAS
_____	_____

ATTEST:

SECRETARY