

**CITY PLAN COMMISSION**

**THURSDAY, OCTOBER 10, 2024**

**FILE NUMBER:** S234-203

**SENIOR PLANNER:** Sharmila Shrestha

**LOCATION:** Rylie Road at Dowdy Ferry Road, northwest corner

**DATE FILED:** September 12, 2024

**ZONING:** MU-1

**CITY COUNCIL DISTRICT:** 8

**SIZE OF REQUEST:** 0.275-acres

**APPLICANT/OWNER:** Luis Lucero

**REQUEST:** An application to create one 0.275-acre lot from a tract of land in City Block 7859 on property located on Rylie Road at Dowdy Ferry Road, northwest corner.

**SUBDIVISION HISTORY:**

1. S212-224 was a request at the same location as present request to create one 0.258-acre (11,250 square feet) lot from a tract of land in City block 6/7857 on property located on Melinda Lane at Karen Lane, southwest corner. The request was withdrawn on September 18, 2024.
2. S212-206 was a request northwest of the present request to create three lots ranging in size from 5,798.10 square feet to 6,669.51 square feet from a 0.42-acre tract of land in City Block 7859 on property located on Rylie Road at Dowdy Ferry Road, northwest corner. The request was approved on June 16, 2022 and recorded on June 16, 2023.

**STAFF RECOMMENDATION:** The request complies with the requirements of the MU-1 Mixed Use District 1; 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/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 50 feet of right-of-way (via fee simple) from the established center line of Dowdey Ferry Road. *Section 51A 8.602(c)*
16. On the final plat, dedicate 7.5 feet of right-of-way (via fee simple) from the established center line of Alley. *Section 51A 8.602(c)*
17. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Rylie Road. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*
18. On the final plat, dedicate a minimum 10-foot by 10-foot corner clip (via fee simple or street easement) at the intersection of Rylie Road & Dowdy Ferry Road. Section 51A 8.602(d)(1)
19. 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)*

20. Provide 20 feet all-weather paving material for Rylie Road along the proposed plat per the City of Dallas standard. *51A 8.604(b)(2)*
21. Must coordinate with Transportation Department for any traffic signal requirements that are deemed necessary for improving pedestrian accessibility and safety related to site development (Contact Srinivasa Veeramallu with Traffic Signals). *51A-8.606, 51A-8.608*

**Survey (SPRG) Conditions:**

22. Prior to final plat, submit a completed final plat checklist and all supporting documents.
23. On the final plat, show how all adjoining right-of-way was created. *Section 51A-8.403(a)(1)(A)(xxii)*.
24. On the final plat, show recording information on all existing easements within 150 feet of the property.
25. 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:**

26. 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)*.
27. 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.
28. 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.

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

29. Prior to final plat, Tree Survey must be provided, verified, and approved.
30. On the final plat, change “Rylie Road” to “Rylie Road (FKA Alexander Road)”. *Section 51A-8.403(a)(1)(A)(xii)*.
31. On the final plat, identify the property as Lot 15 in City Block 8/7859.





