

LOCATION: Ravenview Road, east of China Lake Road

DATE FILED: October 10, 2024

ZONING: R-7.5(A)

CITY COUNCIL DISTRICT: 8

SIZE OF REQUEST: 17.06-acres

APPLICANT/OWNER: Thomas Ghebreghiorgis, Eagle Developers

REQUEST: An application to create 65 residential lots ranging in size from 0.17-acre (7,500 square feet) to 0.26-acre (11,343.59 square feet) and 3 common areas from a 17.06-acre tract of land on property located on Ravenview Road, east of China Lake Road.

SUBDIVISION HISTORY: There has been no recent platting activity within close proximity to this request.

STAFF RECOMMENDATION: Section 51A-8.503 states that “lots must conform in width, depth and area to the pattern already established in the adjacent areas, having due regard to the character of the area, its particular suitability for development, and taking into consideration the natural topography of the ground, drainage, wastewater facilities, and the proposed layout of the streets.”

- The properties to the east and southeast of the request have areas ranging in size from 20,725 square feet to 424,908 square feet and widths ranging in size from 50 feet to 71 feet and are zoned R-10(A) Single Family District. (*Refer to the existing area analysis map*)
- The properties to the west of the request have lot areas ranging in size from 7,510 square feet to 11,465 square feet and lot width ranging in size from 56 feet to 89 feet and are zoned R-7.5(A) Single Family District. (*Refer to the existing area analysis map*)

The lots are being created from a tract of land; therefore, it does not qualify for a residential replat and can be approved on the consent agenda.

The request lies in an R-7.5(A) Single Family District which has a minimum lot area requirement of 7,500 square feet. The request to create 65 residential lots ranging in size from 7,500 square feet to 11,343.59 square feet and 3 common areas; and lot width ranging in size from 46 feet to 93 feet.

Staff concludes that there is not an established lot pattern in the immediate area of the request and the request complies with the requirements of Section 51A-8.503 and R-7.5(A) Single Family 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 65 and 3 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, dedicate 53.5 feet of right-of-way (via fee simple) from the established center line of Ravenview Road. *Section 51A 8.602(c)*
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 Proposed Street & Ravenview Road. *Section 51A 8.602(d)(1)*
17. On the final plat, dedicate a minimum 10-foot by 10-foot corner clip (via fee simple or street easement) at the intersection of Ravenview Road & Proposed Street. *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)*
19. 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:

20. Prior to final plat, submit a completed final plat checklist and all supporting documents.
21. On the final plat, show the correct recording information for the subject property.
22. On the final plat, show recording information on all existing easements within 150 feet of the property.
23. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.

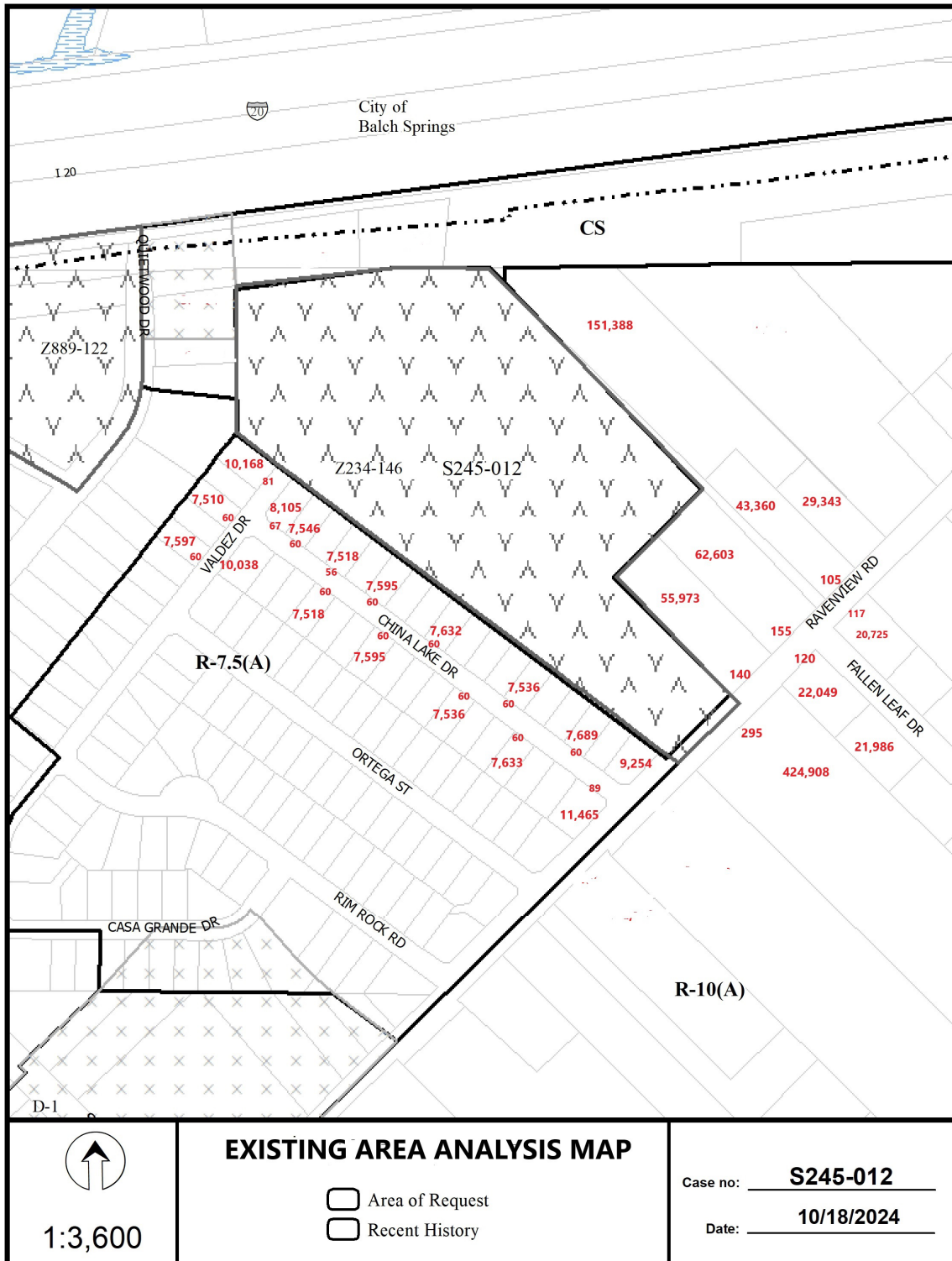
Dallas Water Utilities Conditions:

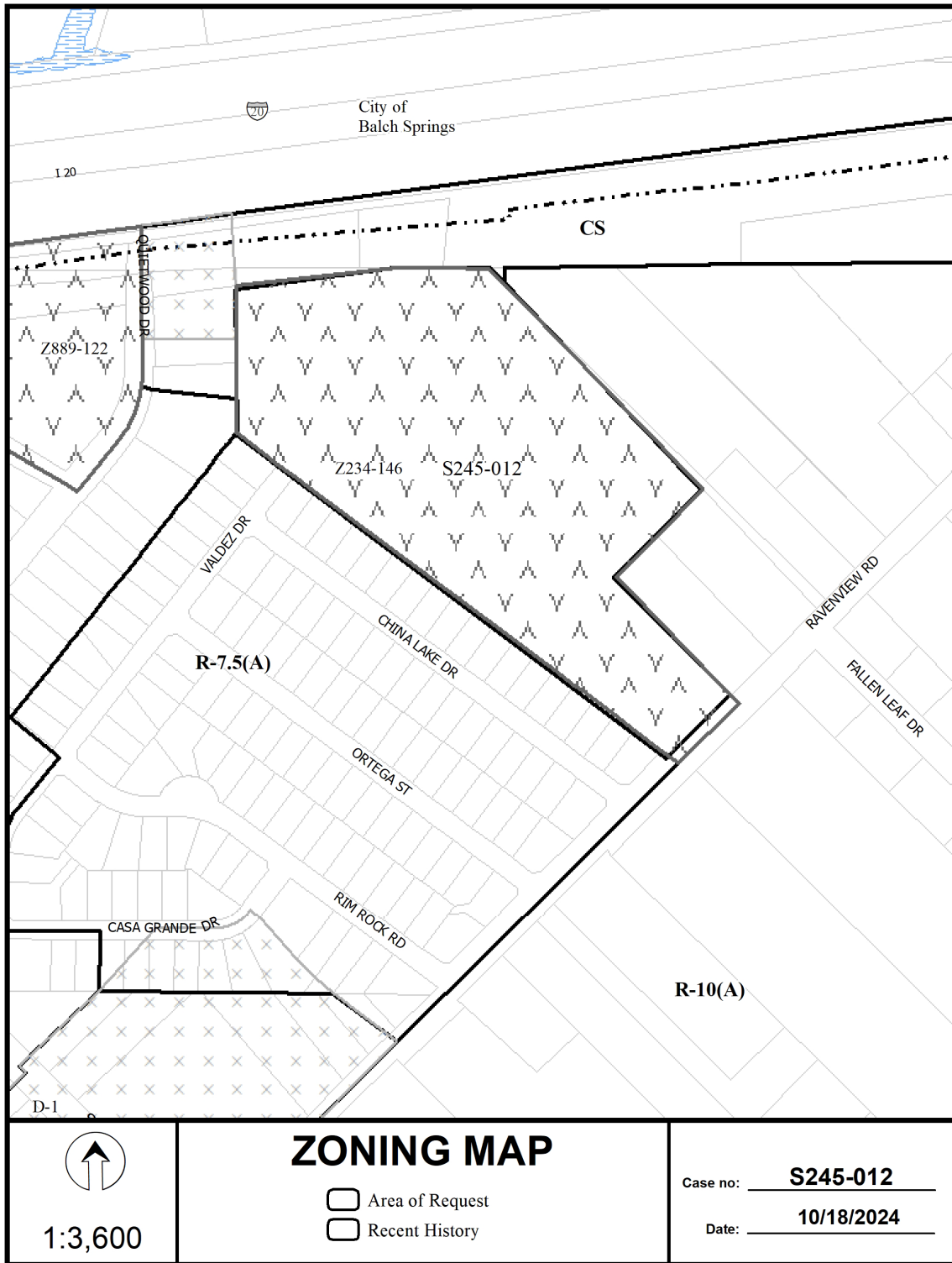
24. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f).
25. Additional design information is required for assessment. Site plan must be submitted showing proposed development, 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.

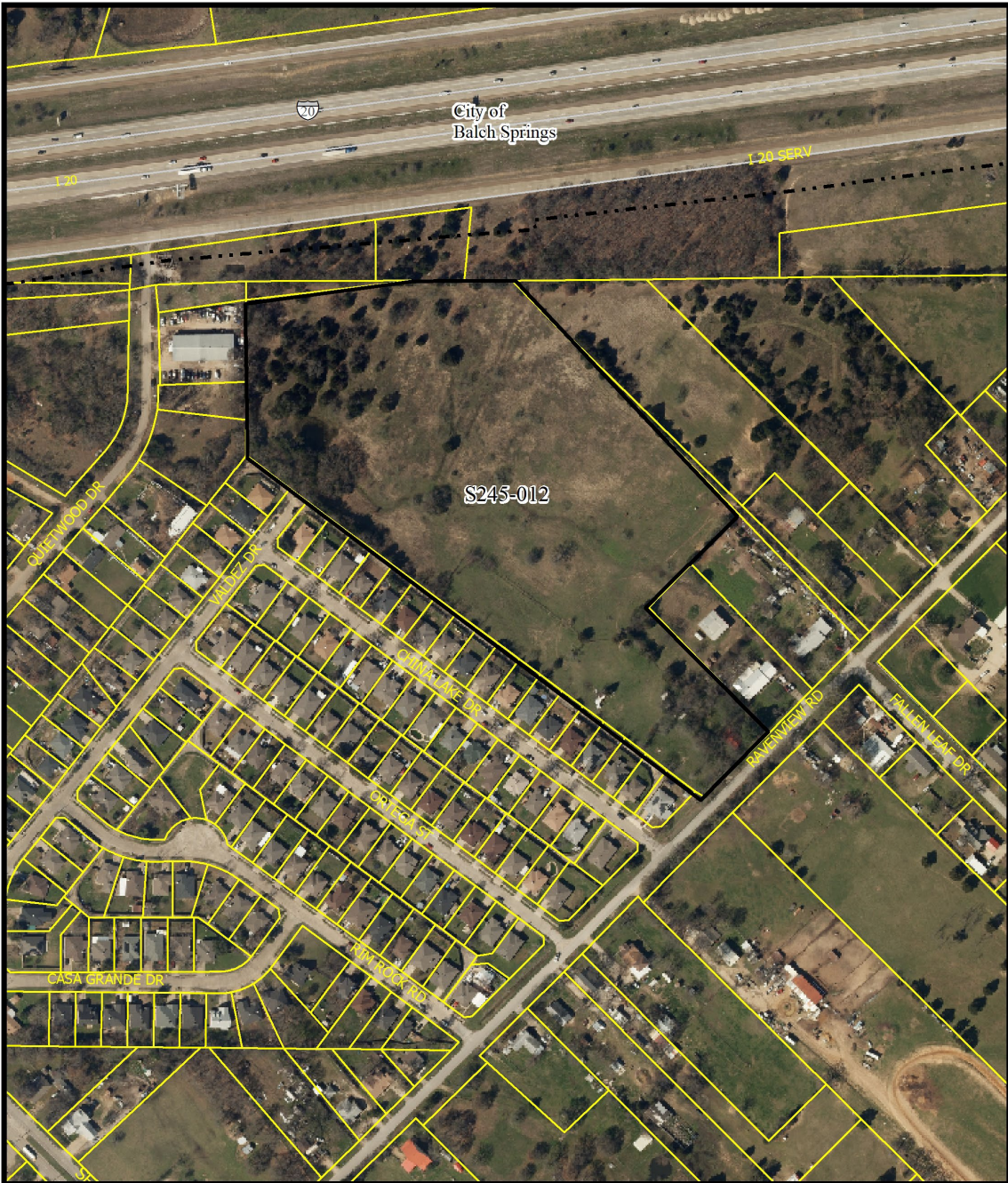
Street Light/ Street Name/ GIS, Lot & Block Conditions:


27. Prior to final plat, compliance with City's street lighting standards including illumination standards, material, installation, and activation per Street Design Manual.
28. On the final plat, change "Ravenview Road" to "Ravenview Road (FKA Alexander Road)". Section 51A-8.403(a)(1)(A)(xii).
29. On the final plat, change "China Lake Drive" to "China Lake Drive (FKA Armanda Drive)". Section 51A-8.403(a)(1)(A)(xii).
30. Prior to final plat, contact addressing team for appropriate names for proposed ROW: "Eagle" already exists.
31. Prior to final plat, contact addressing team for appropriate names for proposed ROW: "Prosper" already exists
32. On the final plat, identify the property as Lots 1 through 20, Block 7/8833; Lots 1 through 27, Block 8/8833; Lots 1 through 18, Block 9/8833; CA "A & B"; CA "C".

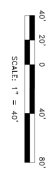
ALL AREAS ARE IN SQUARE FEET







 1:3,600	<h2 style="text-align: center;">AERIAL MAP</h2> <p> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p>	Case no: <u> S245-012 </u> Date: <u> 10/18/2024 </u>
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LEGEND

0.5" = 1' OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
 1" = 1' OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS
 2" = 1' OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

GENERAL NOTES

1. THIS PLAN IS TO BE CONSIDERED AS THE FINAL PLAN FOR THE SUBDIVISION AND SHALL BE SUBJECT TO THE APPROVAL OF THE CITY ENGINEER AND THE DALLAS COUNTY ENGINEER.
2. THE SUBDIVISION IS TO BE CONSIDERED AS A SUBDIVISION OF LAND AND SHALL BE SUBJECT TO THE APPROVAL OF THE CITY ENGINEER AND THE DALLAS COUNTY ENGINEER.
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OWNER: LAUREL DEVELOPERS, LLC
 12220 MIDLAND AVENUE, SUITE 710
 DALLAS, TEXAS 75244-1023

DATE: 03/29/2024



Civil & Building Group
 12220 MIDLAND AVENUE, SUITE 710
 DALLAS, TEXAS 75244-1023
 PHONE: 214.675.4333
 FAX: 214.675.4334
 WWW.CBG-CIVIL.COM

RAVENVIEW ADDITION
 SHEET 1 OF 4
 LOTS 1-20, 22-51, 53-57, 59, AND 68A BLOCK 1/8833
 CASSELL JOHNSON SERVICE, ABSTRACT NO. 714
 CITY PLAN NO. 5249-012
 CITY ENGINEERING NO. 0P-17-12



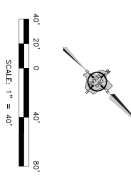
SCALE: 1" = 40'



LEGEND
 D.F. = OFFICIAL PUBLIC RECORDS, DALLAS
 D.B.C.C. = DEED RECORDS, DALLAS COUNTY, TEXAS
 P.O. = PLAT
 P.N. = PLAT NUMBER
 P.D. = PLAT DATE
 P.C. = PLAT COUNTY
 P.S. = PLAT STATE
 P.C. = PLAT COUNTY
 P.S. = PLAT STATE
 P.D. = PLAT DATE
 P.O. = PLAT NUMBER
 P.N. = PLAT NUMBER
 P.D. = PLAT DATE
 P.C. = PLAT COUNTY
 P.S. = PLAT STATE

OWNER: FAJAL DEVELOPERS, LLC
AGENT: THOMAS GIBBS/COMBOS
DATE: 11/07/2024
SCALE: 1" = 40'

PLANNING & SURVEYING
 4114 East Loop, Ste. 7
 Dallas, Texas 75244
 Phone: 214-488-8186
 Fax: 214-488-8187
 www.cbgsuperintendents.com



LEGEND
 O.C.A.R.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS
 D.O.D.O.C.I. = DEED RECORDS, DALLAS COUNTY, TEXAS
 P.C. = PLAT
 P.N. = PLAT NUMBER
 P.L. = PLAT LOCATION
 P.D. = PLAT DATE
 P.A. = PLAT AREA
 P.V. = PLAT VOLUME
 P.B. = PLAT BOOK
 P.F. = PLAT FOLIO
 P.S. = PLAT SHEET
 P.T. = PLAT TITLE
 P.C. = PLAT COUNTY
 P.S. = PLAT STATE
 P.L. = PLAT LOCATION
 P.D. = PLAT DATE
 P.A. = PLAT AREA
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 P.B. = PLAT BOOK
 P.F. = PLAT FOLIO
 P.T. = PLAT TITLE
 P.C. = PLAT COUNTY
 P.S. = PLAT STATE



GENERAL NOTES
 1. THE PURPOSE OF THIS PLAN IS TO OBTAIN AS MUCH INFORMATION AS POSSIBLE ON THE STATE PLAT RECORDS, BUT NOT BE ALIENATED WITHOUT APPROVAL. THE CITY ENGINEER HAS REVIEWED THIS PLAN AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE CITY ENGINEER'S STANDARDS AND PRACTICES. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE AN ENDORSEMENT OF THE PROJECT OR A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE AN ENDORSEMENT OF THE PROJECT OR A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

OWNER: EAGLE DEVELOPERS, LLC
 1413 East 1-20, Ste. 7
 Caswell Johnson Survey, A83121, No. 714
 City of Dallas, Dallas County, Texas
 City Engineering No. DP 2022-0001

