

CITY PLAN COMMISSION**THURSDAY, NOVEMBER 3, 2022****FILE NUMBER:** S223-012**SENIOR PLANNER:** Mohammad H. Bordbar**LOCATION:** Rylie Road, east of Dowdy Ferry Road**DATE FILED:** October 7, 2022**ZONING:** R-7.5A)**CITY COUNCIL DISTRICT:** 8 **SIZE OF REQUEST:** 2.749-acres**MAPSCO:** 68H**OWNERS:** Jose Guadalupe Vargas Enriquez and Irma Calva Acosta

REQUEST: An application to replat a 2.749-acre tract of land containing all of Lot 11 in City Block 7848 to create two 0.20-acre (8,700 square foot) lots and one 2.349-acre (102,322 square foot) lot on property located on Rylie Road, east of Dowdy Ferry Road.

SUBDIVISION HISTORY:

1. S212-350 was a request on the same property as the present request to replat a 2.749-acre tract of land containing all of Lot 11 in City Block 7848 to create two 0.20-acre (8,700 square foot) lots and one 2.349-acre (102,322 square foot) lot on property located on Rylie Road, east of Dowdy Ferry Road. The request was withdrawn September 30, 2022.
2. S178-165 was a request east of the present request to create one lot from a one-acre tract of land located in City Block 7847 on property located on Rylie Road, east of Dowdy Ferry Road. The request was approved on April 9, 2018 and recorded on November 12, 2019.

PROPERTY OWNER NOTIFICATION: On October 19, 2022, 7 notices were sent to property owners within 200 feet of the proposed plat boundary.

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 west, north, and east of the request have a widths ranging in size from 65 feet to 137 feet and areas ranging in size from 8,905 square feet to 145,545 square feet and are zoned R-7.5(A) Single Family District. *(Please refer to the existing area analysis)*

Staff concludes that there is not a lot pattern in the immediate area of the request and the request complies with the requirements of Section 51A-8.503 and the 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 three.

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 Rylie Road. Section 51A 8.602(c)
16. 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)

Flood Plain Conditions:

17. On the final plat, determine the 100-year water surface elevation across this addition.
18. On the final plat, dedicate floodway easement, floodway management area or floodway easement (within common area), with the appropriate easement statement included on the face of the Plat. 51A 8.611(d); DWU Floodplain Management; Drainage Design Manual Addendum V
19. On the final plat, include additional paragraph in Owner's Certificate (pertaining to the floodplain). 51A 8.611(d); DWU Floodplain Management; Drainage Design Manual Addendum V
20. On the final plat, specify minimum fill and minimum finished floor elevations. *Section 51A-8.611(d), Trinity Watershed Management.*
21. On the final plat, show the natural channel set back from the crest of the natural channel. *Section 51A-8.611(d), Trinity Watershed Management.*
22. Prior to submission of the final plat, set floodway monument markers and provide documentation that the monuments have been set. *Section 51A-8.617(d)(1), (2), (3), and (4)*
23. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for.

Survey (SPRG) Conditions:

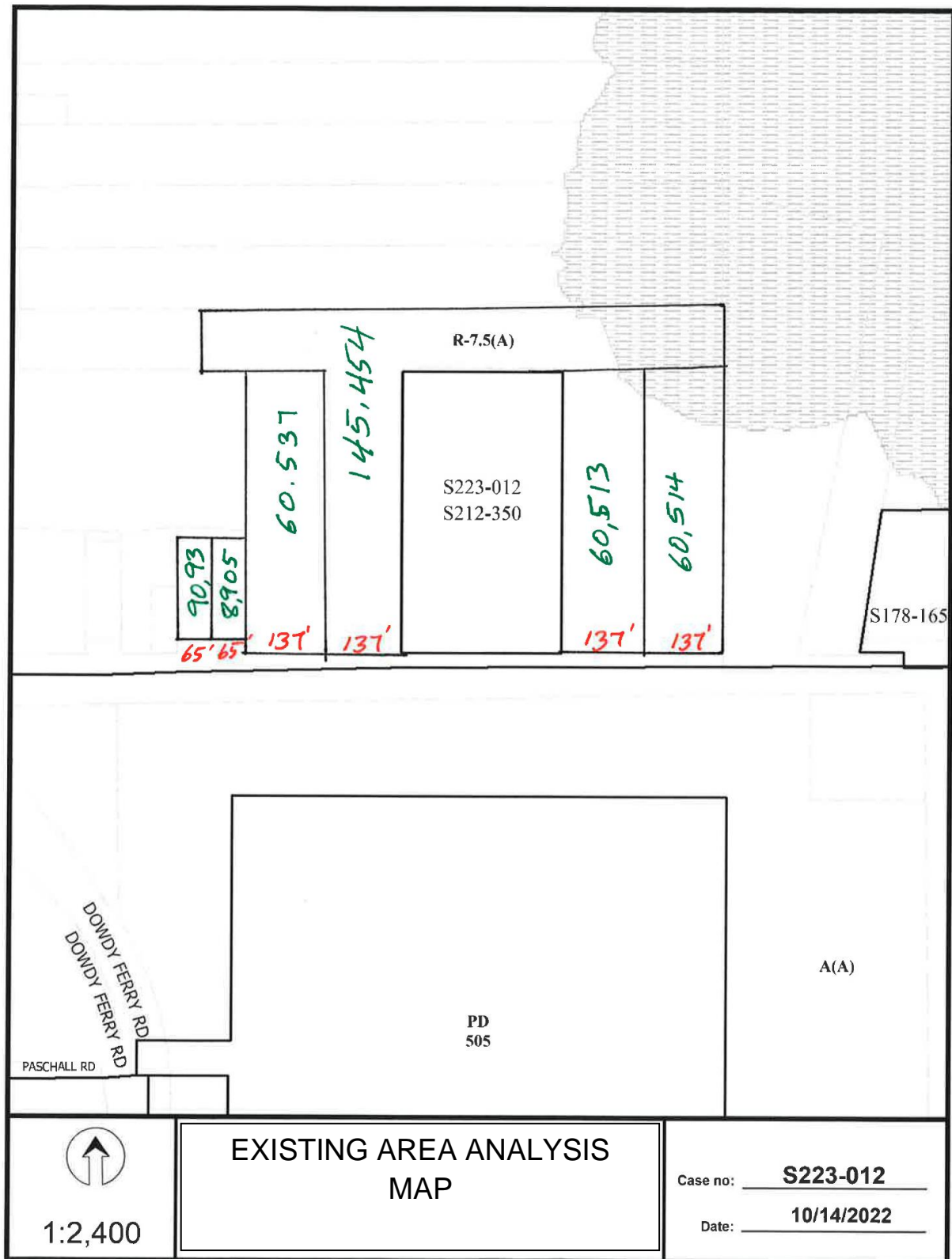
24. Prior to final plat, submit a completed final plat checklist and all supporting documents.
25. On the final plat, add/show Lien Holders Subordination Agreement. Platting Guidelines.
26. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
27. On the final plat, show recording information on all existing easements within 150 feet of the property.
28. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
- 29.

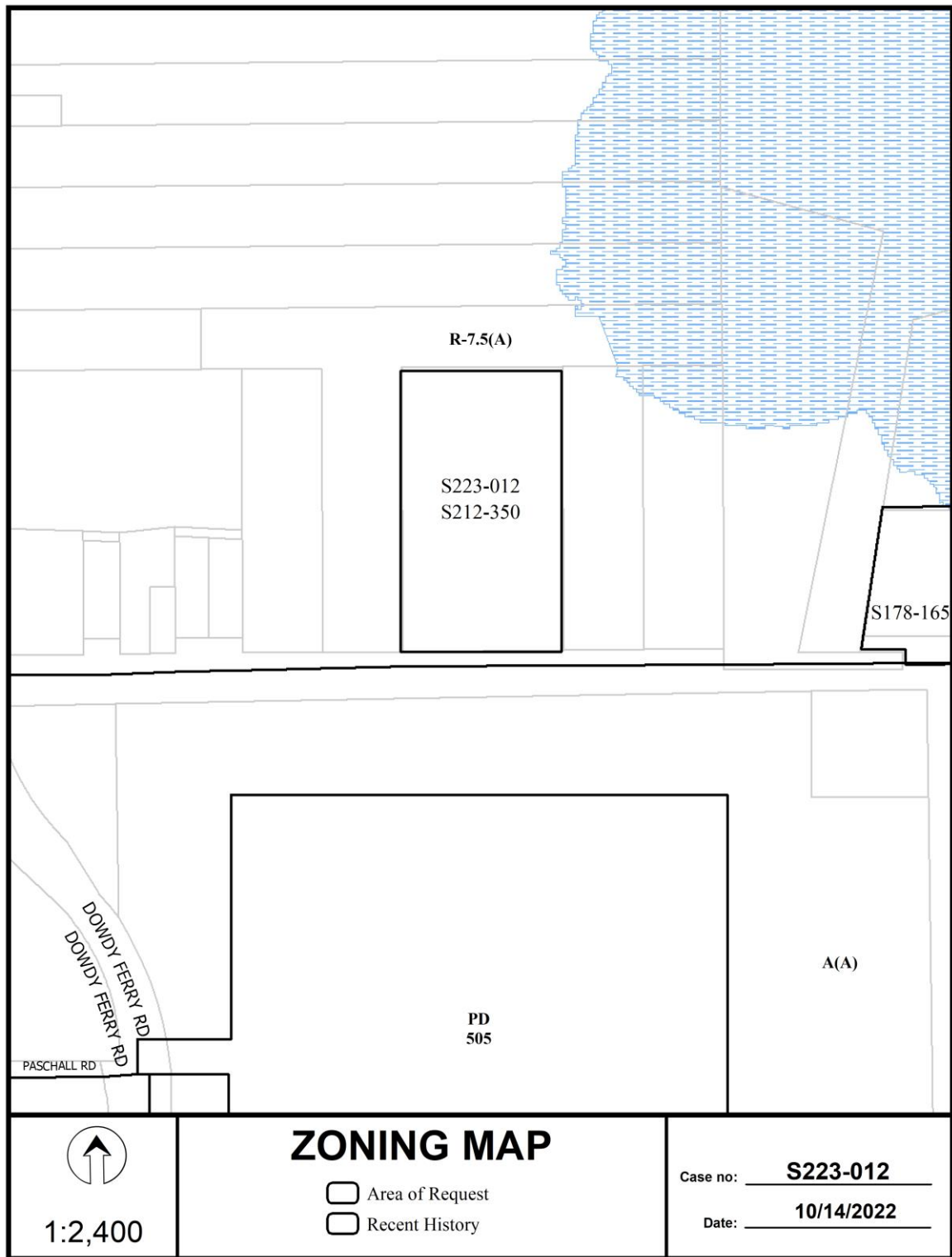
Dallas Water Utilities Conditions:

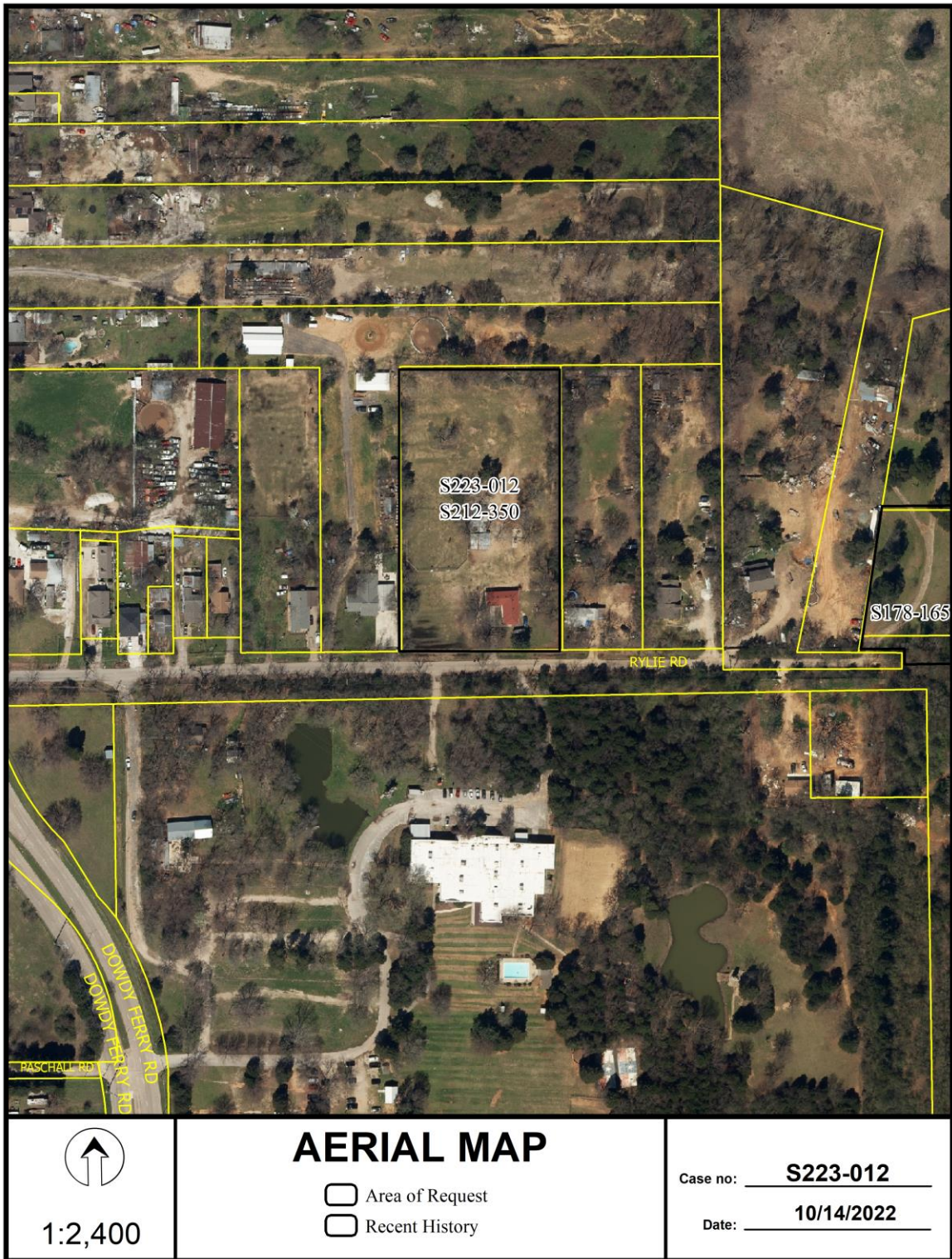
30. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

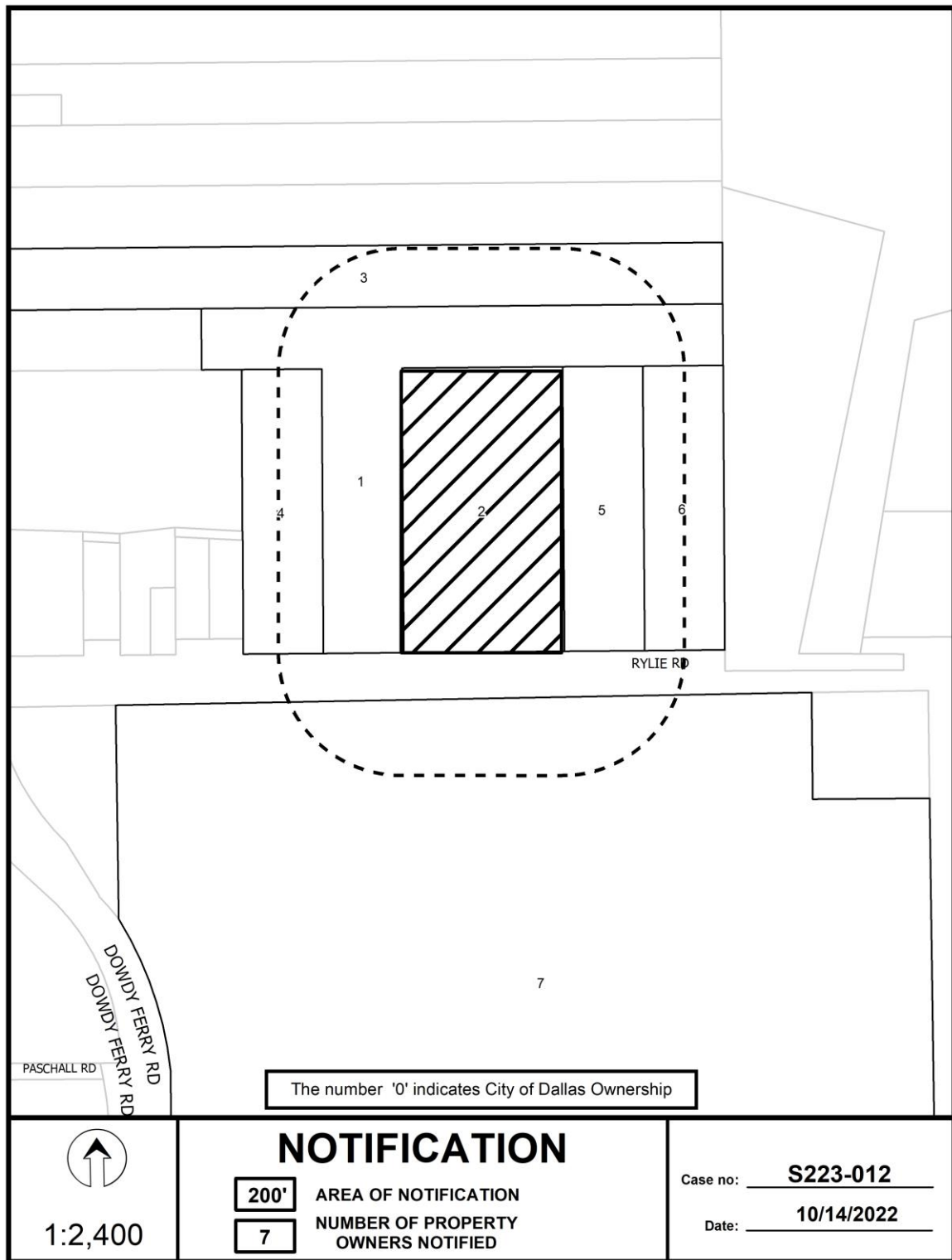
Real Estate / Arborist / Street Name / GIS, Lot & Block Conditions:

31. On the final plat, identify the property as Lots 11A through 11C in City Block 7848. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).









10/07/2022

Notification List of Property Owners

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7 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	8355 RYLIE RD	MARTINEZ JUAN MANUEL
2	8411 RYLIE RD	ENRIQUEZ JOSE G V &
3	1620 DOWDY FERRY RD	GARCIA BERNANDINO &
4	8345 RYLIE RD	RICO JUAN ANTONIO JUAREZ &
5	8421 RYLIE RD	RAMIREZ CARLOS &
6	8441 RYLIE RD	RAMIREZ BENJAMIN
7	1814 DOWDY FERRY RD	MORNING STAR PRODUCTIONS



BEFORE, the undersigned, a Notary Public in and for the State of _____, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes therein expressed and under oath attested that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2022.

Notary Public in and for the State of Texas
 My commission expires: _____

OWNER:
JOSE CALADAFUNE VARGAS ENRIQUETZ
BOYA CALVA ACOSTA
1834 N. JIM WALKER RD
DALLAS, TX 75217

SURVEYOR:

ARA SURVEYING
3015 KANYACHAN LAKE
WILMESTA TEXAS 75454
TEL: (972) 940-4172

PREPARED FOR:
RIVA CALVA ACOSTA

PRELIMINARY PLAT
THIAGO ADDITION
LOT 11A, 11B AND 11C, BLOCK 7848
A REPLAT OF LOT 11, BLOCK 7848
SCAY ACRES
2.769 ACRES SITUATED IN THE
DE REBUTHON SURVEY, ABSTRACT NO.
CITY OF DALLAS, DALLAS COUNTY, TEXAS

SECTION 4. I, the undersigned, a Notary Public in and for the said County of _____ and State of _____, on this day personally appeared _____ and _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2022.

Name: Irma Calvo Acosta	Name: Jose Guadalupe Vargas Enriquez
Title: Owner	Title: Owner

This plot allowed subject to all pasting ordinances, rules, regulations, and resolutions of the City of Dallas.

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2022.

Public Records, Dallas County, Texas (O.P. & C.T.), and being more particularly described as follows:

Water main and wastewater easements shall also include additional area of working space for construction and maintenance of the systems. Additional easement area is also conveyed for installation and maintenance of manholes, cleanouts, hydrants, water services and wastewater services from the main to the curb or pavement line, and description of such additional easements herein granted shall be determined by their location as indicated.

ADJUTANT GENERAL
(NOT TO SCALE)

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