

**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 The request was withdrawn September 30, 2022.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:**

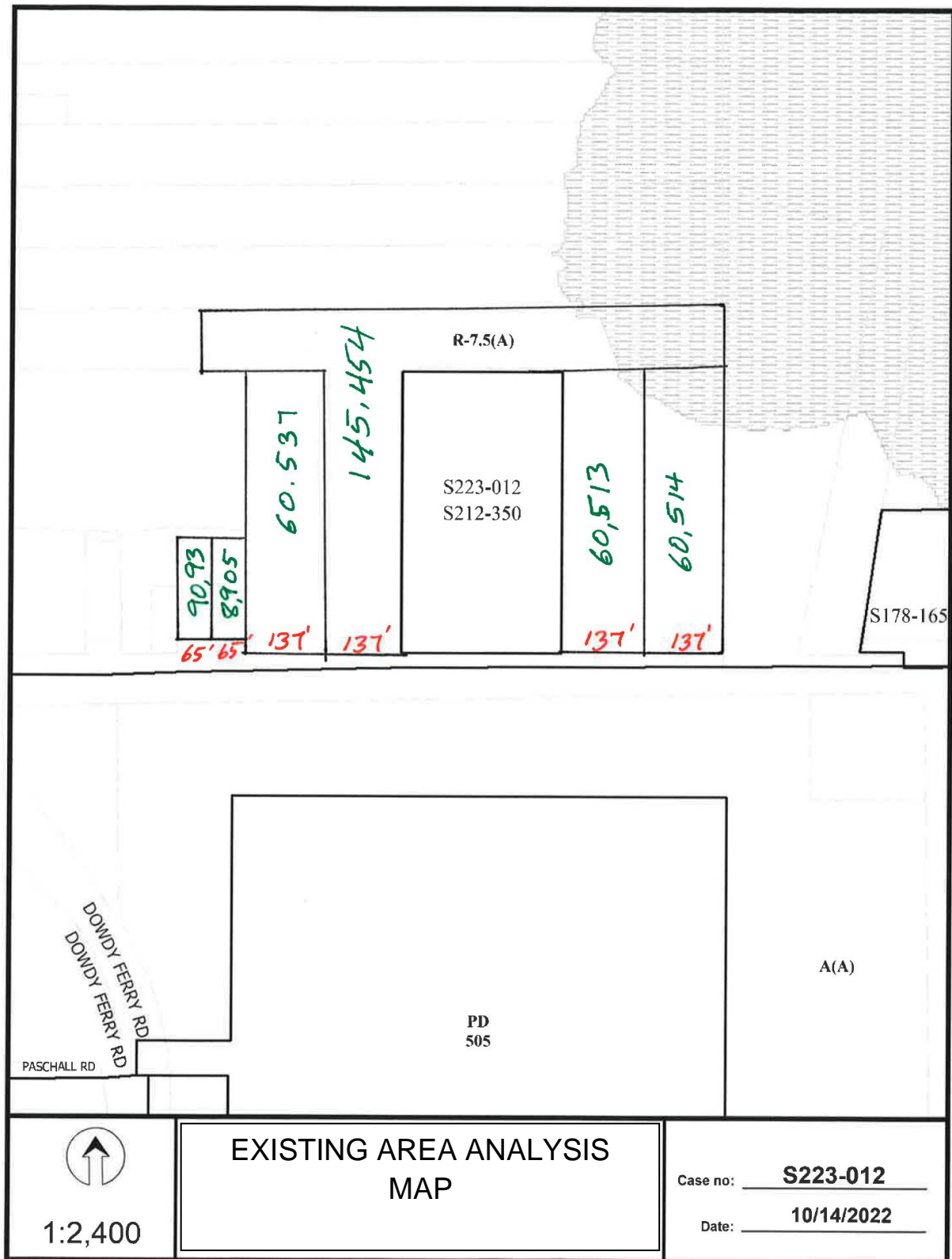
24. Prior to final plat, submit a completed final plat checklist and all supporting documents.
25. On the final plat, add/show Lien Holders Subordination Agreement. Platting Guidelines.
26. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
27. On the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

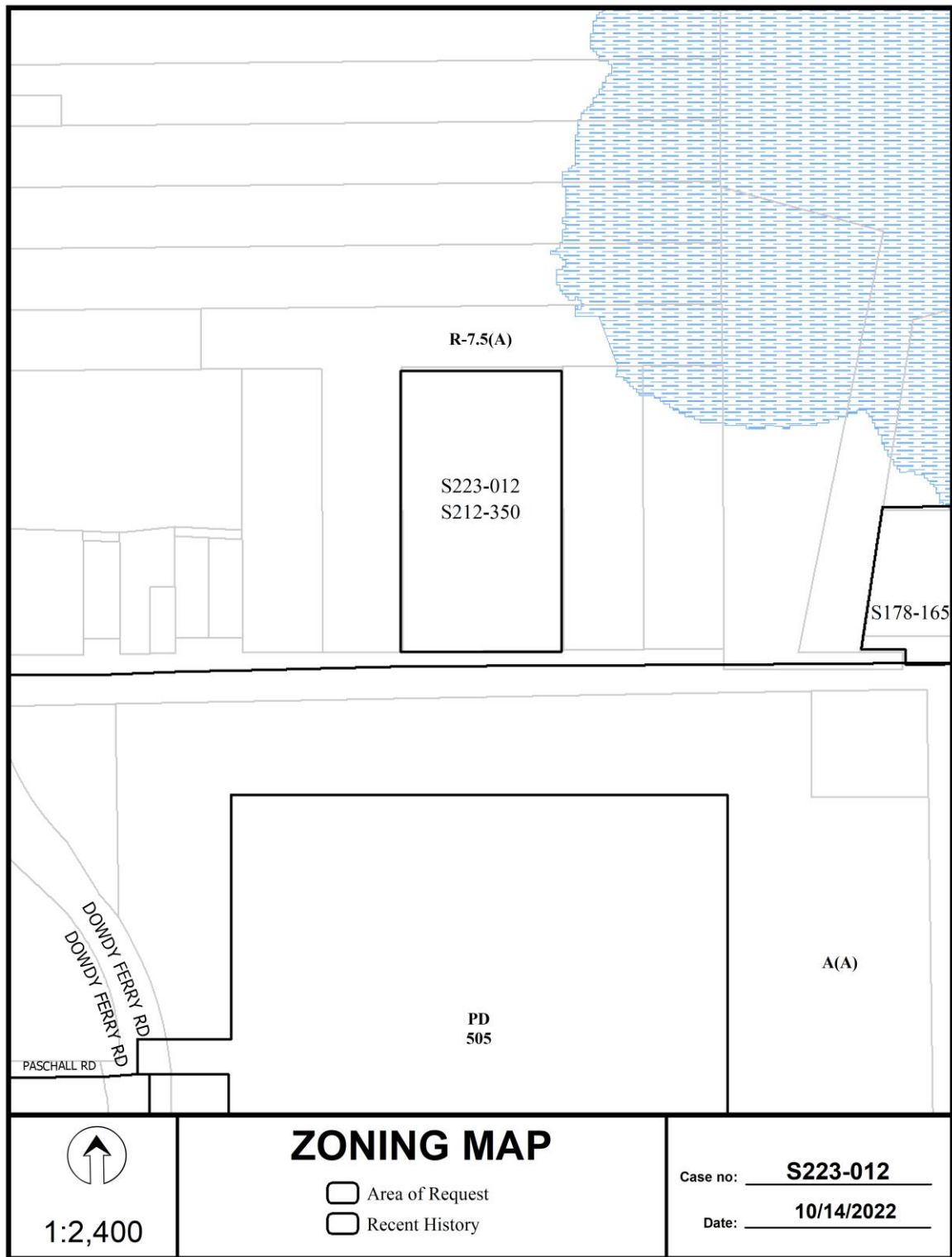
**Dallas Water Utilities Conditions:**

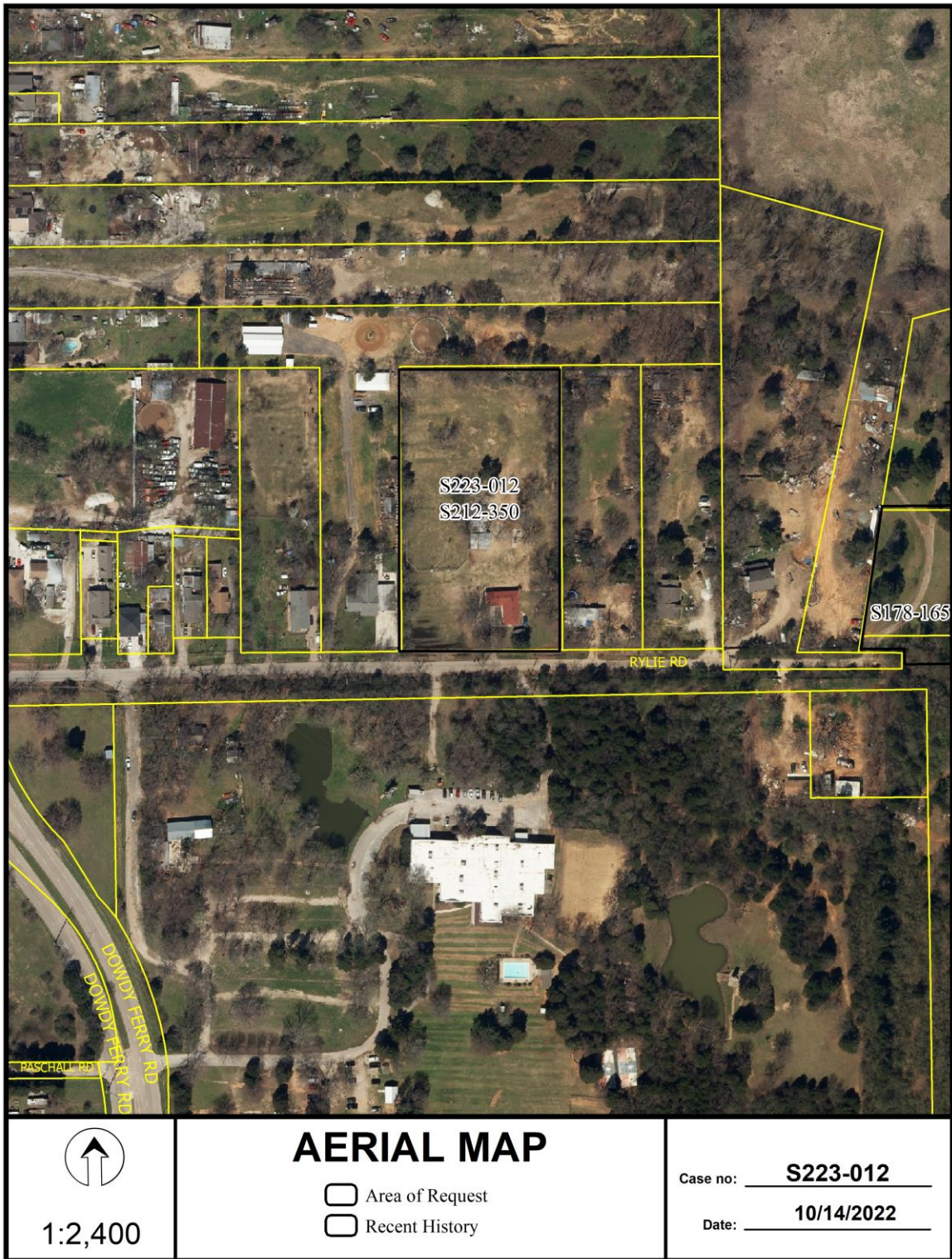
30. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering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

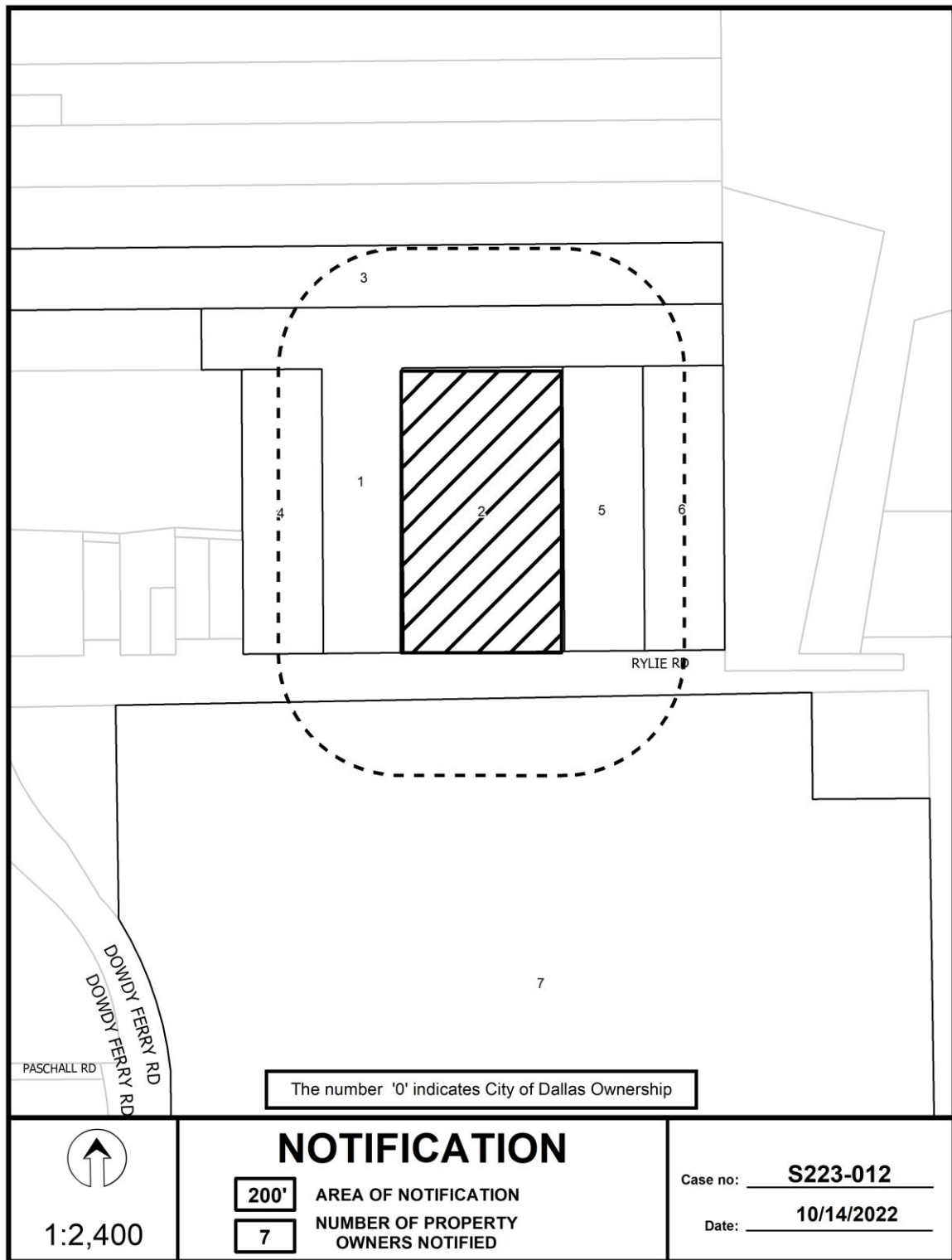
**Real Estate / Arborist / Street Name / GIS, Lot & Block Conditions:**

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***

***S223-012***

### ***7 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
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



STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this 03 day of January, 2010, 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 instrument and acknowledged to me that he executed the same instrument for the purposes and consideration therein stated. He acknowledged to me that he executed the same instrument for the purposes and consideration therein stated. He acknowledged to me that he executed the same instrument for the purposes and consideration therein stated. He acknowledged to me that he executed the same instrument for the purposes and consideration therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

\_\_\_\_\_  
My commission expires: \_\_\_\_\_

Notary Public in and for the State of Texas

GENERAL NOTES:

1. All botanical names are based on the Texas State Plant Database System at TRM, North Central Zone (2002), North American Datum of 1983. (2011).
2. List to list overlaps will not be allowed without proper City of Dallas Planning and Development Engineering Section approval.
3. The purpose of this list is to create a Web page port of a printed list.

The coordinate sheet herein are Texas State Plane Coordinates System, North Central Zone (2002), North American Datum of 1983 gird coordinate values.

**ORDER:**  
JOE GUADALUPE VARGAS ENRIQUET  
1833 N. M. AVE. RD.  
DALLAS, TX 75217

**SURVEYOR**

**ARA SURVEYING**  
3015 KARNASHAN LANE  
WYOMING, MI 48186  
TEL: (972) 546-0172

PRELIMINARY FIRM  
RINA CALVIA ACOSTA

**PRELIMINARY PLAT  
THIAGO ADDITION**  
LOT 104, 105 AND 106, BLOCK 104-B  
A REFRAH OF LOT 10, BLOCK 104-B  
SEAN ADAMS  
27.94 ACRES SITUATED IN THE  
CITY OF DALLAS, DALLAS COUNTY, TEXAS

Notary Public in and for the State of Texas

My commission expires: \_\_\_\_\_

BEFORE ME, the undersigned, a Notary Public in and for the said County of Santa Clara, on this day personally appeared Yves Garcia Acosta and Jose Guadalupe Vargas Contreras, 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 states that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL of Office this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

**MEHCE** South 89 degrees 59 minutes 23 seconds East, with the line between Lot 11 and Lot 12, 8.45 feet; South 11 degrees 26'50" East, 261.50 feet to a 3" aluminum disk set, same being the common North corner between said Lot 11 and Lot 12, Block 78th, and Stacy Acres, for the Northwest corner thereof.

**MENGE** South 00 degrees 00 minutes 07 seconds West, with the line between said Lot 11 and said Lot 12, a distance of 458.00 feet; then South 89 degrees 59 minutes 23 seconds East, 261.50 feet to Lot 11 and Lot 12, and being in the North right of way line of said Stacy Road, for the Southeast corner thereof.

By \_\_\_\_\_  
 \_\_\_\_\_  
 Title: Owner

By \_\_\_\_\_  
 \_\_\_\_\_  
 Title: Owner

STATE OF TEXAS  
 COUNTY OF DALLAS

[illegible]