

**CITY PLAN COMMISSION****THURSDAY NOVEMBER 17, 2022****FILE NUMBER:** S223-015**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** South Belt Line Road, west of Kleberg Road**DATE FILED:** October 19, 2022**ZONING:** None**CITY COUNCIL DISTRICT:** N/A **SIZE OF REQUEST:** 29.699-acres **MAPSCO:** 40AE**OWNER:** D.R. Horton Texas, LTD

**REQUEST:** An application to create a 140-residential lot development and to create 4 common areas, and to dedicate right-of-way from a 51.127-acre tract of land on property located in the Dallas Extra Territorial Jurisdiction (ETJ) on Don Gomez Lane, east of Bobtown Road.

**SUBDIVISION HISTORY:**

1. S212-311 was a request south of the present request to create a 109-lot single family subdivision with lots ranging in size from 6,900 square feet to 17,549 square feet and 7 common areas from a 26.530-acre tract of land on property located in the Dallas Extra Territorial Jurisdiction (ETJ) on Don Gomez lane, east of Bobtown Road. The request was approved on September 15, 2022 but has not been recorded.
2. S201-549 was a request south of the present request to create 154 residential lots ranging in size from 6,900 square feet to 12,675 square feet and 3 common areas from a 37.529-acre tract of land on property located in the Dallas Extra Territorial Jurisdiction (ETJ) on east of Bobtown Road, north of Barnes Bridge Road. The request was approved on January 7, 2021 but has not been recorded.
3. S190-006 was a request southwest of the present request to create 161 single family lots ranging in size from 6,899 square feet to 20,125 square feet and 9 common areas from a 48.851-acre tract of land on property located on Bobtown Road, north of Barnes Bridge Road. The request was approved on November 7, 2019 and recorded on September 30, 2022.

**STAFF RECOMMENDATION:** Staff has determined that the request complies with the requirements of Dallas Extra Territorial Jurisdiction (ETJ); therefore, staff recommends approval 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 structure, new or existing, 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 submittal of the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to issuance of early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is 140 and 4 common areas.

#### **Paving & Drainage Conditions:**

12. Submit a Full Set of Civil Engineering Plans 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. Section 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 Plat). Section 51A 8.611(e)

#### **Right-of way Requirements Conditions:**

15. Since Lake Ray Hubbard serves as a water supply for the City of Dallas, these engineering plans must be reviewed and approved by Ms. Meigan Collins ([neigan.collins@dallas.gov](mailto:neigan.collins@dallas.gov)) and Mr. Theodore Keprta ([theodore.keprta@dallas.gov](mailto:theodore.keprta@dallas.gov)) with Dallas Water Utilities for the proposed development that discharges into the lake.

**Flood Plain Conditions:**

16. Determine the 100-year water surface elevation across this addition.
17. Dedicate floodway easement, floodway management area or floodway easement (within common area), with the appropriate easement statement included on the face of the Plat. Section 51A 8.611(d); DWU Floodplain Management; Drainage Design Manual Addendum V
18. Include additional paragraph in Owner's Certificate (pertaining to the floodplain). 51A 8.611(d); DWU Floodplain Management; Drainage Design Manual Addendum V
19. Specify minimum fill and minimum finished floor elevations if Fill Permit exists.
20. Show natural channel set back from the crest of the natural channel.
21. Set floodway monument markers and provide documentation.
22. Provide information regarding Fill Permit or Floodplain Alteration Permit if applied for.

**Survey (SPRG) Conditions:**

23. On the final plat, show recording information on all existing easements within 150 feet of property.
24. On the final plat, reference board of "Professional Engineers and Land Surveyors" in Surveyor's statement.

**Dallas Water Utilities Conditions:**

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. Engineer shall furnish plans for water and sanitary sewer. Developer shall furnish a contract for water and sanitary sewer.
27. Water and wastewater main improvements are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
28. Must comply with Dallas Water Utilities (DWU) regulations construction of utilities in Dallas Extra Territorial Jurisdiction (ETJ).

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

29. Contact City of Dallas Addressing and the Dallas County 9-1-1 Addressing Coordinator for help determining acceptable names for the new streets and verifying that the existing names are correct.









