

**CITY PLAN COMMISSION****THURSDAY NOVEMBER 17, 2022****FILE NUMBER:** S223-016**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Hillvale Drive, west of Rocky Ridge Road**DATE FILED:** October 19, 2022**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 4    **SIZE OF REQUEST:** 2.715-acres**MAPSCO:** 64M**OWNER:** Castiel Investments, LLC

**REQUEST:** An application to replat a 2.715-acre tract of land containing part of Lot 17 in City Block 6625 to create 9-residential lots ranging in size from 7,618 square feet to 16,181 square feet on property located on Hillvale Drive, west of Rocky Ridge Road.

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

**PROPERTY OWNER NOTIFICATION:** On November 1, 2022, 88 notices were sent to property owners within 200 feet of the proposed plat.

**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 north of the request have lot areas ranging in size from 9,096 square feet to 22,031 square feet and have lot widths of 58 feet to 116 feet; and are zoned R-7.5(A) Single Family district. *(refer to the existing area analysis map)*
- The properties to the east of the request have lot areas ranging in size from 9,423 square feet to 18,907 square feet and have lot widths of 65 feet to 100 feet; and are zoned R-7.5(A) Single Family district. *(refer to the existing area analysis map)*
- The properties to the south of the request have lot areas ranging in size from 9,575 square feet to 10,713 square feet and have lot widths of 77 feet to 85 feet; and are zoned R-7.5(A) Single Family district. *(refer to the existing area analysis map)*
- The property to the immediate west of the request has lot area of 91,808 square feet; and are zoned RR Regional Retail district. *(refer to the existing area analysis map)*

The request is in an R-7.5(A) Single Family District which has a minimum lot area requirement of 7,500 square feet. The request is to create 9-residential lots ranging in size from 7,618 square feet to 16,181 square feet. The proposed lot widths range in size from 66.83 feet to 134.54 feet.

Staff finds that the proposed lots are similar to the lot pattern established within the immediate vicinity of the request; therefore, staff concludes that the request is in

compliance with Section 51A-8.503 and also with the requirements of 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 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 9.

**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. 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).
16. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Hillvalle Drive. Sections 51A-8.602(c), 51A-8.604(c)
17. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or Street easement) at the intersection of Hillvalle Drive and Ofem Place on both sides. 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 with the area of corner clip. Section 51A 8.602(d)(1), Section 51A-8.608(a)
19. On the final plat, dedicate a 15-foot by 15-foot alley sight easement at the intersection of Hillvalle Drive & the alley. Section 51A-8.602(e)

**Survey (SPRG) Conditions:**

20. On the final plat, show recording information on all existing easements within 150 feet of property.
21. On the final plat, show how all adjoining right-of-way was created.
22. Provide 3 feet barrier easement north of proposed alley line along cul-de-sac.

**Dallas Water Utilities Conditions:**

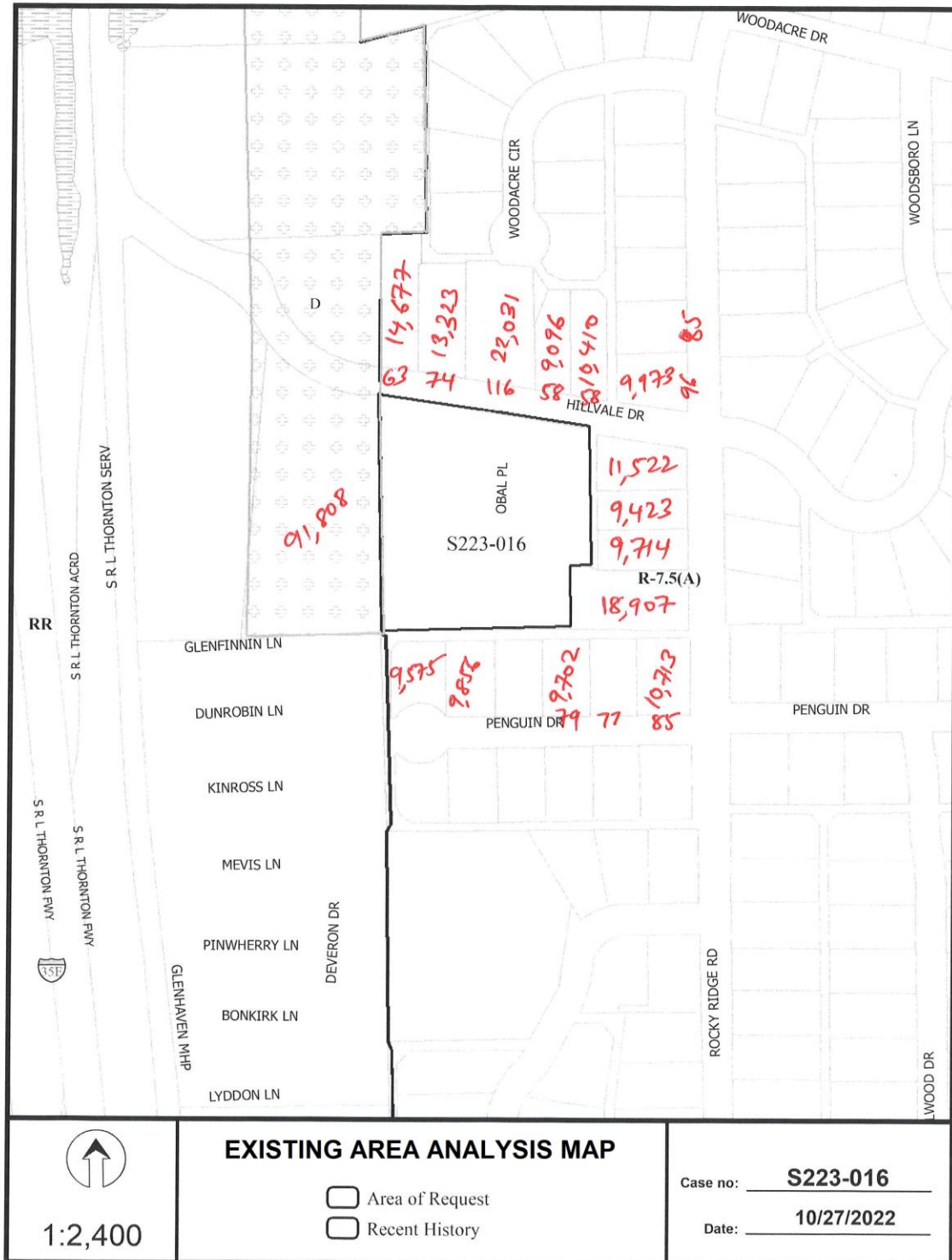
23. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
24. Engineer shall furnish plans for water and sanitary sewer. Developer shall furnish a contract for water and sanitary sewer.
25. Water and wastewater main improvements may be required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

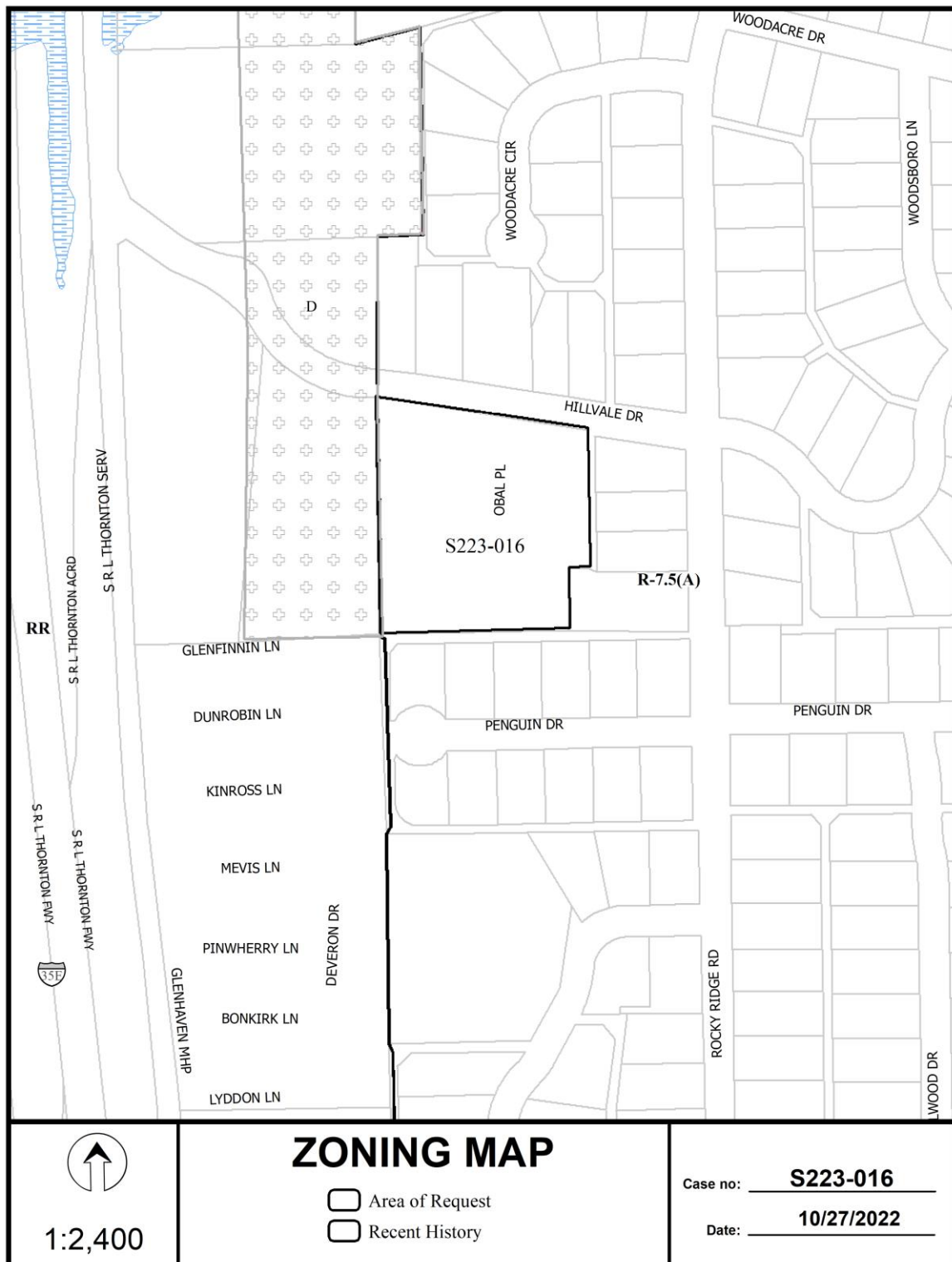
**Real Estate/Street Name/GIS, Lot & Block Conditions:**

26. On the final plat, change “Obal Place” to “Ofem Place”.

27. On the final plat, identify the property as Lots 4 through 12 in City Block E/6625. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).

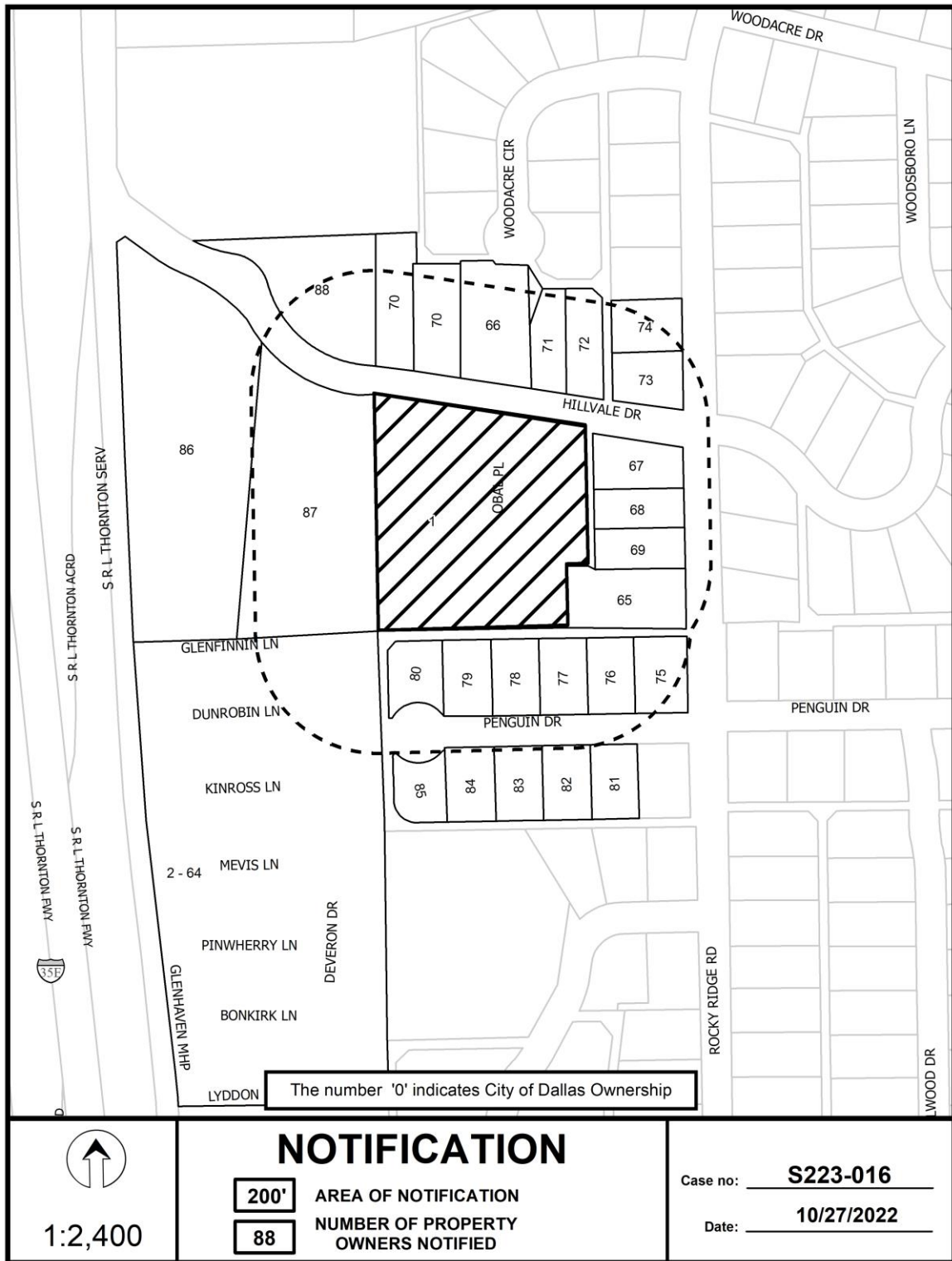
ALL AREAS ARE IN SQUARE FEET













# ***Notification List of Property Owners***

***S223-016***

***88 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	238 HILLVALE DR	CASTIEL INVESTMENT LLC
2	5500 S R L THORNTON FWY	BLC TEXANA GLEN HAVEN JV LP
3	104 BONKIRK LN	TORRES CELIA
4	102 BONKIRK LN	ALVAREZ BRENDA
5	101 BONKIRK LN	NOLVIA YENETH VILLEDA
6	109 BONKIRK LN	MARTINEZ EDUARDO
7	108 PINWHERRY LN	GONZALEZ HERMINIA
8	101 PINWHERRY LN	CERVANTES HERNANDEZ VERONICA
9	107 PINWHERRY LN	PINA MAXIMILIANO
10	109 PINWHERRY LN	GONZALEZ ANGELICA
11	112 MEVIS LN	RODRIGUEZ ANGELICA
12	108 MEVIS LN	GONZALES J GUADALUPE
13	104 MEVIS LN	BUSTOS MOISES
14	109 MEVIS LN	MARTINEZ MARIA INES
15	111 MEVIS LN	ABLE JUAN
16	110 KINROSS LN	HERRERA JUANA
17	114 KINROSS LN	THARALDSON OWEN
18	101 KINROSS LN	REVERA FRANCO
19	103 KINROSS LN	RAMIREZ POLO
20	105 KINROSS LN	DAVILA ARTURO
21	109 KINROSS LN	FRIAS PEDRO
22	110 DUNROBIN LN	ROQUE MAYOLO
23	103 DUNROBIN LN	MARTINEZ ANNA
24	105 DUNROBIN LN	SANCHEZ SAUL
25	115 DUNROBIN LN	RIVERA AUDELIA
26	110 GLENFINNIN LN	GALLARDO JACINTO R

10/24/2022

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	106 GLENFINNIN LN	LOPEZ MARIA CARMEN
28	5541 DEVERON DR	COOLINA VERDIN
29	5533 DEVERON DR	MIRANDA MARIE
30	5529 DEVERON DR	LOPEZ ENACIO
31	5513 DEVERON DR	AGUIRRE JOSUE
32	5509 DEVERON DR	FISCAL EDUARDO
33	103 LYDDON LN	RIOS DULCE
34	106 BONKIRK LN	ROBERSON JEAN
35	107 LYDDON LN	COSTILLA JOSE
36	110 BONKIRK LN	JUAREZ MARTA
37	111 LYDDON LN	VAZQUEZ VIRAVANA
38	103 BONKIRK LN	GUADALUPE MODETA
39	112 PINWHERRY LN	AGUINAGA FRANCISCO
40	110 PINWHERRY LN	AVILES JUAN
41	106 PINWHERRY LN	ORDAZ JOSE
42	104 PINWHERRY LN	LUCIO GERARDO
43	106 MEVIS LN	SMITH MICHELL
44	114 MEVIS LN	ROQUE BEATRIZ GARCIA
45	110 MEVIS LN	HERNANDEZ RAUL SANCHEZ
46	102 MEVIS LN	TORREZ MARIA DEL CARMEN
47	101 MEVIS LN	LUGO MARTIN
48	103 MEVIS LN	GONZALES JORGE A.
49	115 KINROSS LN	PEREZ JESUS
50	106 KINROSS LN	BERNAL SAMUEL
51	102 KINROSS LN	CRUZ PATRICIA
52	112 DUNROBIN LN	CONTRERAS FERNANEDO
53	108 DUNROBIN LN	AGUILAR LEANDRO
54	104 DUNROBIN LN	MERITETH DAVID
55	101 DUNROBIN LN	RIVERA JOSE
56	107 DUNROBIN LN	CHAVEZ JOSE
57	109 DUNROBIN LN	MENDEZ JOSE

10/24/2022

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
58	111 DUNROBIN LN	DAVILLA JUAN
59	114 GLENFINNIN LN	LOPEZ EDDIE
60	5543 DEVERON DR	GONZALES TOBIAS
61	5537 DEVERON DR	AVILES MARIA
62	5525 DEVERON DR	AGULLAR LEONARDO
63	5517 DEVERON DR	VELAZQUEZ-CERVANTES, MA. MARGARITA
64	102 GLENFINNIN LN	GARCIA SIMEON
65	5319 ROCKY RIDGE RD	ARAIZA JUAN CARLOS MARTINEZ &
66	235 HILLVALE DR	CLOPTON GREGORY
67	5305 ROCKY RIDGE RD	KING AUDREY J
68	5311 ROCKY RIDGE RD	SPENCER GLADYS I
69	5315 ROCKY RIDGE RD	CAGER L C JR
70	231 HILLVALE DR	JOHNSON MRS GIDDINGS
71	305 HILLVALE DR	EDWARDS GLORIA J
72	311 HILLVALE DR	HENDERSON BARRY MAURICE
73	5223 ROCKY RIDGE RD	HOLLAND JACQUELY D &
74	5215 ROCKY RIDGE RD	WILSON TERESA &
75	339 PENGUIN DR	TAYLOR CEROL S
76	333 PENGUIN DR	HARRISON JOYCE
77	327 PENGUIN DR	HIGH BILLY ROY JR &
78	321 PENGUIN DR	HESTER KELSEY J
79	315 PENGUIN DR	CASEREZ KARINA ALEJANDRE
80	307 PENGUIN DR	DELEON SILVIA
81	334 PENGUIN DR	ALEXANDER HUELENE JOHNSON
82	328 PENGUIN DR	WATSON R L
83	322 PENGUIN DR	JOHNSON GLORIA L
84	316 PENGUIN DR	GUY BETTY
85	308 PENGUIN DR	GAINES TONY D & DEBORAH K
86	5214 S R L THORNTON FWY	MARTINEZ JOSE
87	214 HILLVALE DR	DEERE LOUIS E
88	113 HILLVALE DR	VASQUEZ DONANCIANO &

