

**CITY PLAN COMMISSION****THURSDAY, DECEMBER 5, 2024****FILE NUMBER:** S245-038**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Radbrook Place at Sunnybrook line, southeast corner**DATE FILED:** November 6, 2024**ZONING:** R-1ac(A)**CITY COUNCIL DISTRICT:** 13**SIZE OF REQUEST:** 1.11 -acres**APPLICANT/OWNER:** Melissa Arnoldi

**REQUEST:** An application to replat a 1.11- acre (48,380-square foot) tract of land containing all of Lot 1 in City Block 12A/5585 to create one lot and to reduce a portion of an existing 30-foot platted building line to 12 feet for the distance of 42 feet along Sunnybrook Lane on property located on Radbrook Place at Sunnybrook Lane, southeast corner.

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

**PROPERTY OWNER NOTIFICATION:** On November 11, 2024, 9 notices were sent to property owners within 200 feet of the proposed plat boundary.

**BUILDING LINE REDUCTION:** The Commission may approve a reduction or removal of the platted building lines with a minimum front, side, or rear yard setback greater than required by zoning regulation only:

- 1) Upon the affirmative vote of at least three-fourths of the commission members present; and
- 2) If the Commission finds that relocation or removal of the platted building line will not:
  - (i) "Require a minimum front, side, or rear yard setback less than required by zoning regulation."
    - The existing platted building line along the southeast line of Brookshire Circle is 30 feet. Minimum required front yard and side yard setbacks are 40 feet and 10 feet respectively per R-1ac(A) Single Family District. The request is to reduce the existing 30-foot building line to 12 feet for the distance of 42 feet along the side yard of the property.
  - (ii) "Be contrary to the public interest;"
    - 9 notices were sent to property owners within 200 feet of the proposed plat boundary.
  - (iii) "Adversely affect neighboring properties; and"
    - The reduction of the 30-foot platted building line to 12 feet for the distance of 42 feet along the Sunnybrook Lane will allow for the property to construct proposed swimming pool according to R-1ac(A) Single Family District regulation and City of Dallas development code.

(IV) “adversely affect the plan for the orderly development of the subdivision.”

- The reduction of the 30-foot platted building line along the Sunnybrook Lane will not impact the adjoining properties.

**STAFF RECOMMENDATION ON BUILDING LINE REDUCTION:** The request is to reduce the existing 30-foot platted building line to 12 feet for the distance of 42 feet along the Sunnybrook Lane. Staff finds that the request complies with the requirements of Section 51A-8.505 of the Dallas Development Code; therefore, staff recommends approval of the reduction of the 30-foot platted building line.

**STAFF RECOMMENDATION ON REPLAT:** 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 request is to create one 1.11- acre (48,380-square foot) lot and the number of lot and lot area remain same. Staff concludes that the request complies with the requirements of Section 51A-8.503 and the R-1ac(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 one.

**Paving & Drainage Conditions:**

12. Submit a full set of Civil Engineering Plans (drainage, paving, street signage/marketing/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 of right-of-way (via fee simple) from the established center line of Northwest Highway. 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 Sunnybrook Lane. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*
17. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Radbrook Place. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).
18. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at Sunnybrook Lane and Radbrook Place. Section 51A 8.602(d)(1)
19. On the final plat, dedicate a minimum 10-foot by 10-foot corner clip (via fee simple or street easement) at Sunnybrook Lane and Northwest Highway. Section 51A 8.602(d)(1)
20. Prior to final plat, 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)

21. On the final plat, add the note: "TxDOT approval may be required for any driveway modification or new access point(s)." No citation.
22. 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:**

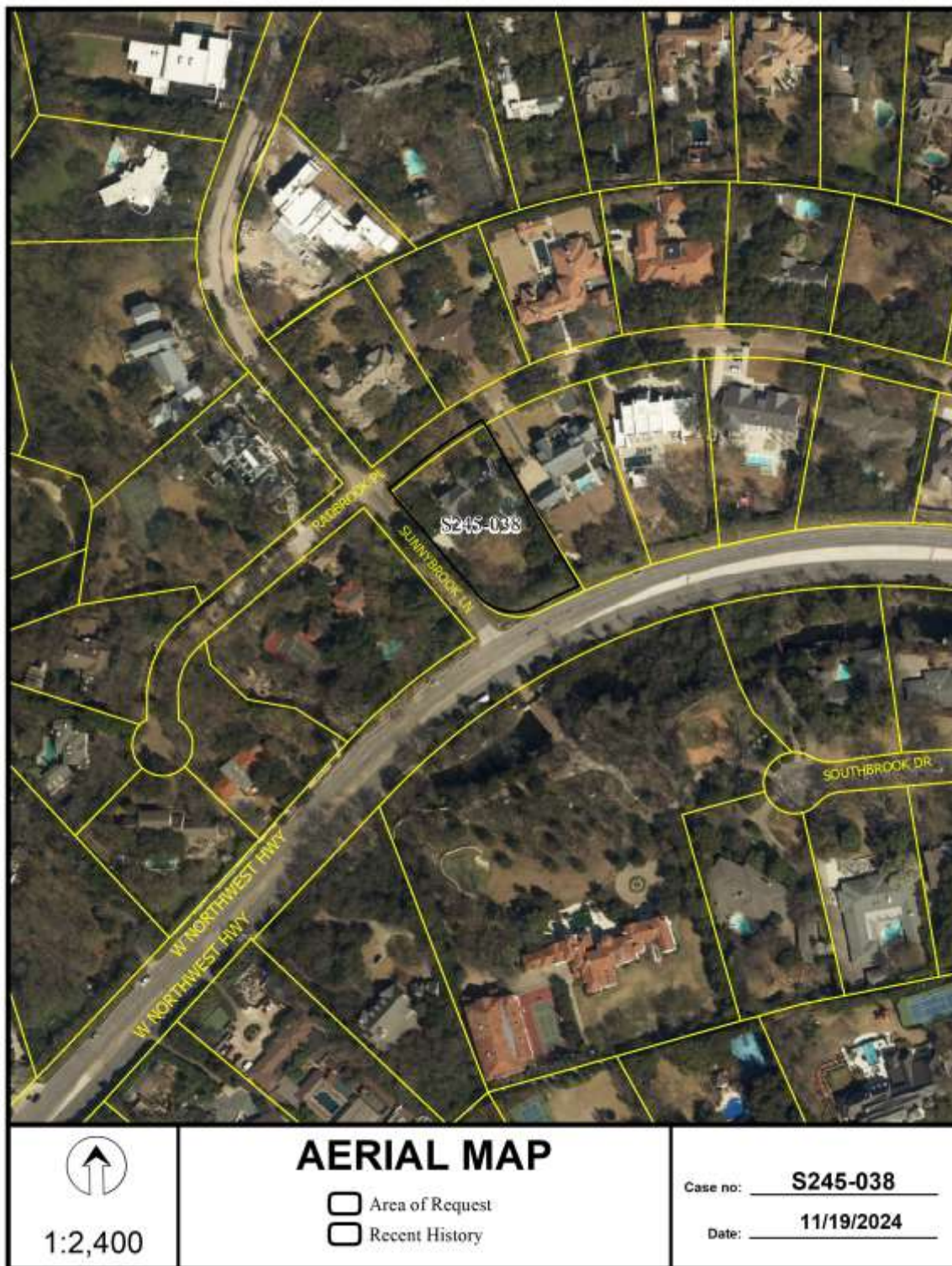
23. Prior to final plat, submit a completed final plat checklist and all supporting documents.
24. On the final plat, add/show Lien Holders Subordination Agreement. Platting Guidelines.

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

25. On the final plat, change "Northwest highway (State Highway Loop 12)" to "Northwest highway / State Highway Loop NO. 12". Section 51A-8.403(a)(1)(A)(xii).
26. On the final plat, identify the property as Lot 1 in City Block 12A/5585.









11/14/2024

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

***S245-038***

***9 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	5008 RADBROOK PL	ARNOLDI MELISSA
2	5018 RADBROOK PL	MICA REVOCABLE TRUST
3	5036 RADBROOK PL	GOLDBERG NEIL
4	5007 RADBROOK PL	MORASH JASON & JENNIFER
5	5017 RADBROOK PL	SINASAC DANIEL C & GERALYN A
6	5027 RADBROOK PL	CHO FAMILY TRUST
7	4936 RADBROOK PL	BALLAS VICTOR
8	9203 SUNNYBROOK LN	DENNING REVOCABLE TRUST
9	5103 SOUTHBROOK DR	CDDDB TRUST



