

**CITY PLAN COMMISSION**

**THURSDAY, FEBRUARY 19, 2025**

**RECORD NO.:** PLAT-26-000019

**SENIOR PLANNER:** Sharmila Shrestha

**LOCATION:** Brookview Drive, southwest of Rockbrook Drive

**DATE FILED:** January 21, 2026

**ZONING:** R-10(A)

**CITY COUNCIL DISTRICT:** 13

**SIZE OF REQUEST:** 0.478-acres

**APPLICANT/OWNER:** Highlander School, Inc.

**REQUEST:** An application to replat a 0.478-acre tract of land containing all of Lot 7 in City Block B/5551 and a tract of land in City Block B/5551 to create one lot and remove an existing 60-foot platted building line along the north line Brookview Drive on property located on Brookview Drive, southwest of Rockbrook Drive.

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

**PROPERTY OWNER NOTIFICATION:** On February 2, 2026, 12 notices were sent to property owners within 200 feet of the proposed plat boundary.

**BUILDING LINE REMOVAL:** 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 regulations 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 north line of Brookview Drive is 60 feet. Minimum required front yard setback is 30 feet per R-10(A) Single Family District.
  - (ii) “Be contrary to the public interest;”
    - 12 notices were sent to property owners within 200 feet of the proposed plat.
  - (iii) “Adversely affect neighboring properties; and”
    - There are no existing platted building lines to the immediate west of the request along the north line of the Brookview Drive. The removal of an existing 60-foot platted building line along the north line of Brookview Drive will allow for the property to develop according to regulation of the R-10(A) Single Family District and City of Dallas development code.

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

- The removal of the 60-foot platted building line along the north line of Brookview Drive will not impact on the adjoining properties.

**STAFF RECOMMENDATION ON BUILDING LINE REMOVAL:** The request is to remove an existing 60-foot building line along the north line of Brookview Drive. Staff find that the request complies with the requirements of Section 51A-8.505 of the Dallas Development Code; therefore, staff recommend approval of the removal of 60-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 properties to the north line of Brookview Drive have lot areas ranging in size from 32,128 square feet to 53,525 square feet and are zoned R-10(A) Single Family District. (*Refer to the existing area analysis map and aerial map*)
- The properties to the south line of Brookview Drive have lot areas ranging in size from 18,264 square feet to 32,523 square feet and are zoned R-10(A) Single Family District. (*Refer to the existing area analysis map and aerial map*)

The request lies in R-10(A) Single Family District which has a minimum lot area requirement of 10,000 square feet. The request is to create one 20,818-square foot lot.

Staff find that there is a variation in the lot pattern within the immediate vicinity of the request (refer to the existing area analysis map and aerial map). The request complies with the zoning requirement of the R-10(A) Single Family District and is in compliance with Section 51A-8.503; therefore, staff recommends approval to replat.

**STAFF RECOMMENDATION:** The request complies with the requirements of Section 51A-8.503, Section 51A-8.505, and R-10(A) Single Family District; therefore, staff recommend 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 submitting 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. 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)
13. Submit drainage, paving, etc. plans prepared by a licensed (TX) Professional Engineer to Permit Center, Oak Cliff Municipal Center (i.e., non-311T/DP).51A-8.102 (c); 8.601(b)(4), (5), (6),(7),(8),(9).

**Survey (SPRG) Conditions:**

14. Submit a completed Final Plat Checklist and All Supporting Documentation.
15. Show correct recording information for subject property.
16. Show recording information on all existing easements within 150 feet of property.

**Dallas Water Utilities Conditions:**

17. 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.

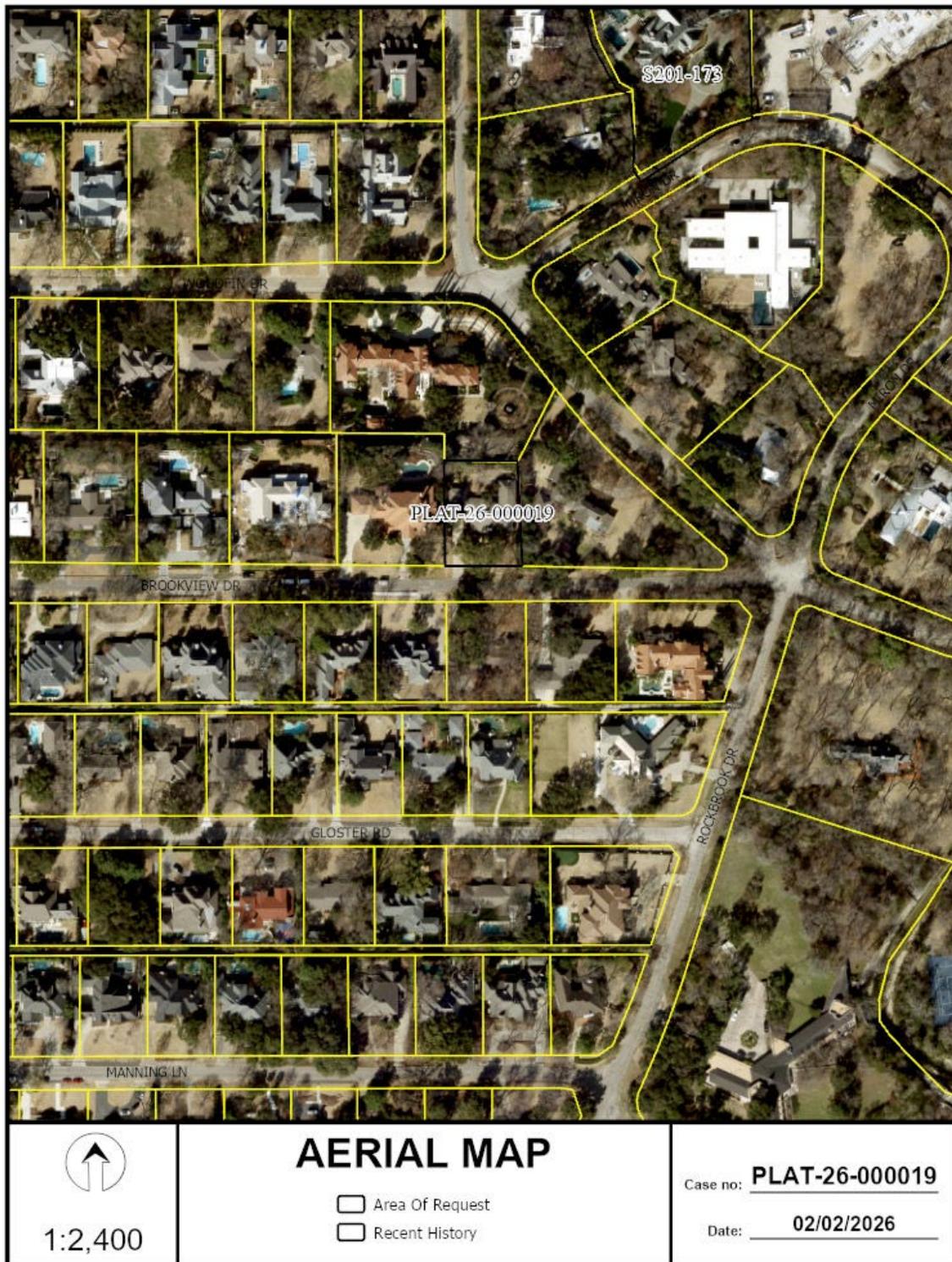
18. Confirmation of existing wastewater lateral connection. Wastewater main improvement may be required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

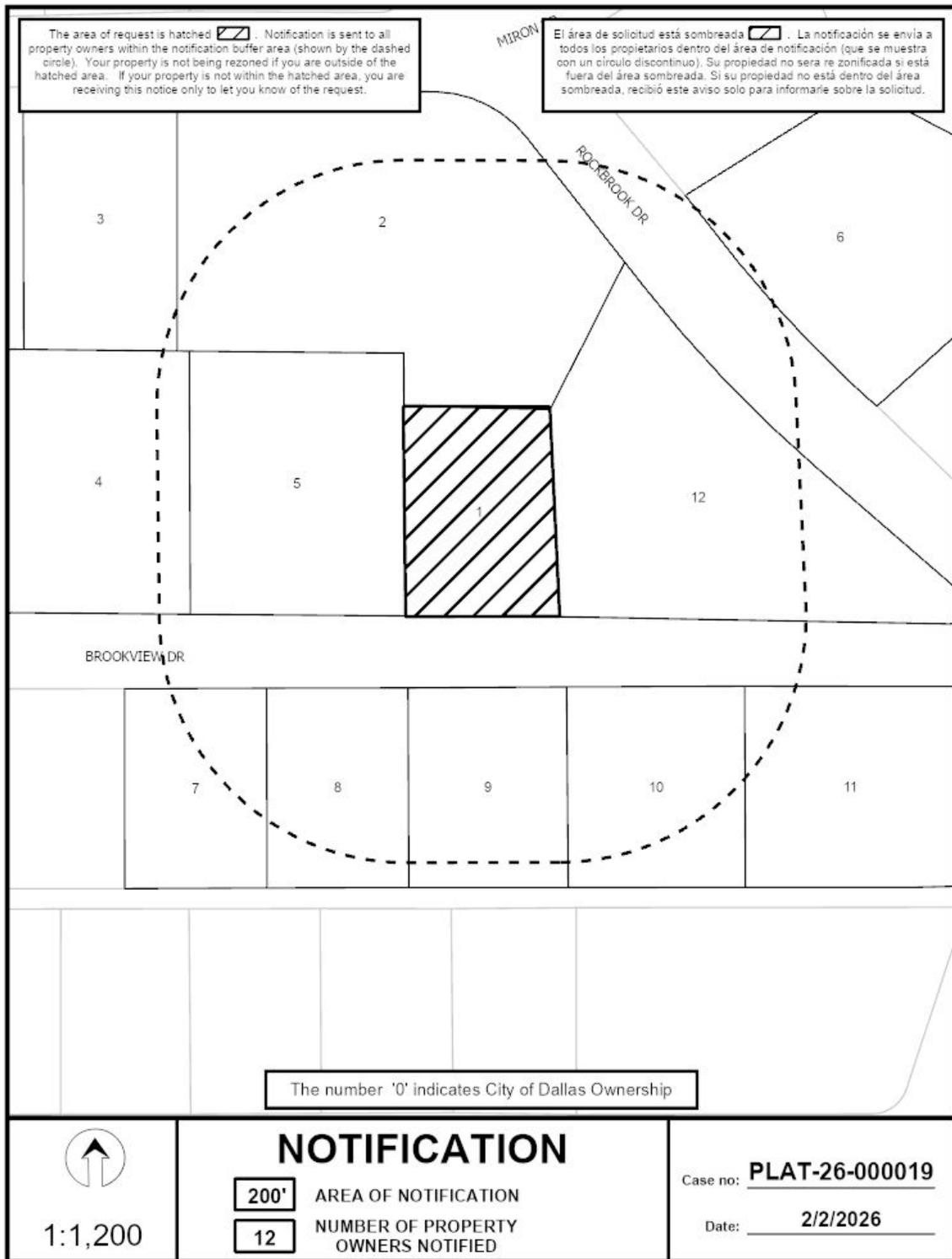
**Arborist/ GIS, Lot & Block Conditions:**

19. Tree survey is required if there is development proposed.
20. On the final plat, identify the property as Lot 7 in City Block B/5551.









01/30/2026

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

***PLAT-26-000019***

### ***12 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	4507 BROOKVIEW DR	CONIFER HOMES LLC
2	4530 WOODFIN DR	GREEN ERIC C & DEBRA J
3	4514 WOODFIN DR	SMITH ROBERT P REVOCABLE TR &
4	4447 BROOKVIEW DR	AFRIDI IMRAN & ANADIL
5	4463 BROOKVIEW DR	KLEIN JERRY & TIANA FAMILY
6	9512 ROCKBROOK DR	3HU ESTATE TRUST
7	4506 BROOKVIEW DR	GRECO CORRINE ELIZABETH &
8	4516 BROOKVIEW DR	PLUMLEE RANDY &
9	4526 BROOKVIEW DR	KEBRLE JOHN MICHAEL
10	4538 BROOKVIEW DR	FOSDICK DAVID A & DEBORAH
11	9499 ROCKBROOK DR	WAGNER JOHN P
12	9503 ROCKBROOK DR	HOUSTON JOHN & BEA K

