

LOCATION: Ferguson Road, northeast of Lakeland Drive**DATE FILED:** May 09, 2024**ZONING:** TH-3(A)**CITY COUNCIL DISTRICT:** 2**SIZE OF REQUEST:** 3.970-acres**APPLICANT/OWNER:** Bristol Properties Group, LLC

REQUEST: An application to create an 18-lot residential subdivision ranging in size from 2,209 square feet to 2,210 square feet and 8 common areas and one 1.359-acre conservation easement area from a 3.970-acre tract of land in City Block 20/7295 on property located on Ferguson Road, northeast of Lakeland Drive.

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

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 lots are being created from a tract of land; therefore, it does not qualify for a residential replat and can be approved on the consent agenda.

- S078-101 was a request to the east of the present request to replat a 4.2955-acre tract of land to create a 36-lot shared access development ranging in size from 1,945 square feet to 3,249 square feet. The City Council on August 10, 2005, approved the deed restrictions Z045-198 on this property.
- The present request is to create an 18-lot residential subdivision ranging in size from 2,209 square feet to 2,210 square feet and 8 common areas and one 1.359-acre conservation easement area from a 3.970-acre tract of land. The proposed lot pattern is similar to the lot pattern to the east of the present request. The City Council on August 10, 2005, approved the deed restrictions Z045-198 on this property.
- Per deed restrictions, a minimum of 2.7 acres area must be dedicated as a Conservation Easement along Ash Creek and a minimum of 15 feet between each group of six single family structures must be provided by the plat. The request meets all the requirements.

- The request lies in TH-3(A) Townhouse District which has a minimum lot size requirement of 2,000 square feet for single family structures and 6,000 square feet for duplex structures.

Staff finds that the request is compatible to the lot pattern already established in the adjacent areas and the request is in compliance with Section 51A-8.503 and also with the requirements of the TH-3(A) Townhouse District and deed restrictions; 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 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 18 and 8 Common Areas and one conservation easement area.

Subdivision Condition:

12. On the final plat, provide 1.359-acre conservation easement area and label as “Common Area J Conservation Easement per this plat, 1.359-acre unimproved open space to be maintained by the HOA, structures, grading and parking prohibited”.

Paving & Drainage Conditions:

13. 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)
14. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(c).
15. 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:

16. On the final plat, dedicate 50 feet of right-of-way (via fee simple) from the established center line of Ferguson Road. *Section 51A 8.602(c)*
17. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Lakeland Drive. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*

Flood Plain Conditions:

18. On the final plat, determine the 100-year water surface elevation across this addition.
19. 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*
20. 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*
21. On the final plat, specify minimum fill and minimum finished floor elevations. *Section 51A-8.611(d), Trinity Watershed Management.*
22. 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.*
23. 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)*

24. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for.

Survey (SPRG) Conditions:

25. Prior to final plat, submit a completed final plat checklist and all supporting documents.
26. On the final plat, add/show Lien Holders Subordination Agreement.
27. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
28. On the final plat, show distances/width across all adjoining right-of-way
29. On the final plat, show recording information on all existing easements within 150 feet of the property.
30. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
31. On the final plat, show abstract line location.
32. On the final plat, use standard corporate owner's dedication language.
33. On the final plat, remove "Engineers Certificate" and corresponding notary.

Dallas Water Utilities Conditions:

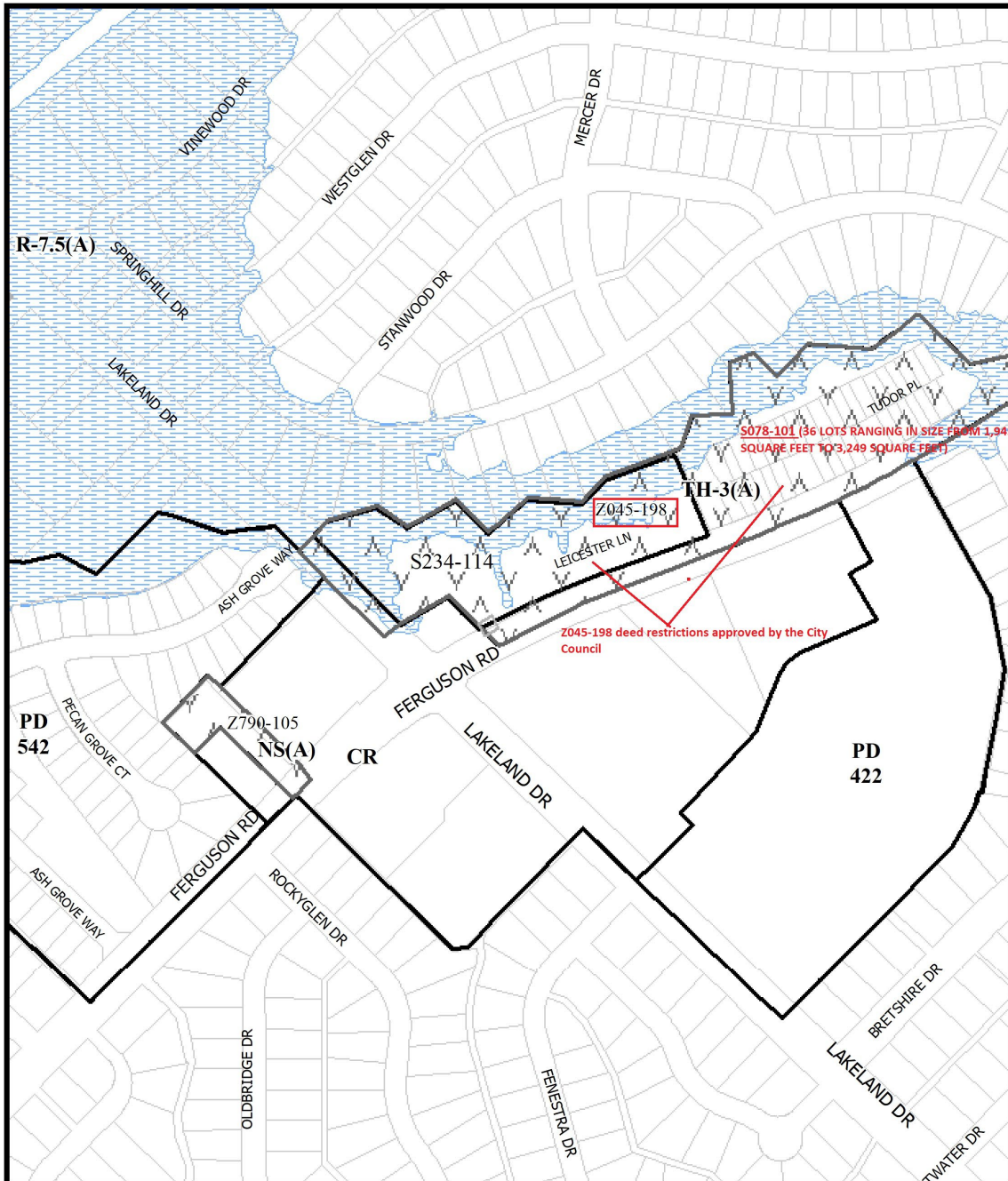
34. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f).
35. Additional design information is required for assessment. Site plan must be submitted showing proposed development, 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.
36. 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.
37. Existing and any proposed Water and Wastewater Easements must be shown and/or increased to conform to current design standards. **Notice:** Minimum DWU easement size 20' for one utility and 25' for both water and sewer. Larger diameter or deeper mains may require additional width.

Street Name / GIS, Lot & Block Conditions:

38. On the final plat, add block number "Block 7295" to the plat.
39. On the final plat, change "Lakeland Drive" to "Lakeland Drive (FKA John West Road)".

40. On the final plat, identify the property as Lots 72 through 89 and Common Areas CA "A through H" and Common Area CA "J" in City Block C/7295.

ALL AREAS ARE IN SQUARE FEET



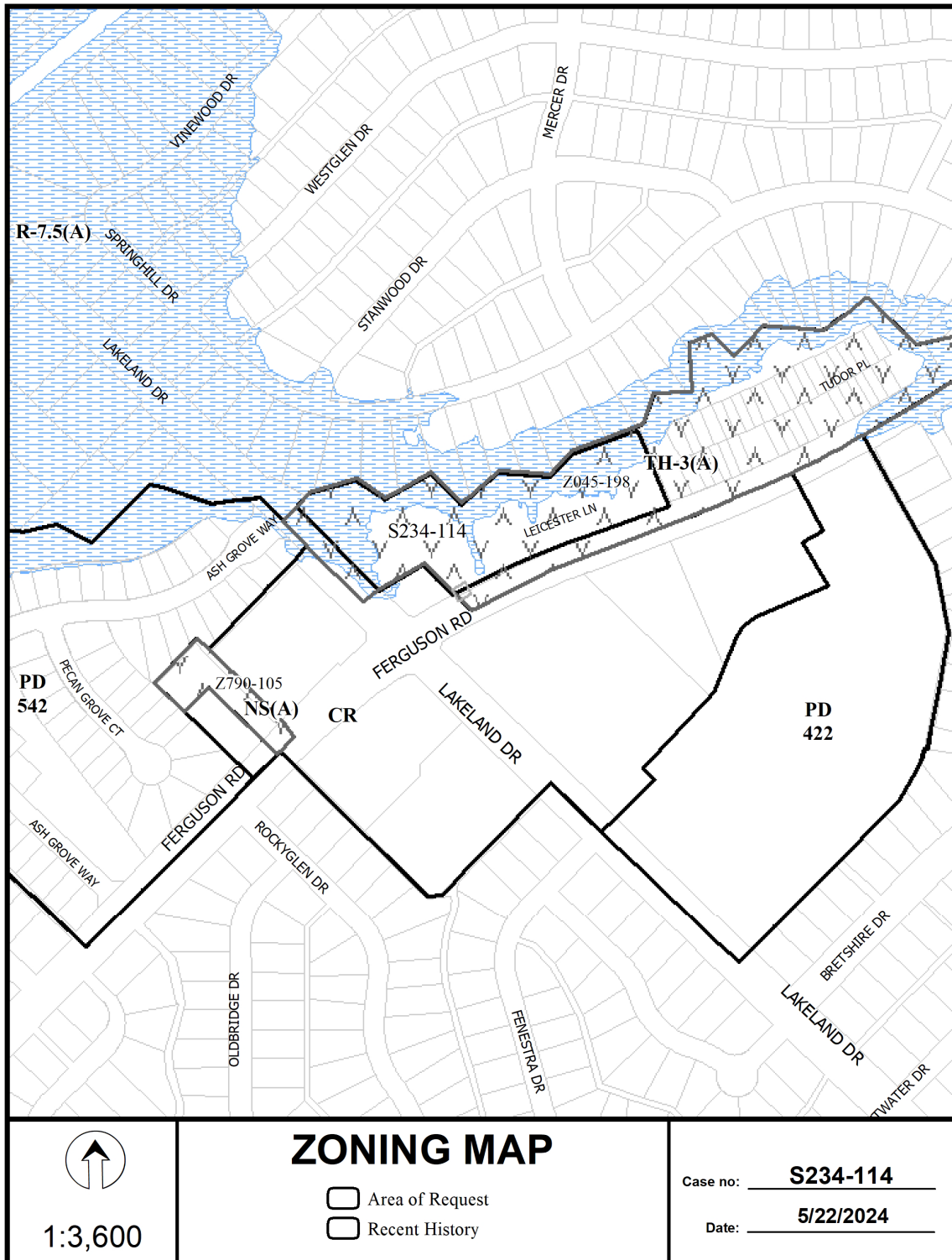
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EXISTING AREA ANALYSIS MAP


- Area of Request
- Recent History

Case no: **S234-114**

Date: **5/22/2024**






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AERIAL MAP

Area of Request
 Recent History

Case no: **S234-114**
 Date: **5/22/2024**



BLOCK 1

LOT NO.	AREA
1	2,208 SQ.M.
2	2,208 SQ.M.
3	2,208 SQ.M.
4	2,208 SQ.M.
5	2,208 SQ.M.
6	2,208 SQ.M.
7	2,208 SQ.M.
8	2,208 SQ.M.
9	2,208 SQ.M.

BLOCK 2

LOT NO.	AREA
1	2,208 SQ.M.
2	2,208 SQ.M.
3	2,208 SQ.M.
4	2,208 SQ.M.
5	2,208 SQ.M.
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BLOCK 1

COMMON AREA	AREA
1	1,348 SQ.M.
2	1,348 SQ.M.
3	1,348 SQ.M.
4	1,348 SQ.M.
5	1,348 SQ.M.
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BLOCK 2

COMMON AREA	AREA
1	1,348 SQ.M.
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CLAIM TABLE

CLAIM NO.	CLAIMANT	AREA
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PRELIMINARY PLAN
FERGUSON 4
TOWNSHIP DEVELOPMENT
S234-114

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 Fax: (403) 243-8889
 Email: info@viewpointeng.com
 Website: www.viewpointeng.com

1 2 3 4 5 6 7 8

OWNERS DECLARATION

CITY OF DALLAS

I, the undersigned, hereby certify that the information provided in this declaration is true and correct to the best of my knowledge and belief. I understand that this declaration is a part of the record for the project and that it may be used by the City of Dallas for the purpose of determining the eligibility of the project for certain programs and services. I understand that this declaration is also a part of the record for the project and that it may be used by the City of Dallas for the purpose of determining the eligibility of the project for certain programs and services. I understand that this declaration is also a part of the record for the project and that it may be used by the City of Dallas for the purpose of determining the eligibility of the project for certain programs and services.

CONSENT TO RECORD

I, the undersigned, hereby consent to the recording of the information provided in this declaration in the public records of the City of Dallas. I understand that this consent is a part of the record for the project and that it may be used by the City of Dallas for the purpose of determining the eligibility of the project for certain programs and services. I understand that this consent is also a part of the record for the project and that it may be used by the City of Dallas for the purpose of determining the eligibility of the project for certain programs and services.

ACKNOWLEDGMENT

I, the undersigned, hereby acknowledge that I have read and understand the contents of this declaration and that I have signed it voluntarily and without any duress, coercion, or undue influence. I understand that this acknowledgment is a part of the record for the project and that it may be used by the City of Dallas for the purpose of determining the eligibility of the project for certain programs and services. I understand that this acknowledgment is also a part of the record for the project and that it may be used by the City of Dallas for the purpose of determining the eligibility of the project for certain programs and services.

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LETTER OF CERTIFICATION

I, the undersigned, hereby certify that I am a duly qualified and licensed professional engineer in the State of Texas. I understand that this certification is a part of the record for the project and that it may be used by the City of Dallas for the purpose of determining the eligibility of the project for certain programs and services. I understand that this certification is also a part of the record for the project and that it may be used by the City of Dallas for the purpose of determining the eligibility of the project for certain programs and services.

PRELIMINARY PLAT

FERGUSON 4

TOWNHOME DEVELOPMENT

S248-114

ViewPoint Engineering

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WWW.VIEWPOINTENGINEERING.COM