

**CITY PLAN COMMISSION****THURSDAY, FEBRUARY 15, 2024****FILE NUMBER:** S234-045**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Braewood Place (Private Street), west of White Rock Creek**DATE FILED:** January 18, 2024**ZONING:** PD 562 (Tract 2)**PD LINK:** [Microsoft Word - Article 562.doc \(dallascityhall.com\)](#)**CITY COUNCIL DISTRICT:** 12**SIZE OF REQUEST:** 1.01-acre**APPLICANT/OWNER:** A.R.T. Properties Investments L.P.,

**REQUEST:** An application to replat a 1.01-acre tract of land containing all of Lots 17B and 17C in City Block B/8212 to create one lot and to approve one private street address on the proposed lot on property located on Braewood Place (Private Street), west of White Rock Creek.

**SUBDIVISION HISTORY:**

1. S201-555 was a request southwest of the present request to replat a 1.906-acre tract of land containing all of Lot 8A in City Block C/8212 to create three lots ranging in size from 0.521-acre to 0.701-acre on property located on Abbey Woods Lane, west of Braewood place. The request was approved on January 21, 2021 and was recorded on December 3, 2021.
2. S190-231 was a request on the same location as the present request to replat a 2.023-acre tract of land containing all of Lots 17A and 19A in City Block B/8212 to create 3 lots ranging in size from 22,088 square feet to 40,246 square feet and to approve 3 private street addresses on the three proposed lots on property located on Braewood Place (Private Street), east of Ash Bluff Lane (Private Street). The request was approved on October 1, 2020 and was recorded on September 27, 2021.
3. S190-202 was a request on the same location as the present request to replat a 2.023-acre tract of land containing all of Lots 17A and 19A in City Block B/8212 to create 3 lots ranging in size from 22,088 square feet to 40,246 square feet and to approve 3 private street addresses on the three proposed lots on property located on Braewood Place (Private Street), east of Ash Bluff Lane (Private Street). The request was withdrawn before City Plan Commission Hearing on September 3, 2020.

**PROPERTY OWNER NOTIFICATION:** On January 30, 2024, 13 notices were sent to property owners within 200 feet of the proposed plat boundary.

**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 east of the request are surrounded by common area and are zoned PD 562. The properties to the east are larger lot sizes and are zoned R-1ac(A) Single Family District. (*Refer to the existing area analysis map*)
- The properties to the north have widths ranging in size from 362 feet to 424 feet and lot areas ranging in size from 125,161 square feet to 145,478 square feet and are zoned PD 560 (Tract 2). (*Refer to the existing area analysis map*)
- The properties to the immediate south line of Braewood Place have lot widths ranging in size from 136 feet to 227 feet and lot areas ranging in size from 21,843 square feet to 30,859 square feet and are zoned PD 562 (Tract 2). (*Refer to the existing area analysis map*)
- The properties to the immediate east line of Braewood Place have lot widths ranging in size from 128 feet to 235 feet and lot areas ranging in size from 21,313 square feet to 45,578 square feet and are zoned PD 562 (Tract 2). (*Refer to the existing area analysis map*)
- The properties to the southwest of the request have areas ranging in size from 21,623 square feet to 83,023 square feet and have varying street frontages. (*Refer to the existing area analysis map*)

The request lies in PD 562 (Tract 2) which has a minimum lot area requirement of 15,000 square feet. The request is to create one residential lot from 2 residential lots. The proposed lot width is 187 feet and lot area is 47,886 square feet.

Staff finds that there is variation in lot pattern within the immediate vicinity of the request; and the request is in compliance with Section 51A-8.503 and also with the requirements of PD 562 (Tract 2); 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 one.

**Paving & Drainage Conditions:**

12. 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)
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)

**Flood Plain Conditions:**

15. On the final plat, determine the 100-year water surface elevation across this addition.
16. 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

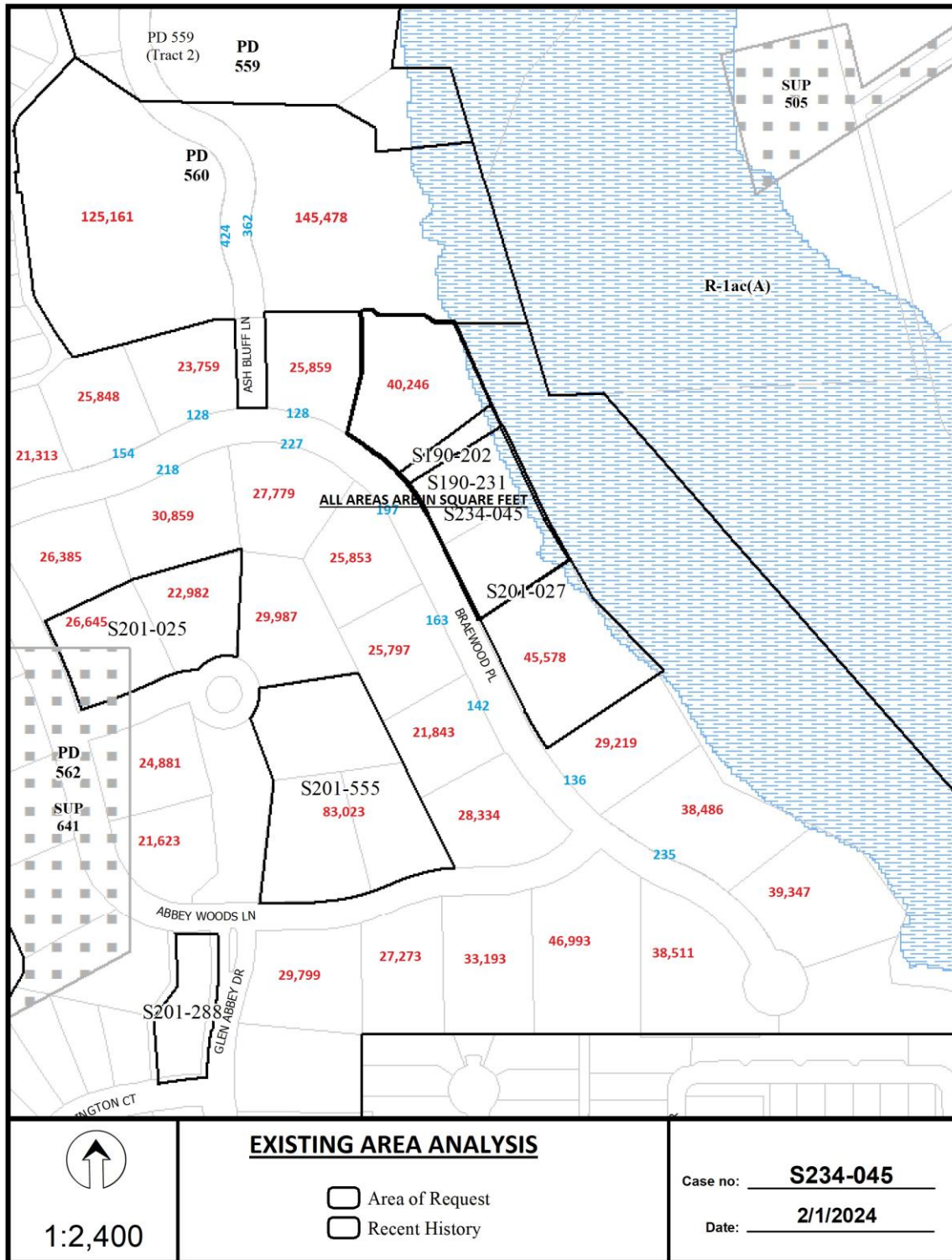
17. On the final plat, include additional paragraph in Owner's Certificate (pertaining to the floodplain). 51A 8.611(d); DWU Floodplain Management; Drainage Design Manual Addendum V
18. On the final plat, specify minimum fill and minimum finished floor elevations. *Section 51A-8.611(d), Trinity Watershed Management.*
19. 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.*
20. 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)*
21. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for.

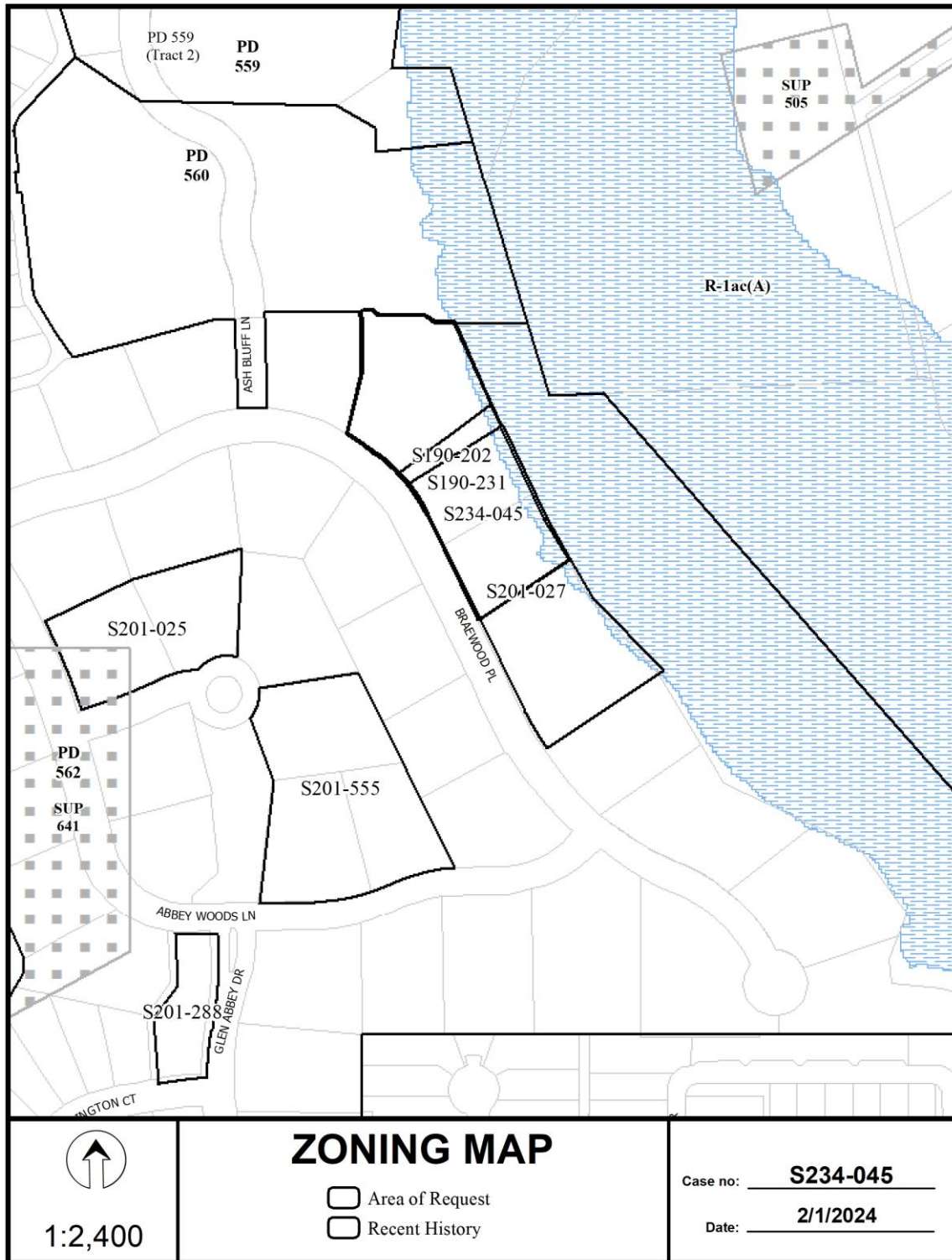
**Survey (SPRG) Conditions:**

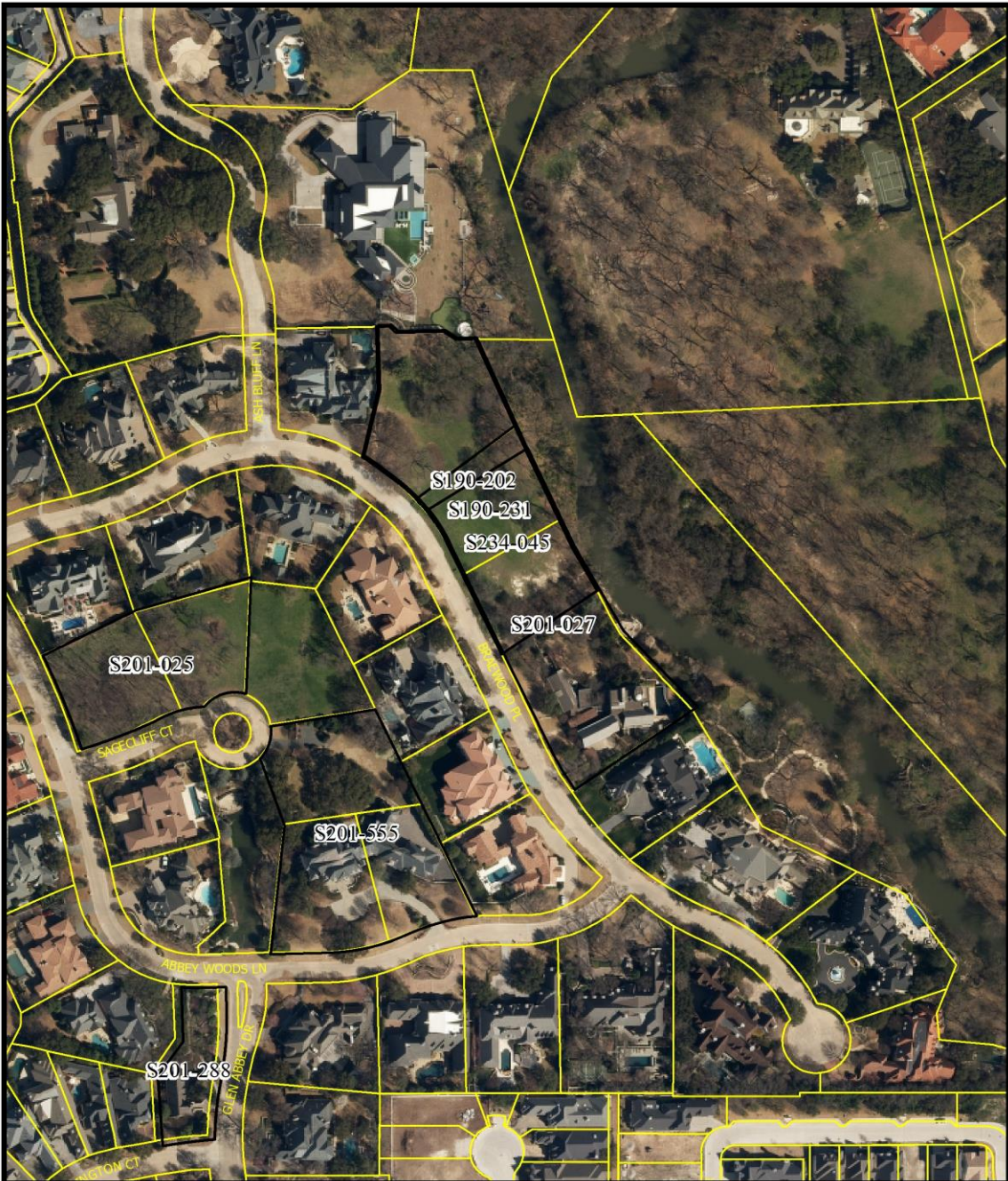
22. Prior to final plat, submit a completed final plat checklist and all supporting documents.
23. On the final plat, show recording information on all existing easements within 150 feet of the property.
24. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information.


**GIS, Lot & Block Conditions:**

25. On the final plat, identify the property as Lot 17D in City Block B/8212.







 1:2,400	<h2>AERIAL MAP</h2> <ul style="list-style-type: none"> <li><input type="checkbox"/> Area of Request</li> <li><input type="checkbox"/> Recent History</li> </ul>	Case no: <u>          <b>S234-045</b>          </u> Date: <u>          <b>2/1/2024</b>          </u>
--	---	---



 <b>1:2,400</b>	<b>NOTIFICATION</b>		Case no: <b>S234-045</b>
	<div style="border: 1px solid black; padding: 2px; display: inline-block;"><b>200'</b></div> AREA OF NOTIFICATION <div style="border: 1px solid black; padding: 2px; display: inline-block;"><b>13</b></div> NUMBER OF PROPERTY OWNERS NOTIFIED	Date: <b>2/1/2024</b>	



01/23/2024

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

***S234-045***

***13 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	46 BRAEWOOD PL	BT LOT INVESTORS LLC
2	50 BRAEWOOD PL	BT LOT INVESTORS LLC
3	16300 PRESTON RD	PRESTON TRAILS HOMEOWNERS
4	18 ASH BLUFF LN	LINE PROPERTIES LLC
5	5820 WESTGROVE DR	BENNETT ARCHIE JR
6	16 BRAEWOOD PL	GLEN ABBEY HOMEOWNERS ASSOCIATION INC
7	40 BRAEWOOD PL	ARBUCKLE FAMILY TRUST
8	54 BRAEWOOD PL	GASMIRE DAVID C & SANDRA A
9	58 BRAEWOOD PL	SHADDOCK PETER H ASSET TRUST &
10	51 BRAEWOOD PL	ROBERSON JOHN B & ELIZABETH A
11	47 BRAEWOOD PL	CONLEE LARRY
12	43 BRAEWOOD PL	MCELHATTON REGIS C &
13	39 BRAEWOOD PL	DASARI NEERAJA &

