

CITY PLAN COMMISSION**THURSDAY, January 15, 2026****FILE NUMBER:** PLAT-25-000150**SENIOR PLANNER:** Hema Sharma**LOCATION:** Ferguson Road, northeast of Lakeland Drive**DATE FILED:** December 17, 2025**ZONING:** TH-3(A)**CITY COUNCIL DISTRICT:** 2**SIZE OF REQUEST:** 3.970-acres**APPLICANT/OWNER:** Thomas Staub, Bristol Properties Group LLC.

REQUEST: An application to create a 18-lot Shared Access Development with lots ranging in size from 2,189 square feet to 2,237 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:

1. S234-114 was a request at the same location as the present request 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. The request was approved on June 6, 2024, but has not been withdrawn.

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 18-lot Shared Access Development with lots ranging in size from 2,189 square feet to 2,237 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 and request is for single family 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.

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. "Lot-to-Lot drainage will not be allowed without proper City of Dallas Engineering Division approval" (Note must be on the Plat). 51A 8.611(e)

Right-of way Requirements Conditions:

15. 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)*
16. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Lakeland Dr. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*

Flood Plain Conditions:

17. On the final plat, determine the 100-year water surface elevation across this addition.
18. 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
19. 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
20. On the final plat, specify minimum fill and minimum finished floor elevations. *Section 51A-8.611(d), Trinity Watershed Management.*
21. 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.*
22. 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)*
23. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for.
24. On the final plat, provide guest parking with adequate maneuverability per Shared Access development requirements City Code 51A-4.411(g) and all other requirements set forth by City Code 51A-4.411.

25. Provide additional shared access area easement, up to 26 feet, for compliance to Dallas Fire Code when building height is 30 feet or greater.

Survey (SPRG) Conditions:

26. Prior to final plat, submit a completed final plat checklist and all supporting documents.
27. On the final plat, show how all adjoining right-of-way was created. Section 51A-
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. Uses the standard City Shared Access Area Dedication statement, and standard Surveyor Statement.

Shared Access Conditions:

32. Provide additional shared access area easement, up to 26 feet, for compliance to Dallas Fire Code when building height is 30 feet or greater.
33. A water and wastewater easement at least 12 feet wide to be used exclusively for public water and wastewater below grade must be provided within the Shared Access Area Easement & labeled on the plat. Section 51A-4.411(d)(2) and Sections 49-60(d), 49-61(c)(5)(B), and Development Design Procedure and Policy Manual Section 6.2
34. No building permit may be issued to authorize work in the Shared Access Area Development until the final plat and the Shared Access Area Agreement have been recorded in the real property records of Dallas County, and the recording information has been placed on the face of the plat, and all other requirements of the Shared Access Area development have been met. Section 51A-4.411(c)(3)
35. Prior to submittal of the final plat the Shared Access Area Development must meet all of the requirements of Section 51A-4.411. Section 51A-4.411(c)
36. The recording information of the "Shared Access Area Agreement" must be placed on the final plat prior to being submitted to the City Plan Commission Chairman for signature. The Shared Access Area Agreement shall include a metes and bounds description of the shared access area as part of an attachment to the document. Section 51A-4.411(e)
37. A shared access development is treated as one lot for the purpose of setbacks and lot coverage.
38. Regardless of the minimum front yard setback of the applicable zoning district, the minimum front yard setback must be at least 20 feet from the right-of-way line of a street or alley if the parking space for the lot(s) is located in an enclosed structure and if the space faces upon or can be entered directly from the street or alley. Section 51A-4.411(f)(2)

39. Include the words "Shared Access Development" in the title block of the final plat. Platting Guidelines
40. Place a note on the final plat stating: "No vehicular access is permitted to adjacent property outside the platted property from the shared access area except to a public or City Council approved Private Street." Section 51A-4.411(d)(3), and 51A-4.411(d)(10)
41. If a guard house is provided, it must be at least 30 feet from the shared access point. Section 51A-4.411(d)(8)
42. The Shared Access Area Easement must be terminated a minimum of 3 feet from the adjacent property or right-of-way. Section 51A-8.618(b)
43. Provide guest parking at a rate of 0.25 spaces per dwelling unit and with adequate maneuverability per the Shared Access Development requirements.

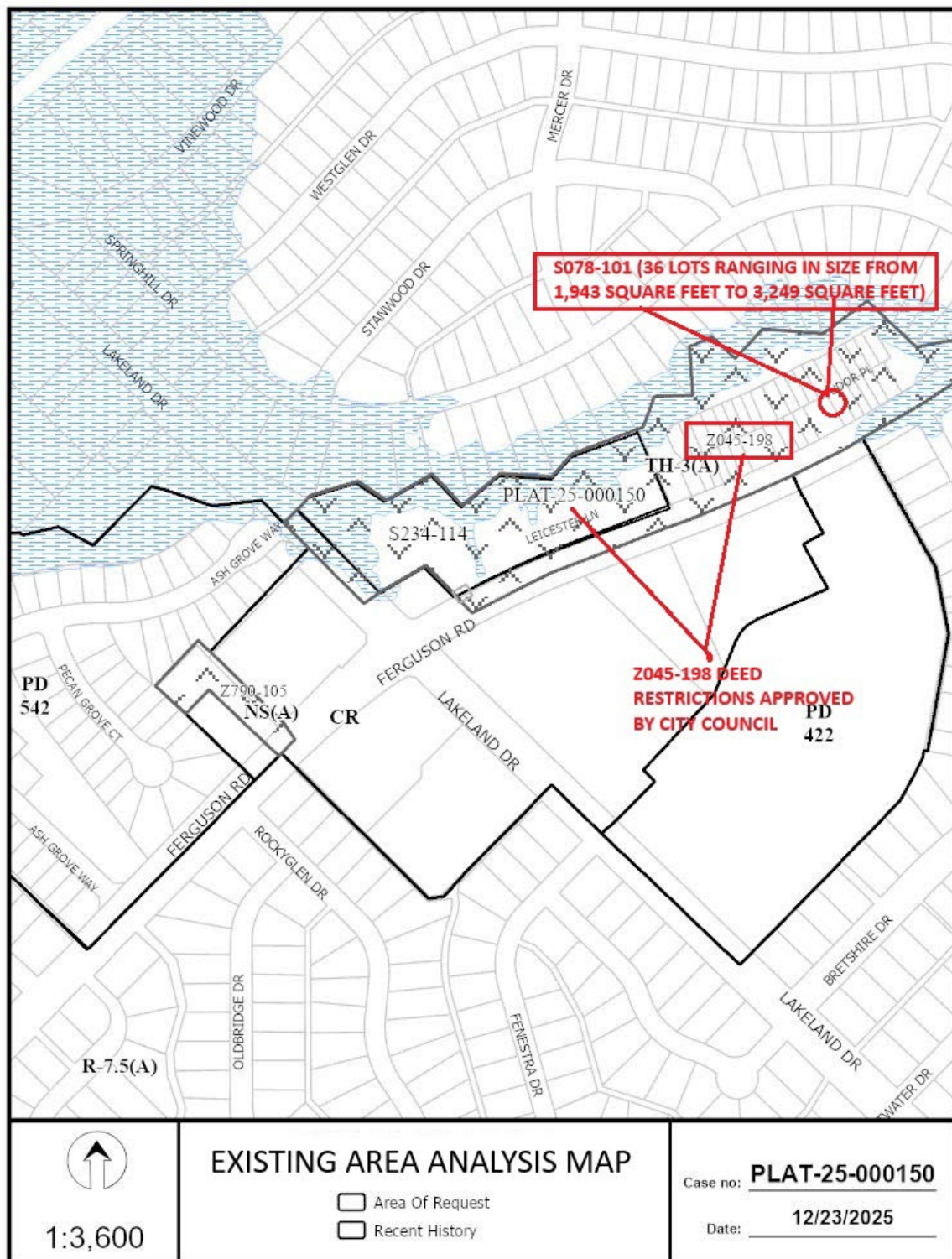
Dallas Water Utilities Conditions:

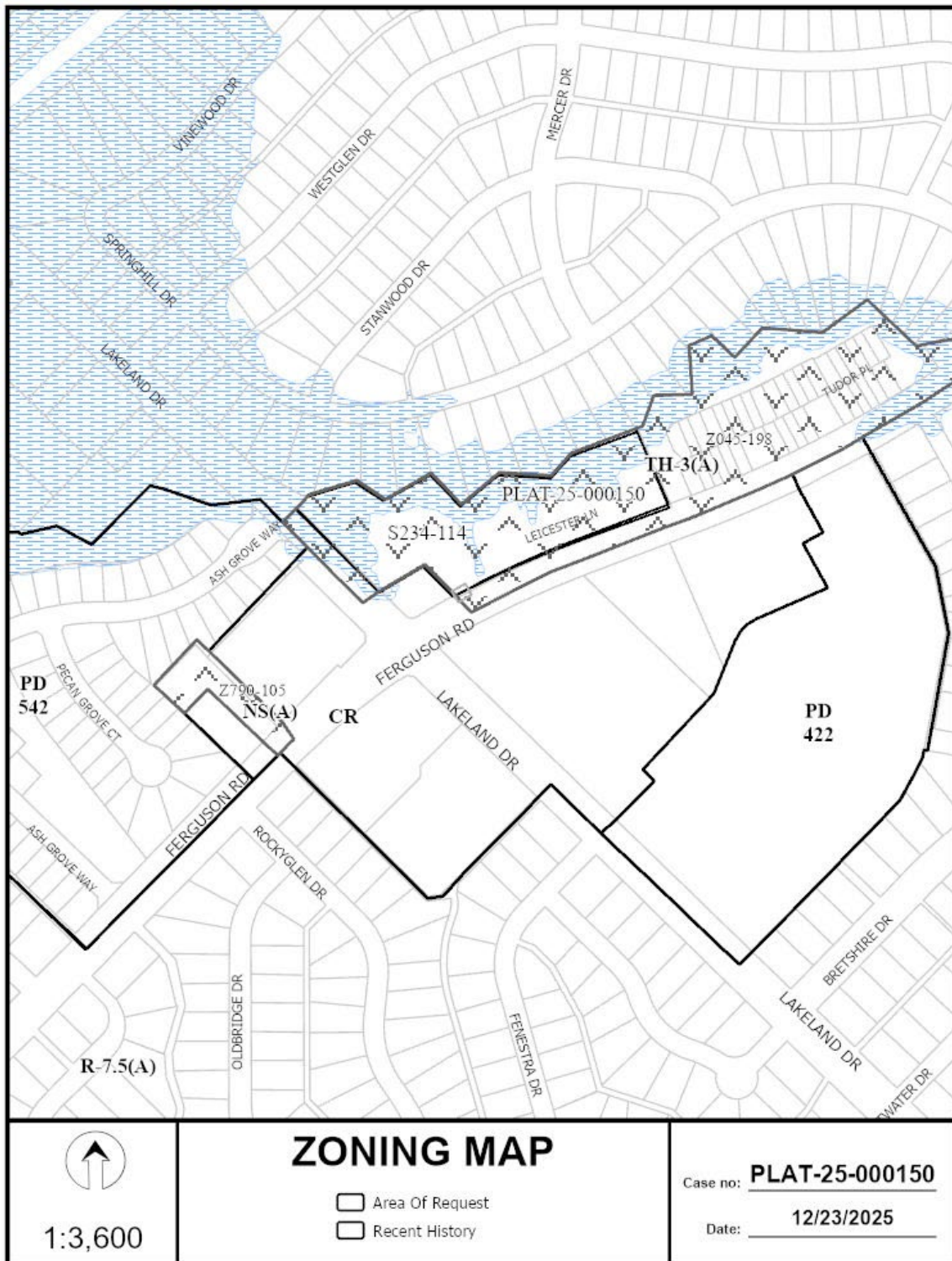
44. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
45. Water and Wastewater main improvements is required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
46. Must comply with DWU Design Standards for all Water and Wastewater construction in Shared Access Development.

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

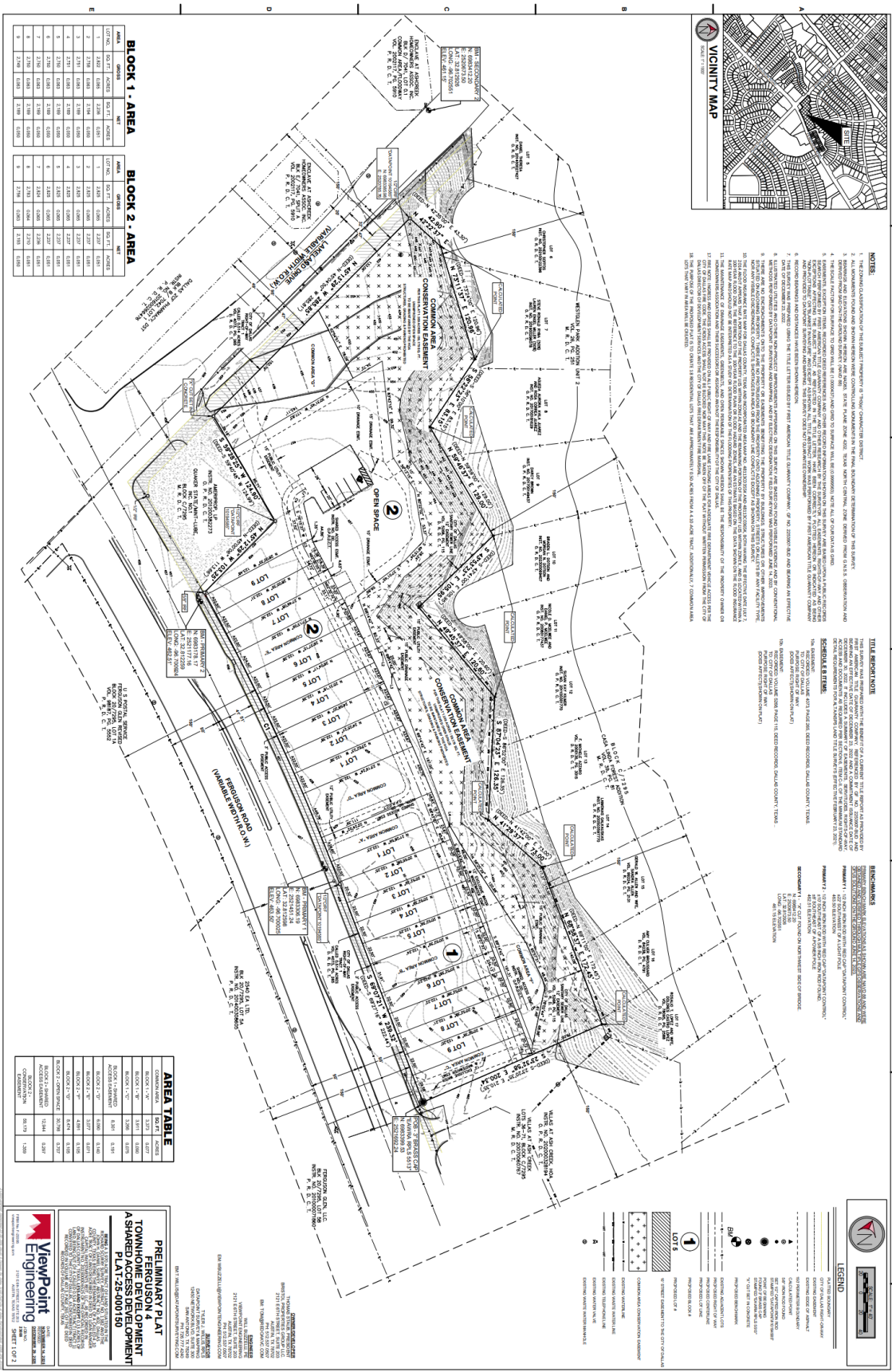
47. Submit a full set of Street Lighting plans prepared per City Standards to daniel.silva1@dallas.gov. Street Lighting requirements are determined during the initial phase of review. Additional street lighting installations may be required to meet the photometric requirements of the 2019 Street Design Manual, Section 6. Photometric analysis will be required to support the submitted street lighting plan.
48. On the final plat, change "Lakeland Drive" to "Lakeland Drive (FKA John West Road)". Section 51A-8.403(a)(1)(A)(xii).
49. On the final plat, add block number "7295" to plat description.
50. On the final plat, add "Leicester Lane"
51. On the final plat, identify the property as Lots 72 through 89 and Common Area A through G in City Block C/7295.

ALL AREAS ARE IN SQUARE FEET









BLOCK 1 - AREA

AREA	AREA	AREA	AREA
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BLOCK 2 - AREA

AREA	AREA	AREA	AREA
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AREA TABLE

AREA	AREA	AREA	AREA
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PRELIMINARY PLAT
TOWNHOMES AND CONDOMINIUMS
A SHARED ACCESS DEVELOPMENT
PLAT 25-000150

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