

CITY PLAN COMMISSION**THURSDAY, DECEMBER 5, 2024****FILE NUMBER:** S234-090R**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Brookshire Circle and Brookshire Drive.**DATE FILED:** November 7, 2024**ZONING:** R-16(A)**CITY COUNCIL DISTRICT:** 11**SIZE OF REQUEST:** 1. 126-acres**APPLICANT/OWNER:** Shaun Mammen, Peter Kofoed, Kristie Kofoed

REQUEST: An application to revise a previously approved preliminary plat (S234-090) to replat a 1.126-acre tract of land containing all of Lots 1 and 2 in City Block 6/6586 to create one 24,531-square foot lot and one 24,532-square foot lot; and to reduce the existing 40-foot platted building line to 18 feet 2 inches for the distance of 98.31 feet and to reduce the existing 40-foot platted building line to 10 feet for a distance of 65 feet along Brookshire Circle on property bounded by Brookshire Circle and Brookshire Drive.

SUBDIVISION HISTORY:

1. S234-090 was a request at the same location as the present request to replat a 1.13-acre tract of land containing all of Lots 1 and 2 in City Block 6/6586 to create two 0.56-acre lots, and to remove an existing 40-foot platted building line along Brookshire Circle and to extend an existing 20-foot platted building line along the northwest line of Brookshire Drive to the property line, on property bounded by Brookshire Circle and Brookshire Drive. The request to remove an existing 40-foot platted building line along Brookshire Circle was denied on May 2, 2024; however, the replat was approved on May 2, 2024 but has not been recorded.

PROPERTY OWNER NOTIFICATION: On November 11, 2024, 19 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 40 feet. Minimum required front yard and side yard setbacks are 35 feet and 10 feet respectively per R-16(A) Single Family District. The request is to reduce the existing 40-foot building line along the side yard of

the property. The setback along Brookshire Circle is considered a continuous side yard setback and governed by side yard regulation of R-16(A) Single Family District which is 10 feet.

- (ii) “Be contrary to the public interest;”
 - 19 notices were sent to property owners within 200 feet of the proposed plat boundary.
- (iii) “Adversely affect neighboring properties; and”
 - The reduction of the 40-foot platted building line along the southeast line of Brookshire Circle will allow for the property to develop according to R-16(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 40-foot platted building line along the southeast line of Brookshire Circle will not impact the adjoining properties. These are only the two lots bounded by Brookshire Circle and Brookshire Drive.

STAFF RECOMMENDATION ON BUILDING LINE REDUCTION: The request is to reduce the existing 40-foot platted building line to 18 feet 2 inches for the distance of 98.31 feet and to reduce the existing 40-foot platted building line to 10 feet for a distance of 65 feet along southeast line of Brookshire Circle. 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 40-foot platted building line along the southeast line of Brookshire Circle.

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 two 0.56-acre lots and the number of lots and lot areas remain same. Staff concludes that the request complies with the requirements of Section 51A-8.503 and the R-16(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 two.

Paving & Drainage Conditions:

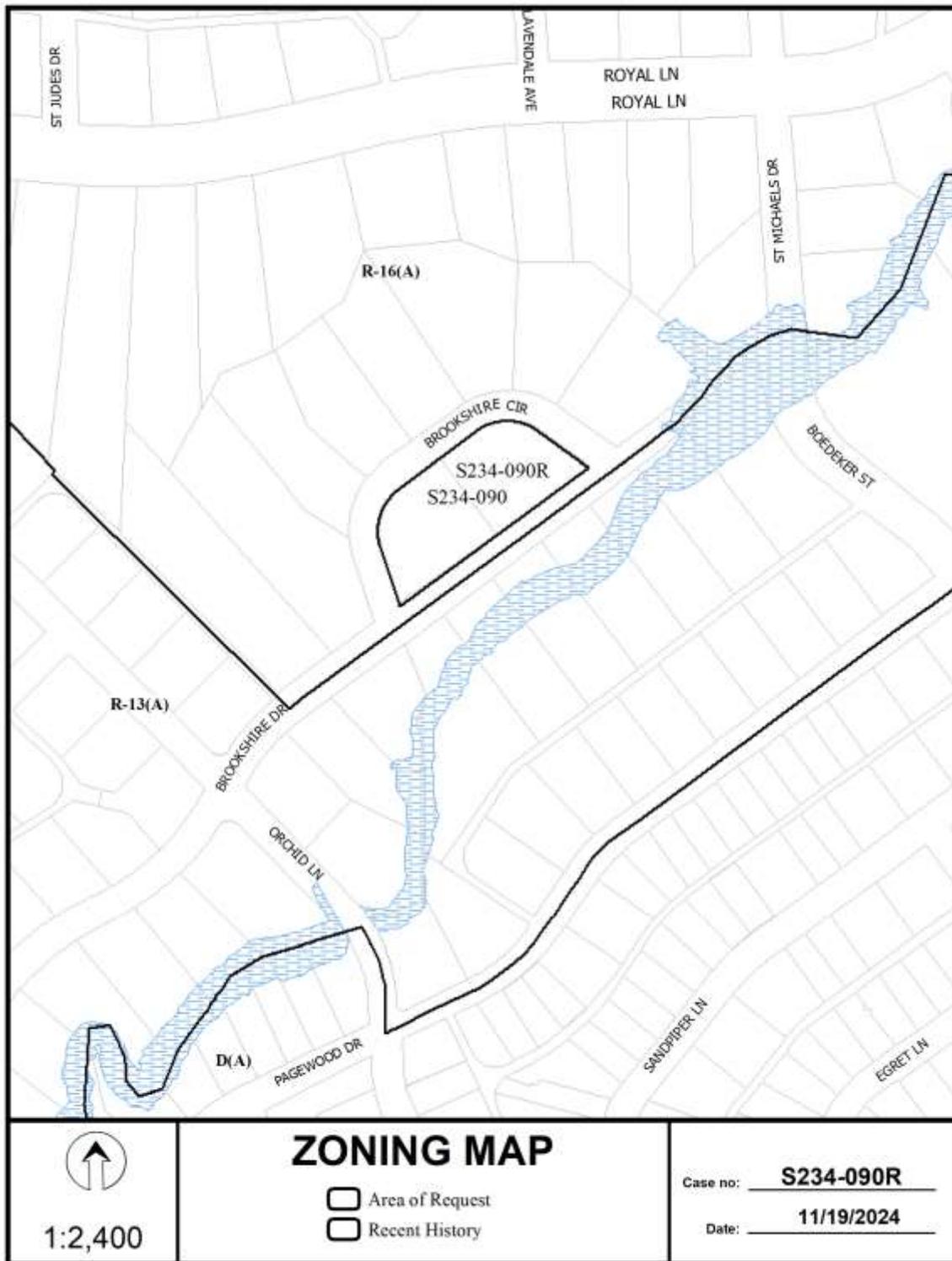
12. Place a note on the final plat stating "Lot-to-Lot drainage will not be allowed without proper City of Dallas Engineering Division approval" 51A 8.611(e)
13. Submit drainage, paving, etc. plans prepared by a licensed (TX) Professional Engineer to Permit Center, Oak Cliff Municipal Center (i.e. non-311T/DP). Section 51A- 8.102 (c); 8.601(b)(4),(5),(6),(7),(8),(9)

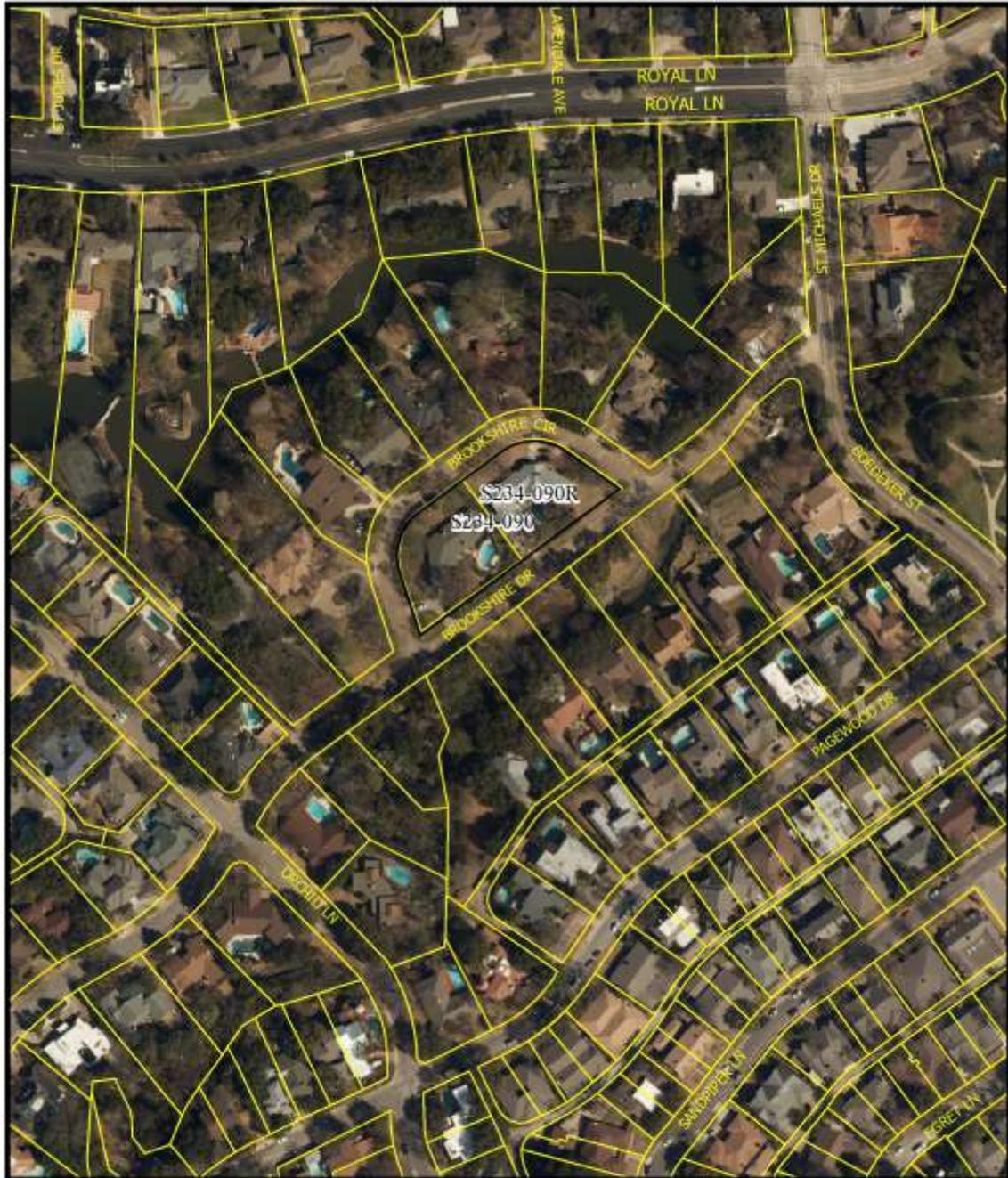
Survey (SPRG) Conditions:

14. Prior to final plat, submit a completed final plat checklist and all supporting documents.
15. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
16. On the final plat, show recording information on all existing easements within 150 feet of the property.

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

17. Prior to final plat, compliance with City's Street lighting standards including illumination standards, material, installation, and activation per Street Design Manual.
18. Prior to final plat, provide to Real Estate written and photographic evidence that all fence encroachment to the public right-of-way have been removed along Brookshire Drive and Brookshire Circle.
19. On the final plat, identify the property as Lots 1 and 2 in City Block 6/6586.





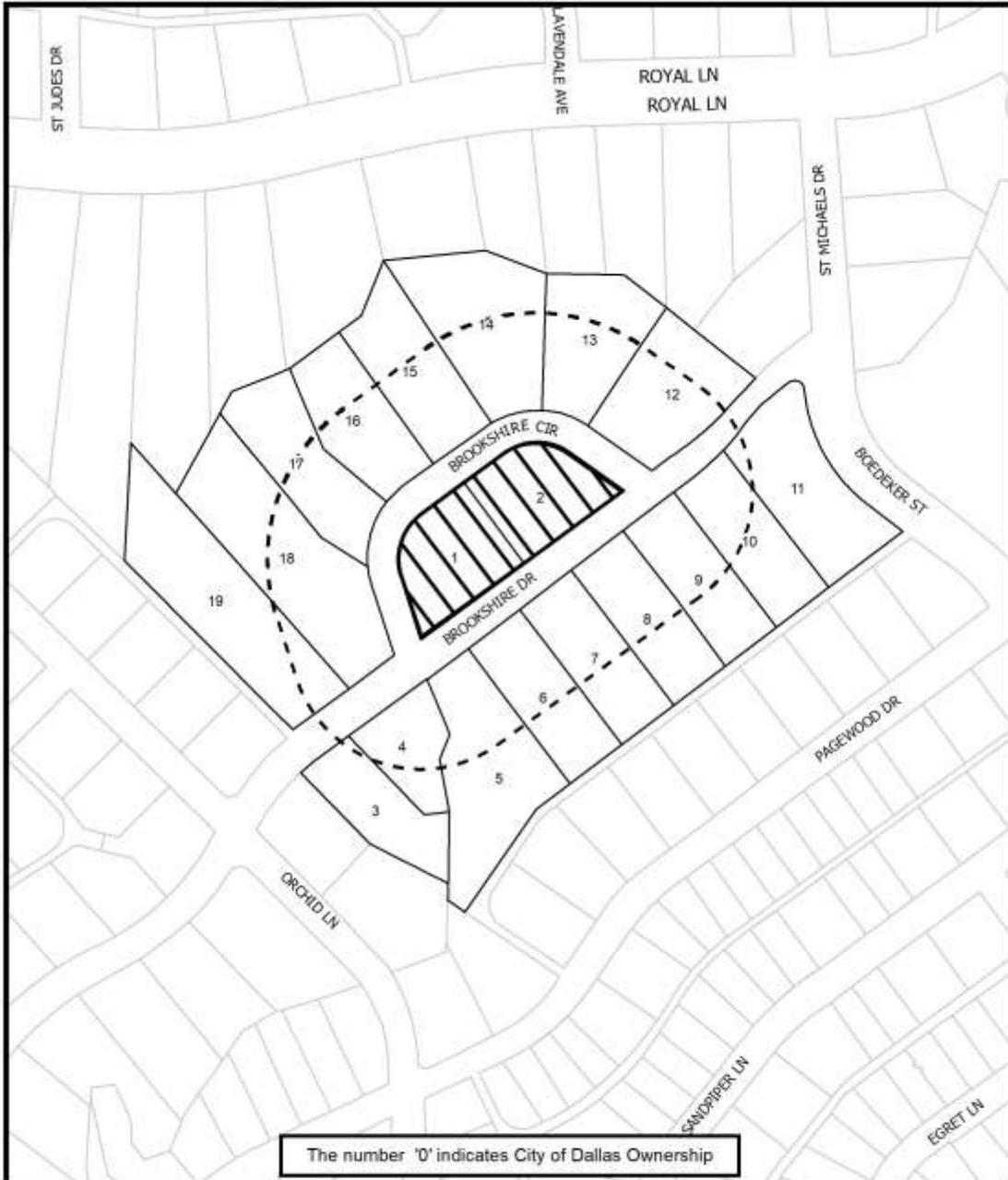
1:2,400

AERIAL MAP

- Area of Request
- Recent History

Case no: S234-090R

Date: 11/19/2024



 1:2,400	NOTIFICATION	Case no: S234-090R			
	<table border="1"> <tr> <td style="text-align: center;">200'</td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="text-align: center;">19</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	200'	AREA OF NOTIFICATION	19	NUMBER OF PROPERTY OWNERS NOTIFIED
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11/15/2024

Notification List of Property Owners

S234-090R

19 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	7217 BROOKSHIRE DR	KOFOED PETER
2	7225 BROOKSHIRE DR	MAMMEN SHAUN
3	7140 BROOKSHIRE DR	KORNGUT IRWIN S & DEBRA A KORNGUT
4	7148 BROOKSHIRE DR	UNELL STANTON M
5	7204 BROOKSHIRE DR	SANDERS BETTY
6	7214 BROOKSHIRE DR	LOROCCO PAUL & LOUISE
7	7224 BROOKSHIRE DR	ROSEMAN JOSHUA S & DANA
8	7234 BROOKSHIRE DR	STROYNOWSKI RYSZARD A &
9	7244 BROOKSHIRE DR	WU MIN SHENG TRUSTEE &
10	7254 BROOKSHIRE DR	GUNAWARDEANA DUMINDA A
11	7264 BROOKSHIRE DR	BOGARD LIVING TRUST
12	7147 BROOKSHIRE CIR	SPENCER ROBERT & SORAYA RECHID
13	7139 BROOKSHIRE CIR	JAGODA JO KURTH
14	7133 BROOKSHIRE CIR	CHEN WEIDONG
15	7127 BROOKSHIRE CIR	LAVENDER JENNIFER LEIGH
16	7121 BROOKSHIRE CIR	LABARBA JASON & LIANE H
17	7115 BROOKSHIRE CIR	WHITE SUSAN L
18	7107 BROOKSHIRE CIR	BARTO JOHN J & CHARLOTTE L
19	7141 BROOKSHIRE DR	INGERTO CRAIG W & RACHEL B

