

CITY PLAN COMMISSION**THURSDAY, JUNE 1, 2023****FILE NUMBER:** S223-148**CHIEF PLANNER:** Mohammad H. Bordbar**LOCATION:** Briarbank Circe, at the terminus of Abraham Drive**DATE FILED:** May 8, 2023**ZONING:** TH-2(A)**CITY COUNCIL DISTRICT:** 7 **SIZE OF REQUEST:** 0.209-acres**MAPSCO:** 49-Y**APPLICANT/OWNER:** Southern Homes Ventures, LLC

REQUEST: An application to create one 0.209-acre (9,105.84-square foot) lot from a tract of land in City Block 6769 on property located on Briarbank Circe, at the terminus of Abraham Drive.

SUBDIVISION HISTORY: Currently not available

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 south of the request have lot widths ranging in size from 37 feet to 107 feet and lot areas ranging in size from 3,986 square feet to 11,673 square feet and are zoned TH-2(A) Townhome District. *(refer to existing area analysis map)*
- The properties to the west of the request have lot widths ranging in size from 77 feet to 83 feet and lot areas ranging in size from 10,269 square feet to 11,839 square feet and are zoned an R-7.5(A) Single Family District. *(refer to existing area analysis map)*

The request lies in TH-2(A) Townhome District which has a minimum lot area requirement of 2,000 square feet for single family structures and 6,000 square feet for duplex structures. The request is to create one 9,105.84 square feet lot from a tract of land.

The proposed lot is triangular shaped at the terminus of Abraham Drive. Staff finds that there is no established lot pattern in the adjacent areas. The request complies with the zoning requirement of the TH-2(A) Townhome District and is in compliance with Section 51A-8.503; 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. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. *Section 51A-8.611(c)*.
13. 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)*
14. Submit drainage (Grading Only), 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)*

Right-of way Requirements Conditions:

15. Provide 20 feet all-weather paving material for Abraham Drive along the proposed plat per the City of Dallas standard. *51A 8.604(b)(2)*

Survey (SPRG) Conditions:

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

Dallas Water Utilities Conditions:

19. 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.
20. 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.

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

21. Prior to the final plat, please contact Addressing Coordinator for release.
22. On the final plat, identify the property as Lot 11 in City Block A/6763. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).







