

**LOCATION:** Glenshannon Circle at Crownwood Court, northwest corner

**DATE FILED:** September 8, 2022

**ZONING:** R-7.5(A)

**CITY COUNCIL DISTRICT:** 13 **SIZE OF REQUEST:** 0.270-acres

**MAPSCO:** 25N

**OWNER:** Gail Corder Fisher

**REQUEST:** An application to replat a 0.270-acre tract of land containing all of Lot 9 in City Block 13/5454 to reduce the existing 10-foot platted building line to 3.47-feet for a distance of 57-feet and to create one lot on property located on Glenshannon Circle at Crownwood Court, northwest corner.

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

**PROPERTY OWNER NOTIFICATION:** On September 20, 2022, 23 notices were sent to property owners within 200 feet of the proposed plat boundary.

**BUILDING LINE REDUCTION:** The Commission may approve a reduction of the platted building line 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 parallel to Crownwood Court is 10 feet. The property is zoned R-7.5(A) Single Family District. The front yard setback is 25 feet.
  - (ii) "Be contrary to the public interest;"
    - On September 20, 2022, 23 notices were to the property owners within 20 feet of the proposed plat boundary.
  - (iii) "Adversely affect neighboring properties; and"
    - The reduction of the existing platted building line will not significantly impact the adjoining properties. The reduction of the existing platted 10-foot Building Line to 3.47-foot will allow the existing swimming pool to conform to the zoning and be in compliance with the R-7.5(A) Single Family District Yard, Lot, and Space regulations.

On February 19, 2021 a building permit for the swimming pool was issued in error and the construction of the swimming pool was stopped on March 28, 2022.

The Board of Adjustment Panel A, at its public hearing held on Tuesday, August 16, 2022, granted variance to the 25-foot front yard setback. *(Please refer to The Board of Adjustment approval letter)*

**STAFF RECOMMENDATION ON BUILDING LINE REDUCTION:** The request is to reduce the existing 10-foot platted Building Line along Crownwood Court to 3.47 feet; staff supports the reduction of the existing platted building lines.

**STAFF RECOMMENDATION ON REPLAT:** The request complies with the requirements of the R-7.5(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 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, 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:**

15. Prior to final plat, submit a completed final plat checklist and all supporting documents.
16. On the final plat, chose a new or different addition name. Platting Guidelines.

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


17. Prior to final plat, provide v84182 p.2844 that show Utility easement on west end of Lot 9 to assure this Utility easement is not a City easement; current plat shows several improvements within the Utility Easement.
18. Prior to final plat, Glennshannon Circle show “concrete walk” in the right-of-way. Please confirm if this walk will be removed/demolished. Cannot allow stairway walk within vehicular roadway.
19. On the final plat, identify the property as Lot 9 in City Block 13/5454. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).



City of Dallas

August 18, 2022

Peter Kavanaugh  
1620 Handley Ste. A  
Dallas, TX. 75208

**S212-333** 

Re: BDA212-067 (PD), Property at 7820 Glenshannon Circle

Dear Mr. Kavanaugh:

The Board of Adjustment Panel A, at its public hearing held on Tuesday, August 16, 2022, **granted** your request for 1) the 25-foot variance to the front yard setback regulations, 2) to construct and/or maintain a nine-foot-high fence as a special exception to the height requirement for fences, and 3) a special exception to the surface area openness requirement for fences in the Dallas Development Code, subject to the following conditions:

Compliance with the submitted site plan and elevation plan is required.

Contact Building Inspection at 320 E. Jefferson, Room 118 to file an application for a building permit or certificate of occupancy within 180 days from the date of the favorable action of the board.

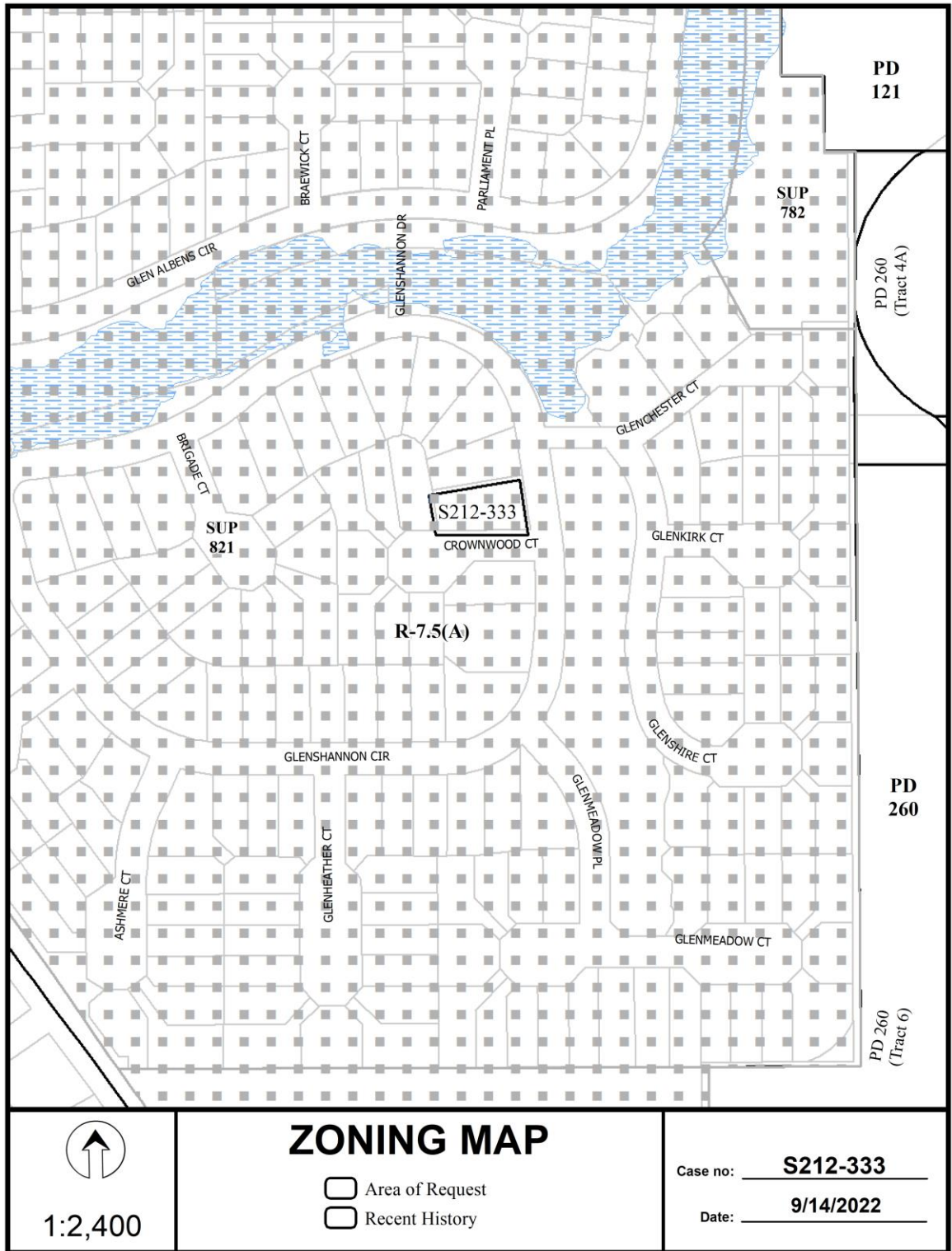
Should you have any further questions regarding the Board's action, please contact me at 972-926-3691 or [jennifer.munoz@dallas.gov](mailto:jennifer.munoz@dallas.gov)

Respectfully,

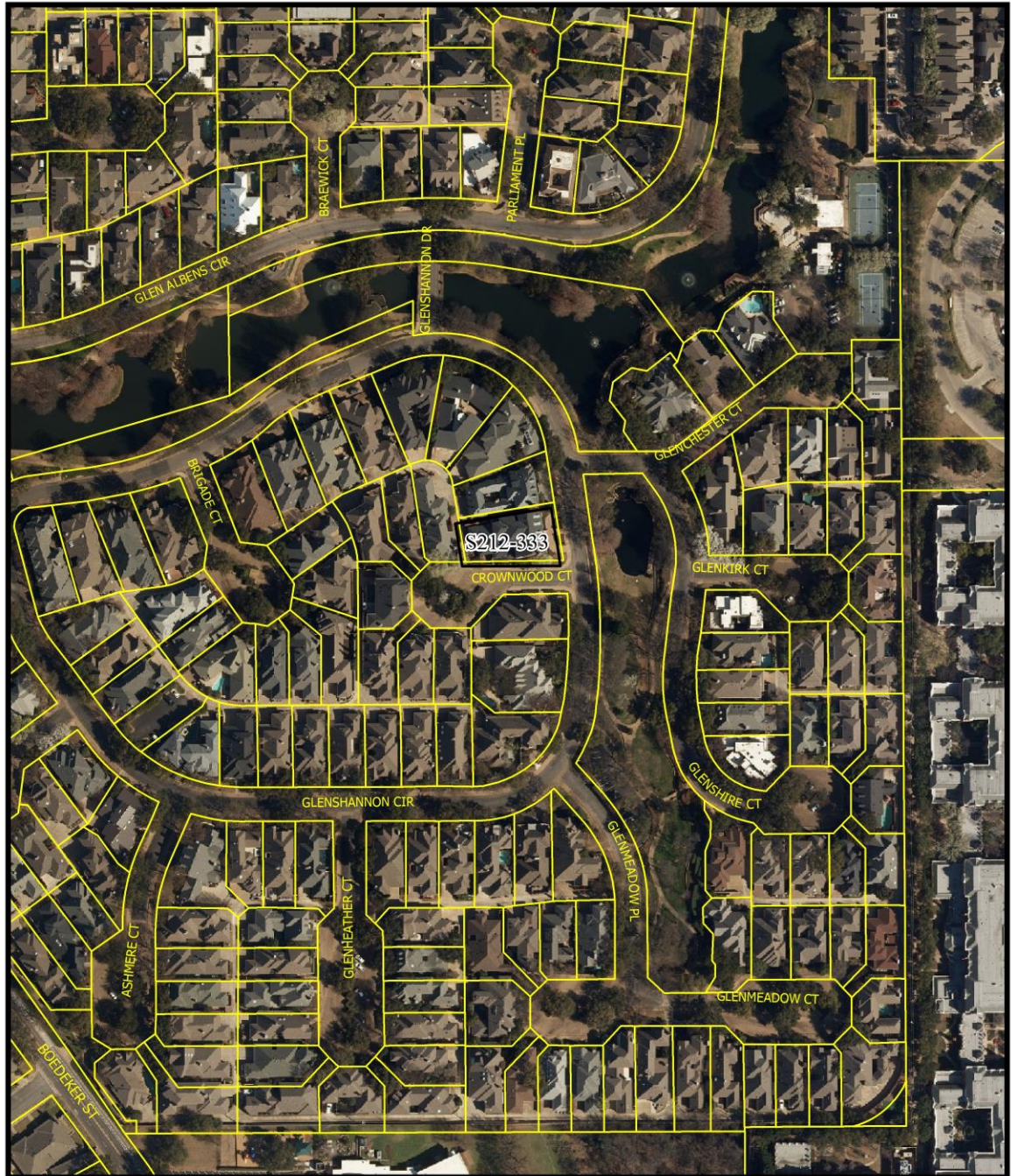
Handwritten signature of Jennifer Muñoz in cursive.


Jennifer Muñoz, Chief Planner/Board Administrator  
Board of Adjustment  
Department of Planning and Urban Design

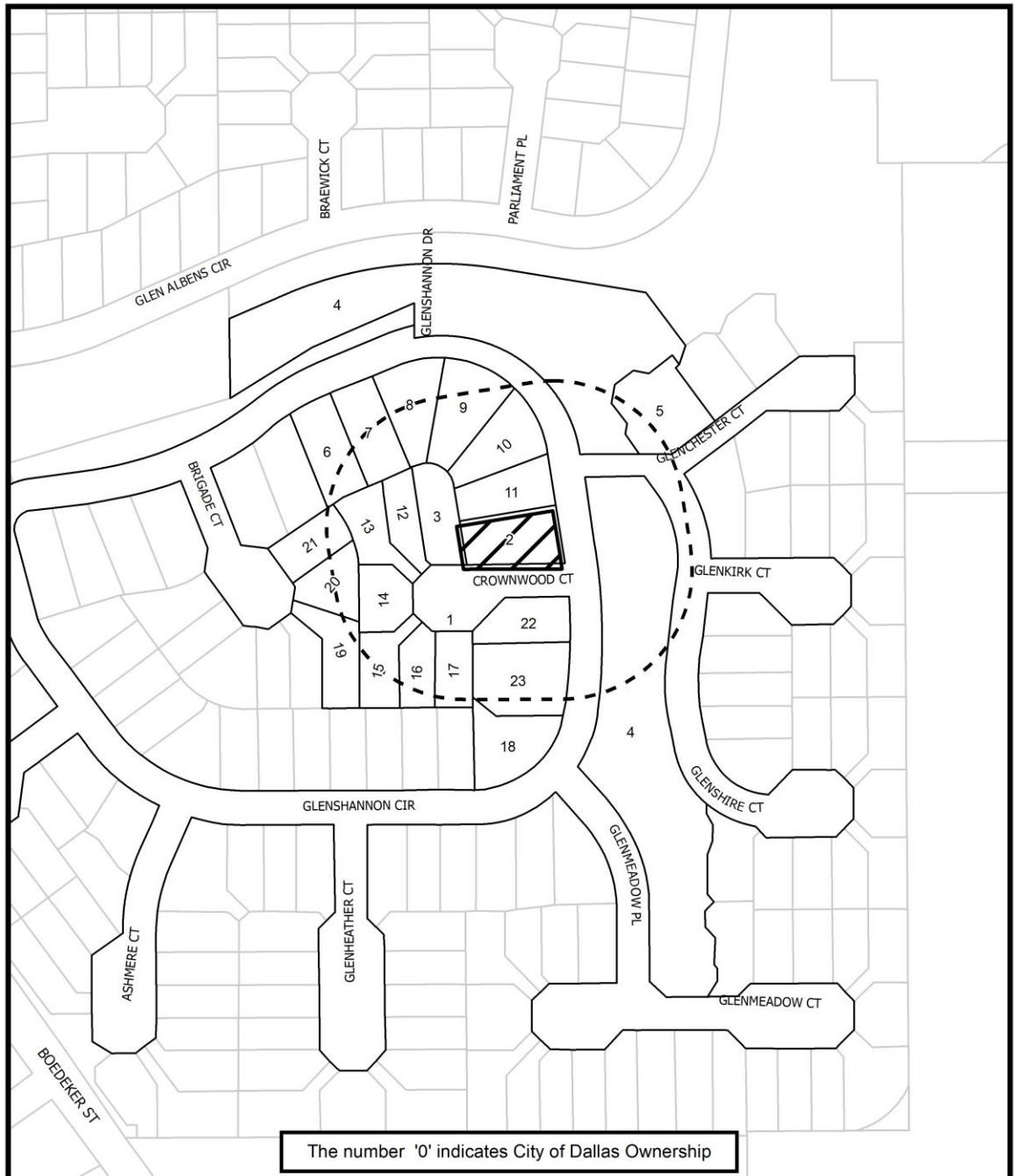
c: Code Enforcement, 3112 Canton, Room 100  
Diana Barkume, Development Services, 320 E. Jefferson #118







 1:2,400	<h2 style="text-align: center;">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>S212-333</b>          </u> Date: <u>          <b>9/14/2022</b>          </u>
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 1:2,400	<h2 style="text-align: center;">NOTIFICATION</h2> <div style="display: flex; justify-content: space-between;"> <div style="border: 1px solid black; padding: 2px;">200'</div> <div>AREA OF NOTIFICATION</div> </div> <div style="display: flex; justify-content: space-between;"> <div style="border: 1px solid black; padding: 2px;">23</div> <div>NUMBER OF PROPERTY OWNERS NOTIFIED</div> </div>	Case no: <u>S212-333</u> Date: <u>9/14/2022</u>
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09/13/2022

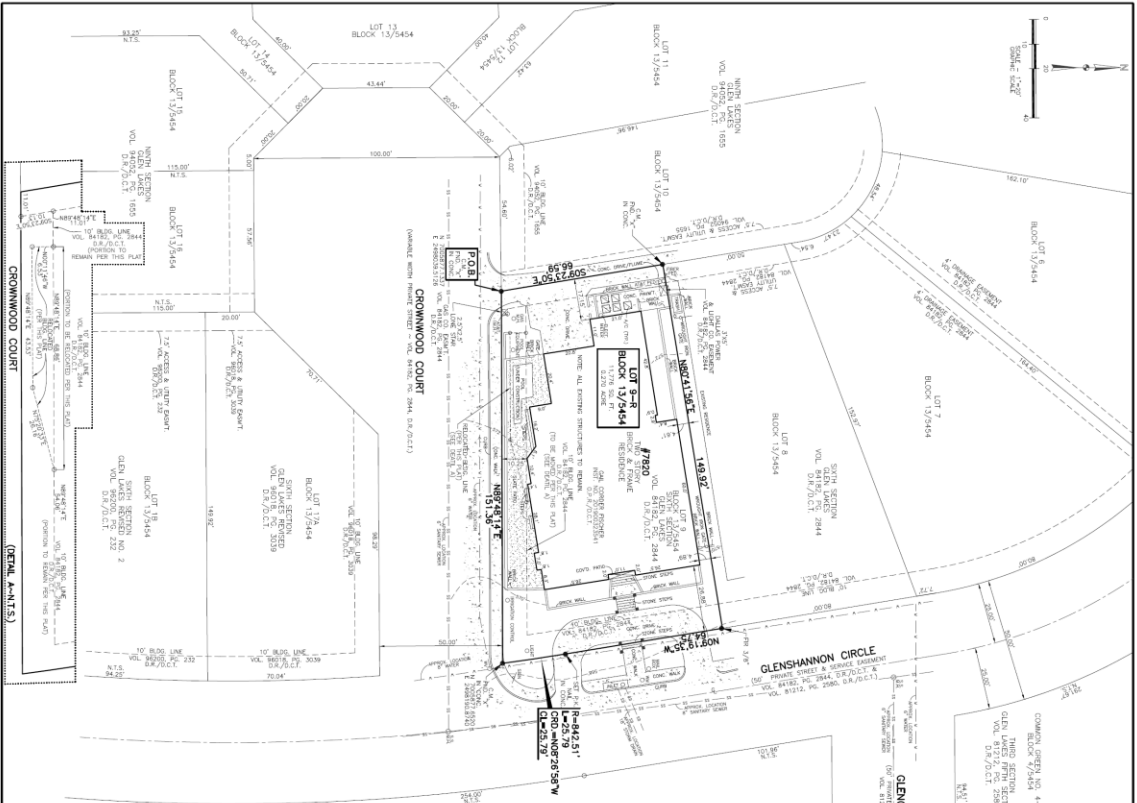
## *Notification List of Property Owners*

*S212-333*

### *23 Property Owners Notified*

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	7200 GLENSHANNON CIR	GLEN LAKES HOMEOWNERS
2	7820 GLENSHANNON CIR	FISCHER GAIL CORDER
3	8 CROWNWOOD CT	FRIEDLANDER D GILBERT & LYNN K
4	7600 GLEN ALBENS CIR	GLEN LAKES HOMEONRS ASSOC
5	1 GLENCHESTER CT	SAILER WILLIAM A JR & SANDRA G
6	7412 GLENSHANNON CIR	JACKS MARLA S
7	7408 GLENSHANNON CIR	GRAHAM PAMELA L
8	7404 GLENSHANNON CIR	DANIELS MARK D
9	7908 GLENSHANNON CIR	RICHARDS STANFORD H
10	7904 GLENSHANNON CIR	LEVY RANDALL D & IRENE G
11	7824 GLENSHANNON CIR	TART PETER M & SHIRLEY
12	7 CROWNWOOD CT	ANDERSON PAUL KENNETH &
13	6 CROWNWOOD CT	GASS RICHARD J & WANDA K
14	5 CROWNWOOD CT	KENNINGTON CRAIG & JOSEFINA K
15	4 CROWNWOOD CT	KRAMER LANE A & MELODY H
16	3 CROWNWOOD CT	BYRNES GLENDA L
17	2 CROWNWOOD CT	MCBEE WILLIAM & MARIA
18	7716 GLENSHANNON CIR	7716 GLENSHANNON CIRCLE
19	4 BRIGADE CT	DRAKE JANET
20	3 BRIGADE CT	MILLER DOUGLAS HOWARD
21	2 BRIGADE CT	MILLER DOUGLAS H TRUSTEE &
22	1 CROWNWOOD CT	LEVELL J WAYMON & MARY ANN
23	7808 GLENSHANNON CIR	WOOLDRIDGE RAYMOND E &





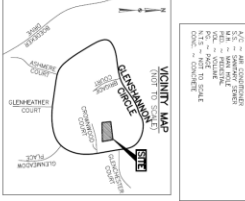
PREPARED BY:  
**WENB SURVEYING COMPANY**  
 1801 W. GLENESHANNON CIR. SUITE 2000  
 DALLAS, TEXAS 75244  
 PHONE: (972) 41-4844 FAX: (972) 41-4845  
 E-MAIL: wensurveying@aol.com  
 WENB SURVEYING COMPANY  
 1801 W. GLENESHANNON CIR. SUITE 2000  
 DALLAS, TEXAS 75244  
 PHONE: (972) 41-4844 FAX: (972) 41-4845  
 E-MAIL: wensurveying@aol.com

COMMON GREYS NO. 4-4  
 BLOCK 13/5454  
**CALL CORDEY FISCHER**  
 17601 DELWOODS DRIVE  
 DALLAS, TEXAS 75244  
 PHONE: 214-734-4100  
 EMAIL: cfischer@callcordey.com

COMMON GREYS NO. 7  
 BLOCK 13/5454  
**CALL CORDEY FISCHER**  
 17601 DELWOODS DRIVE  
 DALLAS, TEXAS 75244  
 PHONE: 214-734-4100  
 EMAIL: cfischer@callcordey.com

COMMON GREYS NO. 1  
 BLOCK 13/5454  
**CALL CORDEY FISCHER**  
 17601 DELWOODS DRIVE  
 DALLAS, TEXAS 75244  
 PHONE: 214-734-4100  
 EMAIL: cfischer@callcordey.com

COMMON GREYS NO. 2  
 BLOCK 13/5454  
**CALL CORDEY FISCHER**  
 17601 DELWOODS DRIVE  
 DALLAS, TEXAS 75244  
 PHONE: 214-734-4100  
 EMAIL: cfischer@callcordey.com



**OWNERS' DEDICATION:**  
 NOW HEREBY, KNOW ALL MEN BY THESE PRESENTS:

**OWNERS ACKNOWLEDGMENT:**  
 I, **Karin R. Webb**, of the County of Dallas, Texas, do hereby certify that the foregoing instrument was signed and acknowledged by me in the presence of **Call Cordey Fischer**, a Notary Public, on this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

**SUBRECORDS ACKNOWLEDGMENT:**  
 I, **Karin R. Webb**, of the County of Dallas, Texas, do hereby certify that the foregoing instrument was signed and acknowledged by me in the presence of **Call Cordey Fischer**, a Notary Public, on this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

**OWNERS' CERTIFICATE:**  
 I, **Karin R. Webb**, of the County of Dallas, Texas, do hereby certify that the foregoing instrument was signed and acknowledged by me in the presence of **Call Cordey Fischer**, a Notary Public, on this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

**SUBRECORDS STATEMENT:**  
 I, **Karin R. Webb**, a Registered Professional Land Surveyor, do hereby certify that the foregoing instrument was signed and acknowledged by me in the presence of **Call Cordey Fischer**, a Notary Public, on this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

**PRELIMINARY PLAT**  
**SIXTH SECTION, GLEN LAKES**  
**LOTS 9-R, BLOCK 13/5454**  
**BEING A REPLAT OF LOT 9, BLOCK 13/5454**  
**SIXTH SECTION**  
**GLEN LAKES**  
**IN THE L. MARTIN SURETY, ABSTRACT NO. 924**  
**CITY OF DALLAS, DALLAS COUNTY, TEXAS**  
 CITY PLAN FILE NO. 3212-333  
 11,776 SQ. FT. OR 0.273 ACRES  
 DATE: JULY 22, 2022  
 RECORDED IN INSTRUMENT NO. \_\_\_\_\_ OF BLOCK \_\_\_\_\_