

CITY PLAN COMMISSION

THURSDAY, MARCH 20, 2025

FILE NUMBER: S245-115

SENIOR PLANNER: Sharmila Shrestha

LOCATION: Valley Creek Drive, north of Spring Valley Road

DATE FILED: February 20, 2025

ZONING: R-10(A)

CITY COUNCIL DISTRICT: 11

SIZE OF REQUEST: 1.33-acres

APPLICANT/OWNER: Christine Dunn, J. Kenneth Dunn

REQUEST: An application to replat a 1.33-acre (57,852.87-square foot) tract of land containing all of Lots 1 and 2 in City Block 8/8186 to create one lot on property and to reduce a portion of an existing 40-foot building line by 4.38 feet for the distance of 16.20 feet along Valley Creek Drive on property located on Valley Creek Drive, north of Spring Valley Road.

SUBDIVISION HISTORY:

1. S201-540 was a request south of the present request to replat a 2.446-acre tract of land containing all of Lots 3 and 4 in City Block L/7424 to create 3 Lots ranging in size from 28,302 square feet to 41,386 square feet on property located on Spring Valley Road at Valley Creek Drive, northwest corner. The request was withdrawn on December 17, 2020.

PROPERTY OWNER NOTIFICATION: On March 3, 2025, 17 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 west line of Valley Creek Drive is 40 feet. Minimum required front yard setback is 30 feet per R-10(A) Single Family District.
 - (ii) "Be contrary to the public interest;"
 - 17 notices were sent to property owners within 200 feet of the proposed plat.
 - (iii) "Adversely affect neighboring properties; and"

- The reduction of a portion of an existing 40-foot platted building line by 4.38 feet for the distance of 16.20 feet along Valley Creek Drive will bring the existing structure in compliance to R-10(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 west line of Valley Creek Drive will not impact the adjoining properties.

STAFF RECOMMENDATION ON BUILDING LINE REDUCTION: The request is to reduce a portion of an existing 40-foot building line by 4.38 feet for the distance of 16.20 feet along Valley Creek Drive. 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 west line of Valley Creek Drive.

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 properties to the north, east, south, and west of the present request have areas ranging in size from 18,850 square feet to 65,164 square feet and are zoned R-10(A) Single Family District and R-1/2ac(A) Single Family District. *(Refer to the existing area analysis map).*

The request lies in an R-10(A) Single Family District which has a minimum lot area requirement of 10,000 square feet. The request is to create 1.33-acre (57,852.87-square foot) lot.

Staff concludes that there is a variation in lot pattern in the adjacent areas of the request and the request complies with the requirements of Section 51A-8.503 and R-10(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. 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)
15. Existing drainage conveyance within the property is required to be sized in compliance with Section 51A-8.611(a)(1) of the City of Dallas Code.

Right-of way Requirements Conditions:

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

Survey (SPRG) Conditions:

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

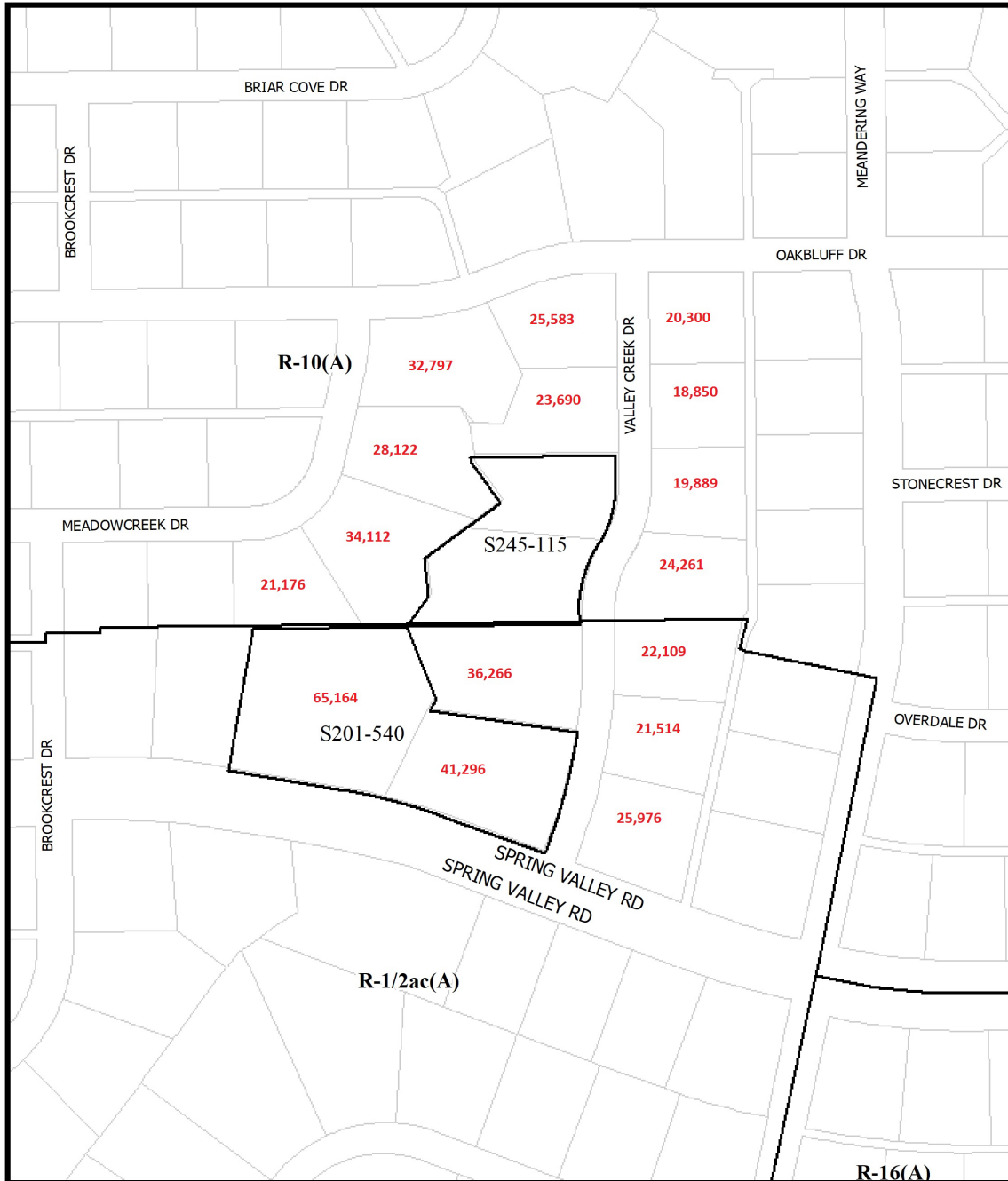
Dallas Water Utilities Conditions:


20. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f).
21. 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.
22. Water 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.

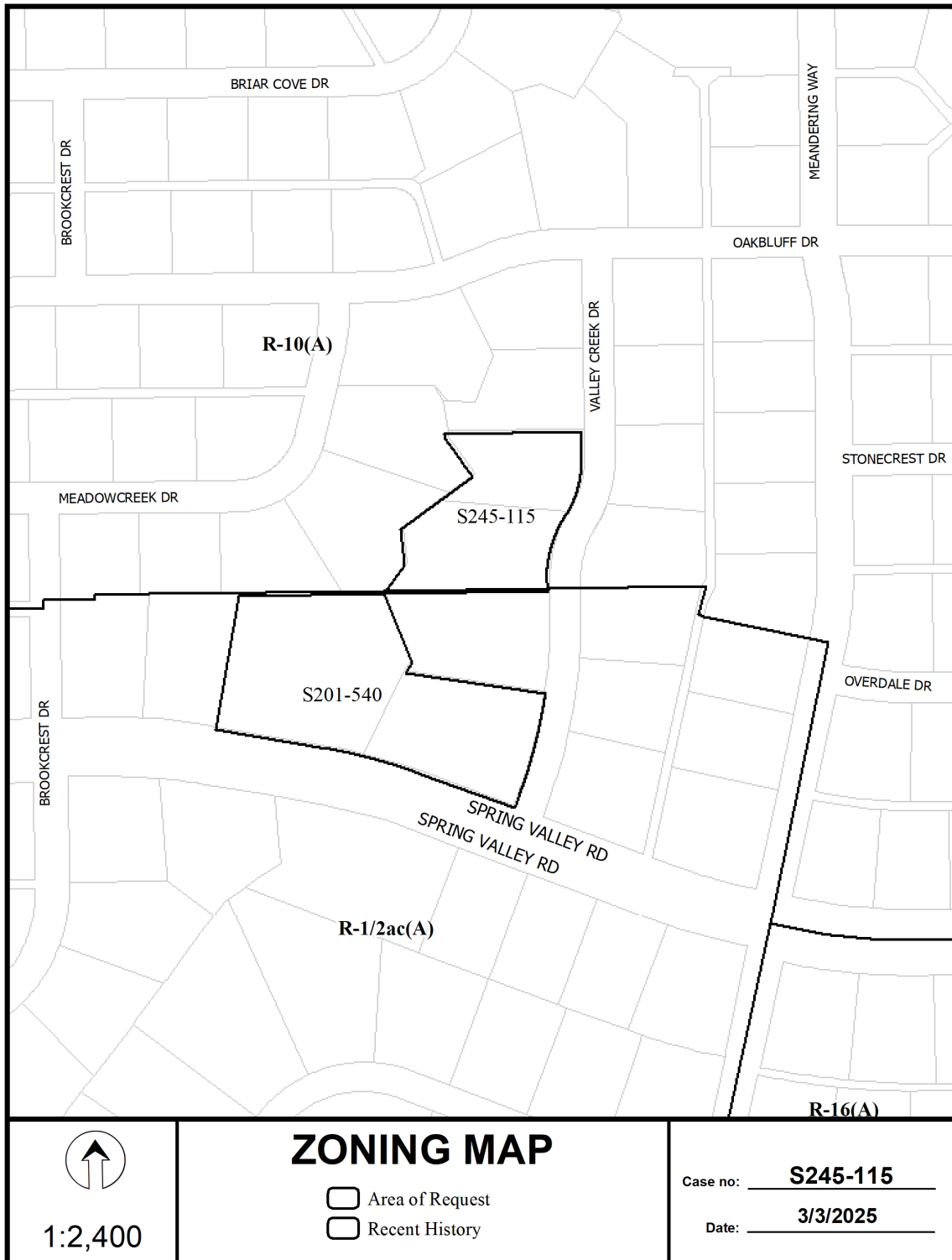
Streetlight/ GIS, Lot & Block Conditions:

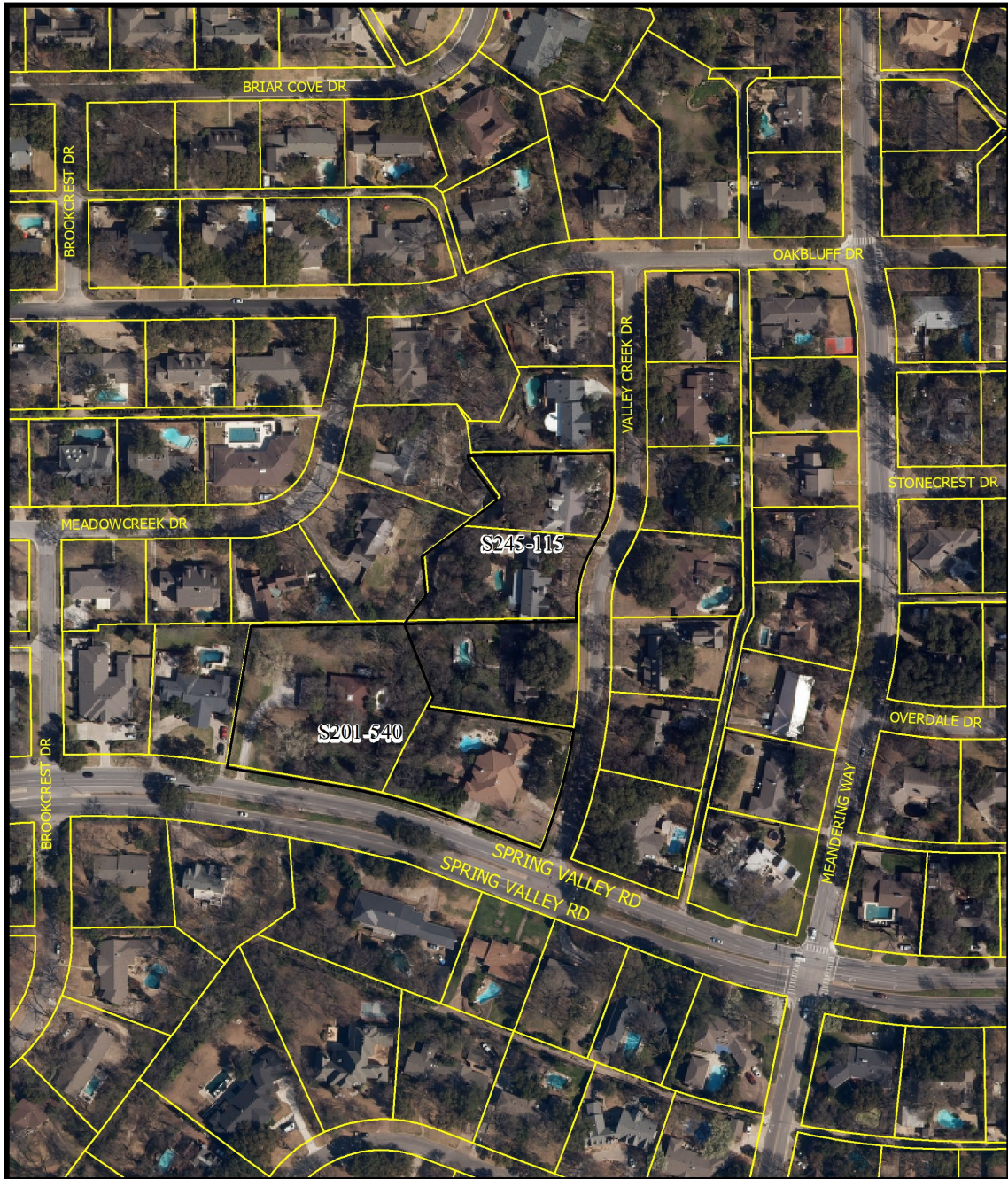
23. Prior to final plat, compliance with City's Street lighting standards including illumination standards, material, installation, and activation per Street Design Manual.
24. On the final plat, identify the property as Lot 1A in City Block B/8186.


ALL AREAS ARE IN SQUARE FEET

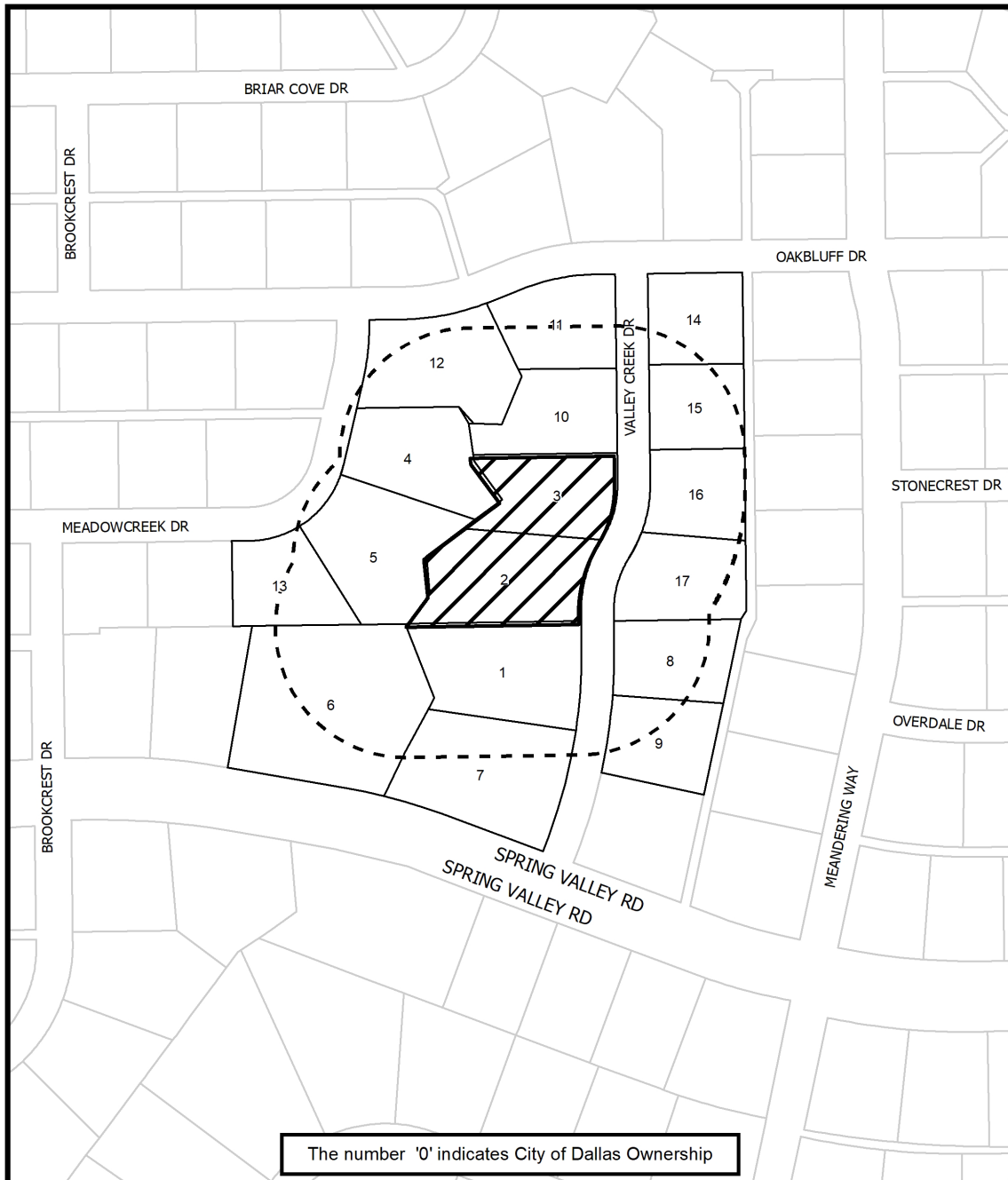


 1:2,400	<p>EXISTING AREA ANALYSIS MAP</p> <p><input type="checkbox"/> Area of Request</p> <p><input type="checkbox"/> Recent History</p>	Case no: S245-115 Date: 3/3/2025
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 1:2,400	<h2 style="text-align: center;">AERIAL MAP</h2> <ul style="list-style-type: none"> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History 	Case no: <u> S245-115 </u> Date: <u> 3/3/2025 </u>
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NOTIFICATION

200' AREA OF NOTIFICATION
17 NUMBER OF PROPERTY OWNERS NOTIFIED

Case no: **S245-115**

Date: **3/3/2025**

Notification List of Property Owners

S245-115

17 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	14127 VALLEY CREEK DR	MCGUIRE DONALD E III
2	14139 VALLEY CREEK DR	DUNN FAMILY LIVING TRUST
3	14145 VALLEY CREEK DR	MCCORMICK BARBARA LOUISE TR
4	7138 MEADOWCREEK DR	BURGESS CHARLES L
5	7132 MEADOWCREEK DR	TAYLOR WAYNE E & DONNA T
6	7121 SPRING VALLEY RD	JENNINGS FAMILY INVESTMENTS LLC
7	14111 VALLEY CREEK DR	HIXSON LIVING TRUST
8	14130 VALLEY CREEK DR	WOLVERTON MICHAEL & JOHNNA
9	14120 VALLEY CREEK DR	CHAVEZ EDUARDO & BECKY
10	14159 VALLEY CREEK DR	ROPER KRISTI D &
11	14169 VALLEY CREEK DR	GARAHAN EDMUND H &
12	7148 MEADOWCREEK DR	STECKLER ROBERT & DEBORAH
13	7126 MEADOWCREEK DR	RILEY JOHN B III TR &
14	14170 VALLEY CREEK DR	BRYAN BARBARA K & GREGORY S
15	14160 VALLEY CREEK DR	ADHAM ABDALLAH
16	14150 VALLEY CREEK DR	BARKER MARK A & AIMEE E
17	14140 VALLEY CREEK DR	HANNAGAN SUSAN & JAMES DAVID

