

CITY PLAN COMMISSION**THURSDAY, MAY 16, 2024****FILE NUMBER:** S234-099**SENIOR PLANNER:** Hema Sharma**LOCATION:** Club Hill Court, east of Club Oaks Drive**DATE FILED:** April 17, 2024**ZONING:** TH-2(A), R-1ac(A)**CITY COUNCIL DISTRICT:** 12**SIZE OF REQUEST:** 0.175-acres**APPLICANT/OWNER:** John W. Newby, JWN Revocable Trust & Maria Karos
Revocable Trust**REQUEST:** An application-to replat a 0.175-acre tract of land containing all of Lot 16 in City Block 8A/8209 and tract of land in City Block 8209 and 8227 to create one lot on property located on Club Hill Court, east of Club Oaks Drive.**SUBDIVISION HISTORY:**

1. S190-129 was a request north of present request to replat a 2.437-acre tract of land containing all of Lots 23, 51, and 52 in City Block 1/8757 to create one 0.923-acre lot and one 1.513-acre lot on property located at 17415 Pauma Valley Circle. The request was approved on June 4, 2020 and was recorded on October 12, 2023.
1. S189-164 was a request north of present request to replat a 2.437-acre tract of land containing all of Lots 23, 51, and 52 in City Block 1/8757 to create one 0.923-acre lot and one 1.513-acre lot on property located at 17415 Pauma Valley Circle. The request was withdrawn March 29, 2019.

PROPERTY OWNER NOTIFICATION: On April 30, 2024, 15 notices were sent to property owners within 200 feet of the proposed plat.**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 east and west of the request have lot areas ranging in size from 5,094 square feet to 10,262 square feet and are zoned TH-2(A) Townhouse District. *(Please refer to the existing area analysis)*
- The properties to the north of the request are tract of land and are zoned R-1ac(A) Single Family District. *(Please refer to the existing area analysis)*

The request is dual zoning district TH-2(A) Townhouse District and R-1ac(A) Single Family District. TH-2(A) Townhouse District has a minimum lot area requirement of 2,000 square feet for single family structure and 6,000 square feet for duplex structures

and R-1ac(A) Single Family District has a minimum lot area requirement of an acre. The request is to create one 7,613-square foot lot.

Staff finds that there is a variation in the lot pattern in the immediate vicinity of the request. The request complies with the requirements of TH-2(A) Townhouse District and with the requirements of Section 51A-8.503; but does not meet the zoning requirement of R-1ac(A) Single Family District therefore, staff recommends denial of the request. However, should the request be approved, we recommend the approval be 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. 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)*

Flood Plain Conditions:

14. On the final plat, determine the 100-year water surface elevation across this addition.
15. 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
16. 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
17. On the final plat, specify minimum fill and minimum finished floor elevations. *Section 51A-8.611(d), Trinity Watershed Management.*
18. 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.*
19. 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)*
20. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for.

Survey (SPRG) Conditions:

21. Prior to final plat, submit a completed final plat checklist and all supporting documents.
22. On the final plat, show recording information on all existing easements within 150 feet of the property.

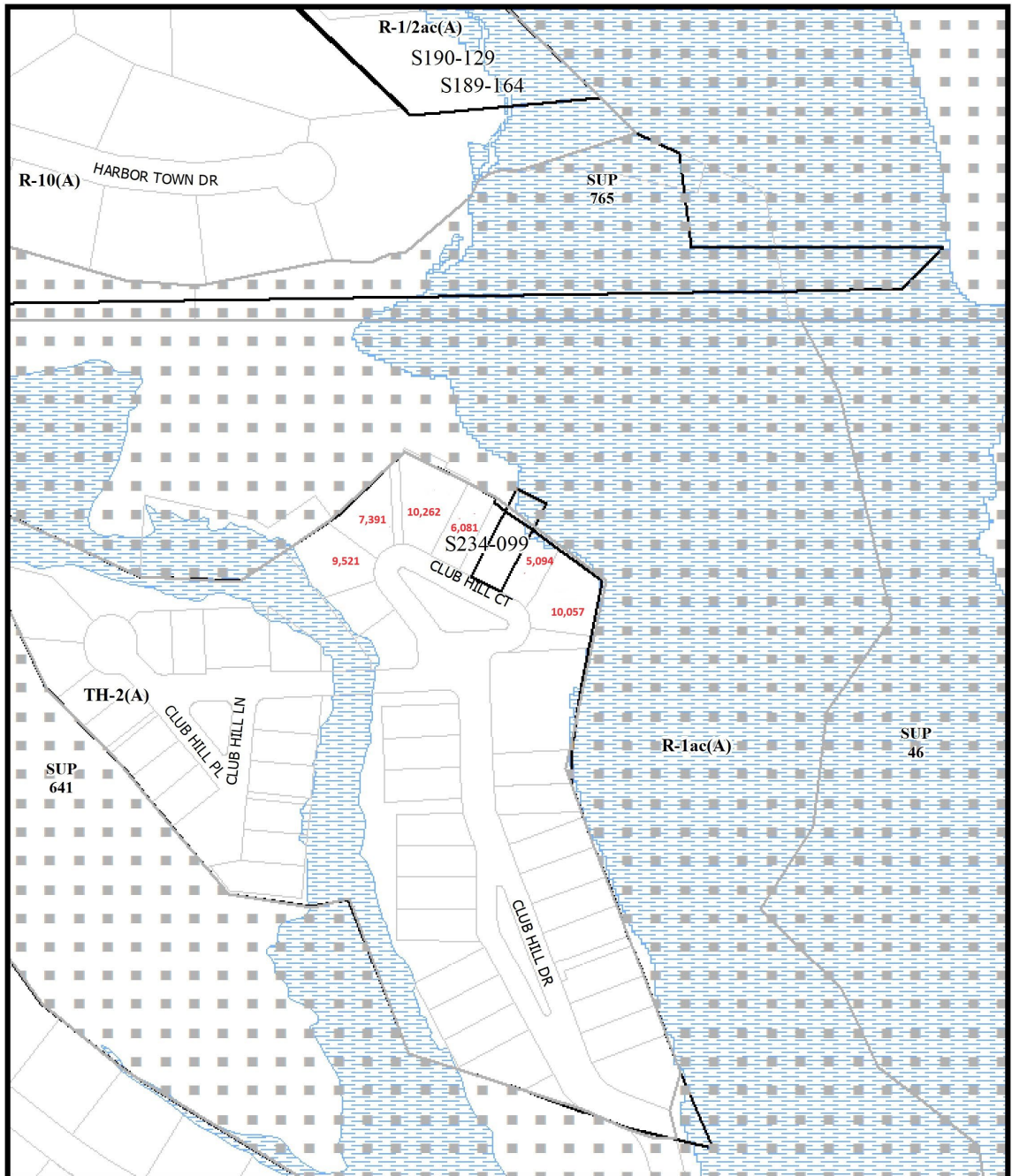
Dallas Water Utilities Conditions:

23. 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.
24. Water and Wastewater main improvements may be required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

GIS, Lot & Block Conditions:

25. On the final plat, identify the property as Lot 16A in City Block 8A/8209.

ALL AREAS ARE IN SQUARE FEET



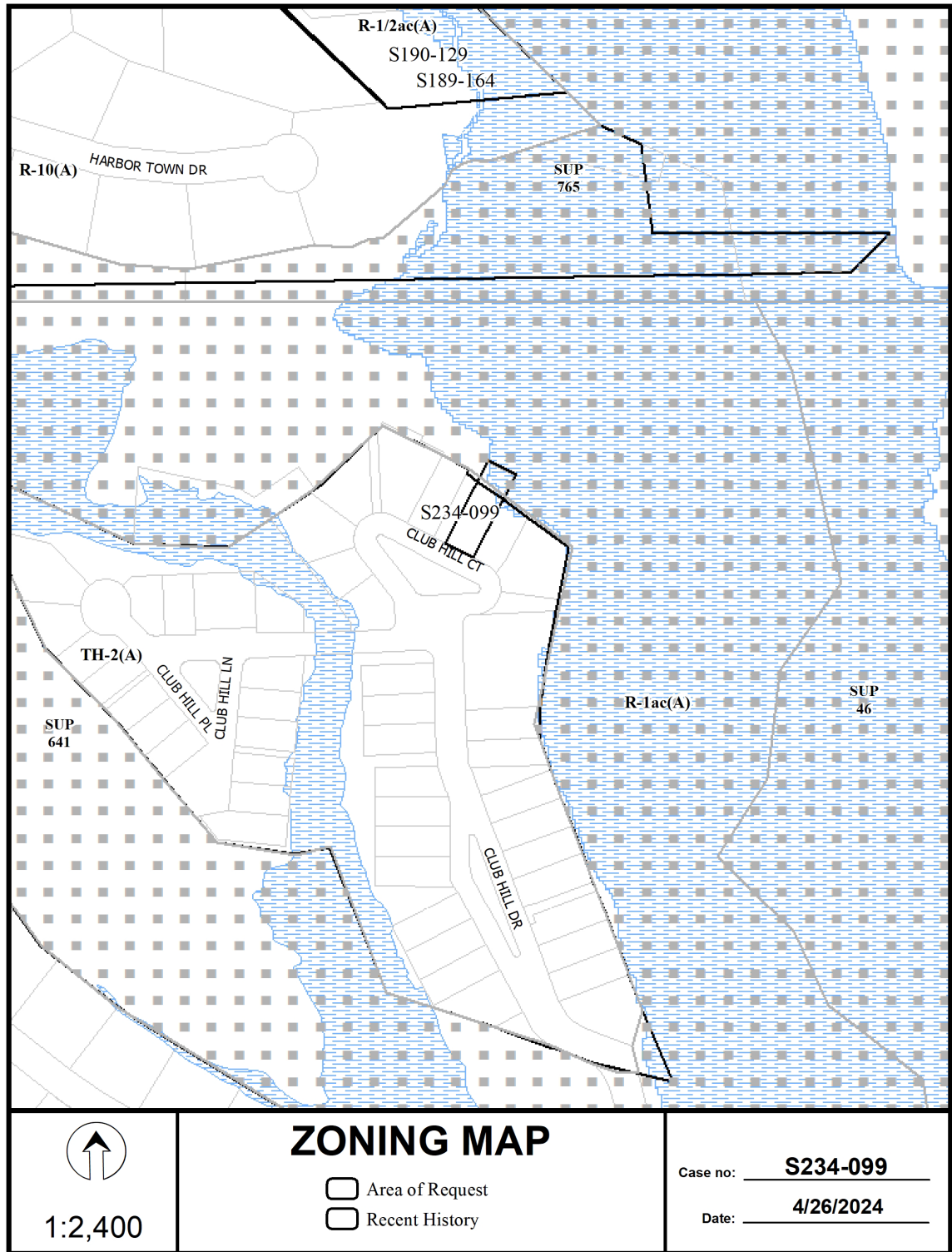
1:2,400

EXISTING AREA ANALYSIS MAP

- Area of Request
- Recent History

Case no: **S234-099**

Date: **4/26/2024**





1:2,400

AERIAL MAP

- Area of Request
- Recent History

Case no: **S234-099**

Date: **4/26/2024**



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|  1:2,400 | NOTIFICATION | | Case no: S234-099 |
| | <div style="border: 1px solid black; padding: 2px; display: inline-block;">200'</div> AREA OF NOTIFICATION <div style="border: 1px solid black; padding: 2px; display: inline-block;">15</div> NUMBER OF PROPERTY OWNERS NOTIFIED | | Date: 4/26/2024 |

04/22/2024

Notification List of Property Owners

S234-099

15 Property Owners Notified

| <i>Label #</i> | <i>Address</i> | <i>Owner</i> |
|-----------------------|-----------------------|-----------------------------------|
| 1 | 17415 CLUB HILL CT | E&A REAL ESTATE GROUP LLC |
| 2 | 5201 WESTGROVE DR | BENT TREE COUNTRY CLUB |
| 3 | 17400 CLUB HILL CT | BENT TREE ROYAL HOA |
| 4 | 17339 CLUB HILL DR | RICE GREGG & KERI |
| 5 | 17410 CLUB HILL DR | BENT TREE ROYAL HOA |
| 6 | 17405 CLUB HILL CT | ANDERSON WILLIAM ALTON & |
| 7 | 17409 CLUB HILL CT | CRESSWELL ROBERT J & |
| 8 | 17421 CLUB HILL CT | WRIGHT MARY B |
| 9 | 17425 CLUB HILL CT | STONE R SCOTT FAMILY LIVING TRUST |
| 10 | 17431 CLUB HILL CT | WRIGHT MICHAEL G & STACEY E |
| 11 | 17435 CLUB HILL CT | MCDONALD FRED E III & |
| 12 | 17439 CLUB HILL CT | DALLAS CLUB HILL COURT LP |
| 13 | 17441 CLUB HILL CT | TWEED JANINE ZELIK & JAY SCOTT |
| 14 | 5201 WESTGROVE DR | STONE R SCOTT |
| 15 | 17340 CLUB HILL DR | ELLARD J CHAD |

