

FILE NUMBER: Z189-363(CT)

DATE FILED: September 24, 2019

LOCATION: Terminus of Pauma Valley Circle, east of Woods Edge Drive

COUNCIL DISTRICT: 12

MAPSCO: 7 A

SIZE OF REQUEST: Approx. 0.529 acres

CENSUS TRACT: 317.06

REPRESENTATIVE: Lee M. Kirner, Cantey Hanger, LLP

APPLICANT/OWNER: Sue Holland

REQUEST: An application for an R-1/2ac(A) Single Family District on property zoned an R-10(A) Single Family District with existing deed restrictions [Z878-225].

SUMMARY: The purpose of requesting the zoning change is to allow for the enlargement of the existing residential lot by adding a portion of the adjacent property to the south, which is zoned R-1/2ac(A) district. The use of the property will remain as single family use and the applicant proposes to retain the existing deed restrictions on the property.

CPC RECOMMENDATION: Approval.

STAFF RECOMMENDATION: Approval.

BACKGROUND INFORMATION:

- The 0.529-acre area of request is zoned R-10(A) Single Family District with existing deed restrictions [Z878-225]. The site is currently developed with a single-family structure.
- The applicant is also the owner of the abutting property to the south of the request site. The purpose of requesting an R-1/2ac(A) district is to enlarge the existing residential lot by adding a portion the property to the south which is zoned R-1/2ac(A) district.
- The existing deed restrictions were volunteered in conjunction with a request for an R-10(A) Single Family District and accepted by City Council on September 1988.
- The deed restrictions include:
 - Requirement of a master drainage study prior to the submittal of a final plat.
 - Secondary Thoroughfare dedication prior to the submittal of the final plat within 200 feet of any secondary thoroughfare.
 - Prohibit connection from the terminus of Pauma Valley Drive to Frankford Road
 - Require a 20-foot rear yard setback for any lot abutting property on R-10 district that is not part of the deed restricted property
 - Minimum lot size for any lot abutting property zoned R-10 [except in Tract 2B] of 10,000 square feet
 - Minimum lot size for any lot in Tract 2A of 21,000 square feet [area of request is within Tract 2A]
 - Minimum lot size for any lot in Tract 2B of 12,000 square feet
 - Minimum lot size for any lot in Tract 1A of 10,000 square feet
- The use of the property will remain as single family use and the applicant proposes to retain the existing deed restrictions on the property

Zoning History: There have been no recent zoning request in the area within the last five years.

Thoroughfares/Streets:

Thoroughfares/Street	Type	Existing ROW
Pauma Valley Circle	Local	50 ft.

Traffic:

The Engineering Division of the Department of Sustainable Development and Construction reviewed the request and determined that it will not impact the surrounding roadway system.

STAFF ANALYSIS:

Comprehensive Plan:

The forwardDallas! Comprehensive Plan was adopted by the City Council in June 2006. The forwardDallas! Comprehensive Plan outlines several goals and policies which can serve as a framework for assisting in evaluating the applicant's request.

ECONOMIC ELEMENT

GOAL 2.5 FOSTER A CITY OF GREAT NEIGHBORHOODS

Policy 2.5.2 Ensure that existing and future residential areas are appropriately linked in order to enhance economic development and urban design benefits.

Surrounding Land Uses:

	Zoning	Land Use
Site	R-10(A)	Single family
North	R-10(A)	Single family
East	R-1/2AC(A)	Golf Course
South	R-10(A) R-1/2AC(A)	Single family
West	R-10(A)	Single family

Land Use Compatibility:

The area of request is zoned an R-10(A) Single Family District and is developed with a single family dwelling. The applicant is also the owner of the abutting property to the south and seeks to replat a portion of this property into one lot. The request does not change the property from its residential nature.

Existing deed restrictions [Z878-225] on the property include among other, the requirement that the minimum lot size for any lot in Tract 2A, in which the subject site is located, shall be 21,000 square feet. The 21,000-square-foot minimum lot size translates into 0.48 acres, which is two hundredths short of a half-acre lot. The subject site contains 0.529 acres which equates to 21,906-square-feet which is slightly larger than one-half of an acre, thus meeting the minimum lot area required per the deed restrictions. The increase in the lot area of the area of request will not be in conflict with the existing deed restrictions.

The overall composition of the surrounding area consists of single family dwellings. The proposed use of the property will not change and will remain a single family in nature. East of the property there is a creek and east of the creek is a golf course. North, west, southwest of the site is are single family dwellings. South of the property are two vacant lots.

Staff is in support of the request as the zoning change is not foreseen to have a negative impact in the surrounding area or land uses.

Development Standards:

DISTRICT	Setbacks		Density	Height	Lot Coverage	Special Standards	Primary Uses
	Front	Side/Rear					
Existing							
R-10(A) Single Family District	30'	6'	No Max Dwelling Unit Density	30'	45%		Single family
Proposed							
R-1/2(A) Single Family District	40'	10'/10'	No Max Dwelling Unit Density	36'	40%		Single family

Parking:

Pursuant to the Dallas Development Code, off-street parking must be provided in accordance with Division 51A-4.200 which has a requirement of two off-street parking spaces per dwelling in the R-1/2ac(A) district.

Landscaping:

Landscaping is required in accordance with Article X of the Dallas Development Code. However, the applicant's request will not trigger any Article X requirements, as no new construction is proposed on the site.

Market Value Analysis

Market Value Analysis (MVA), is a tool to aid residents and policymakers in understanding the elements of their local residential real estate markets. It is an objective, data-driven tool built on local administrative data and validated with local experts. The analysis was prepared for the City of Dallas by The Reinvestment Fund. Public officials and private actors can use the MVA to more precisely target intervention strategies in weak markets and support sustainable growth in stronger markets. The MVA identifies nine market types (A through I) on a spectrum of residential market strength or weakness. As illustrated in the attached MVA map, the colors range from purple representing the strongest markets to orange, representing the weakest markets. The subject site is located within a "C" MVA category and is surrounded by "C" MVA designation on the north, west, and south.

CPC ACTION
January 9, 2020

Motion: It was moved to recommend **approval** of an R-1/2ac(A) Single Family District on property zoned an R-10(A) Single Family District with existing deed restrictions [Z878-225], at the terminus of Pauma Valley Circle, east of Woods Edge Drive.

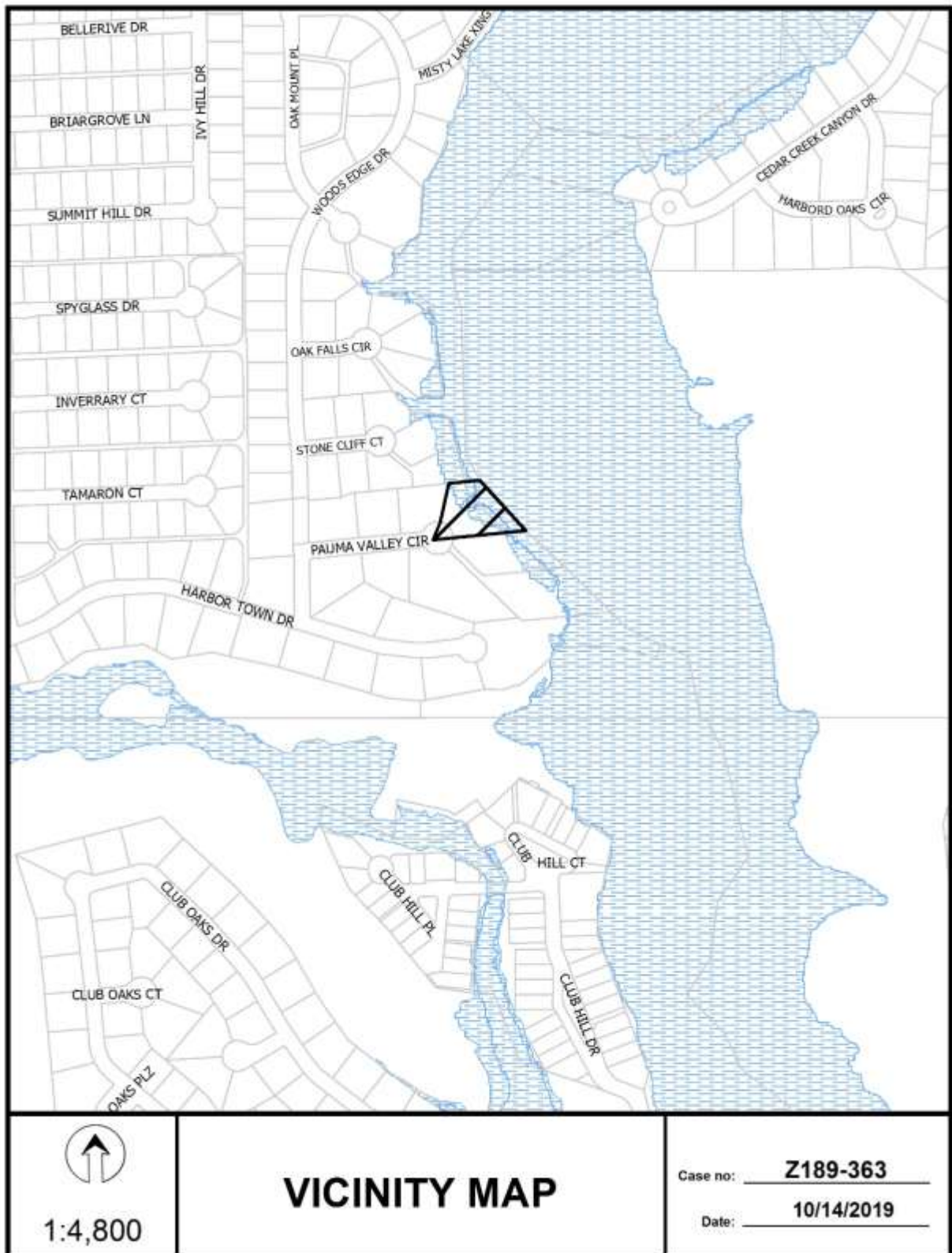
Maker: MacGregor
Second: Murphy
Result: Carried: 14 to 0

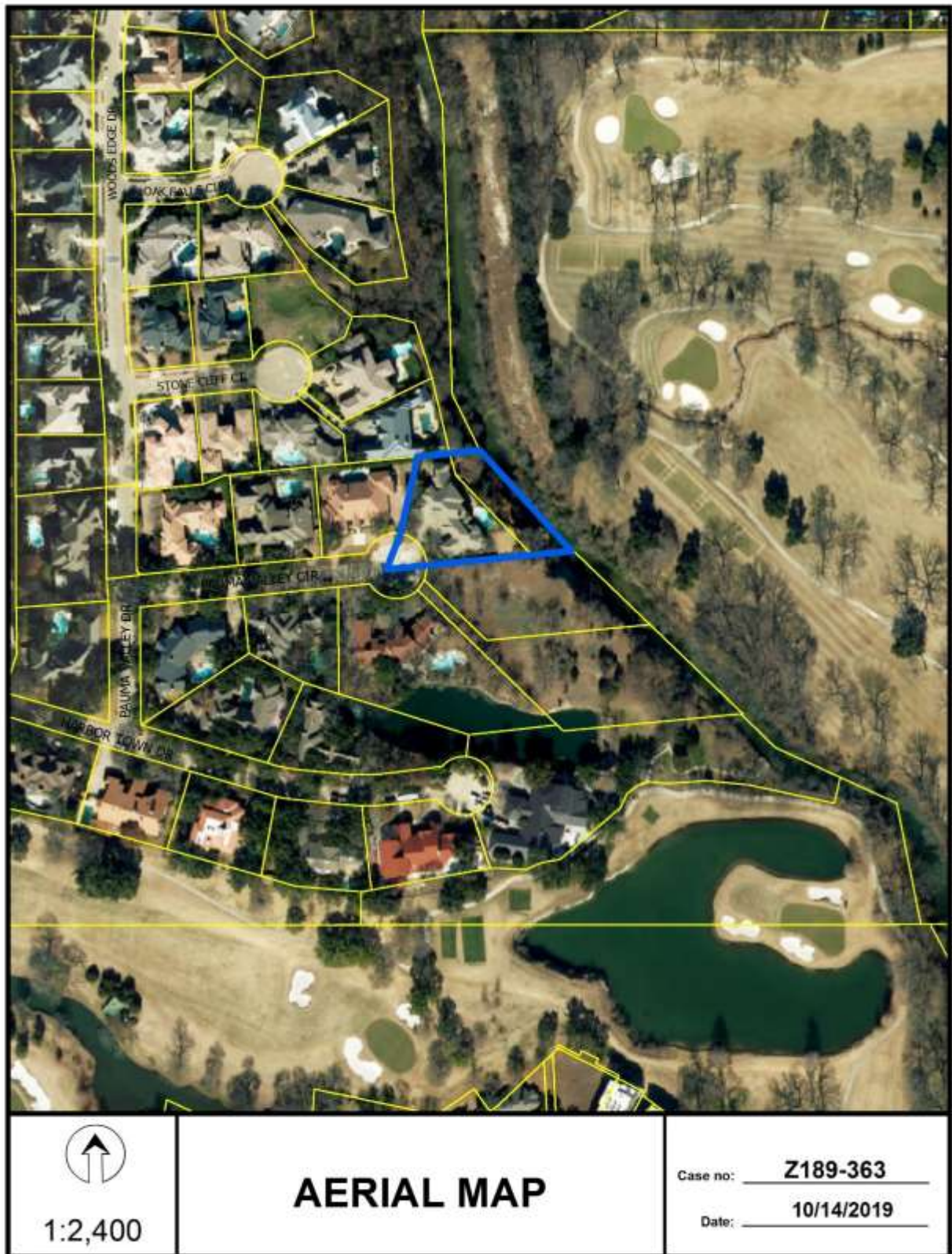
For: 14 - MacGregor, Hampton, Johnson, Shidid,
Carpenter, Brinson, Blair, Jung, Housewright,
Schultz, Schwope, Murphy, Garcia, Rubin

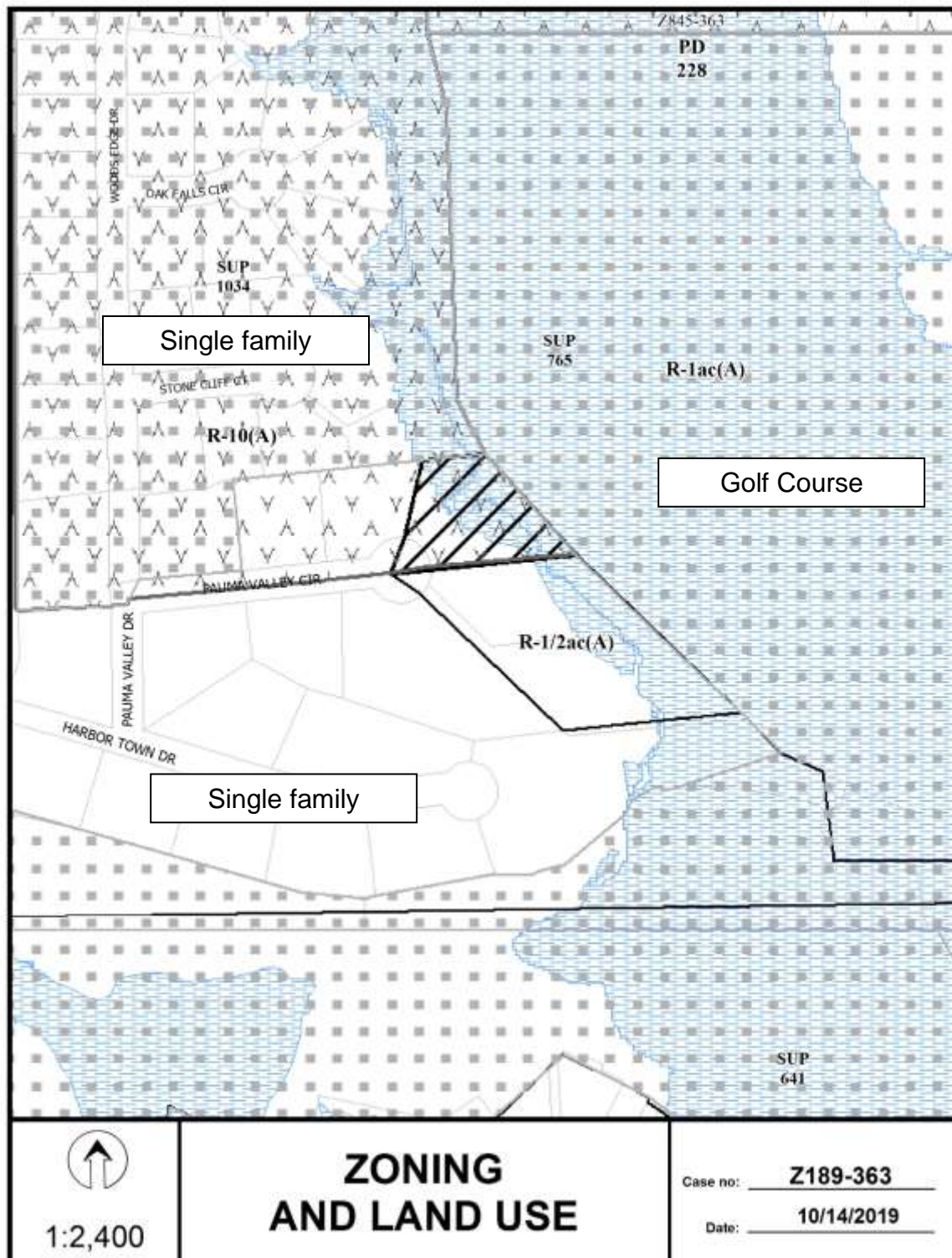
Against: 0
Absent: 0
Vacancy: 1 - District 3

Notices: Area: 200 Mailed: 12
Replies: For: 1 Against: 0

Speakers: For: None
For (Did not speak): Sue Holland, 17415 Pauma Valley Cir., Dallas, TX, 75287
Lee Kirner, 1999 Bryan St., Dallas, TX, 75201
Against: None







CPC Responses



01/08/2020

Reply List of Property Owners

Z189-363

12 Property Owners Notified 1 Property Owners in Favor 0 Property Owners Opposed

<i>Reply</i>	<i>Label #</i>	<i>Address</i>	<i>Owner</i>
	1	17415 PAUMA VALLEY CIR	HOLLAND ROYCE J
	2	17412 PAUMA VALLEY DR	HILDEBRAND BRODY J & JULIE
	3	17201 PRESTON TRAIL DR	PRESTON TR GOLF CLUB
	4	17411 PAUMA VALLEY CIR	HUSTON ALLAN S &
	5	17407 PAUMA VALLEY CIR	EICHHORN ERIC J
	6		OAKDALE RESIDENTIAL ASSOC INC
	7	5612 STONE CLIFF CT	BECKER MARC &
O	8	5616 STONE CLIFF CT	DICKENS NANCEE & ERIK A H
	9	5615 STONE CLIFF CT	YAKER NATAN
	10	17408 PAUMA VALLEY DR	PIDGEON STEVEN
	11	PAUMA VALLEY CIR	HOLLAND SHERRIE SUE STABER &
	12	PAUMA VALLEY CIR	PAUMA VALLEY RANCH LLC