



**CITY OF**  
**SOUTHLAKE**  
*Department of Planning & Development Services*

**STAFF REPORT**

January 27, 2015

**CASE NO:** ZA14-122

**PROJECT:** Plat Showing for Lots 42 & 43, F. Throop No. 1511 Addition

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**EXECUTIVE  
SUMMARY:**

On behalf of Chariot Capital, LLC, Probeck Land Surveyors is requesting approval of a plat showing for Lots 42 & 43, F. Throop No. 1511 Addition on property described as Tracts 4A1 and 4A2, F. Throop Survey, Abstract No. 1511, City of Southlake, Tarrant County, Texas; and located at 1333 & 1363 E. Dove Road, Southlake, Texas. Current Zoning: AG – Agricultural District. Requested Zoning: SF-1A – Single Family Residential District. SPIN Neighborhood # 3.

**REQUEST  
DETAILS:**

The purpose of the two-lot plat showing is to plat two (2) existing tracts of land into two (2) lots for the development of two (2) single-family residents. The existing zoning on the property is “AG” Agricultural District. There is a zoning change and concept plan application in process for SF-1A – Single Family Residential District under city case number ZA14-121.

**VARIANCE  
REQUESTED:**

The applicant is requesting a variance to Driveway Ordinance No. 634, Section 5.1, requiring a minimum centerline driveway spacing along arterials to be 100’ for residential driveways to allow a spacing of approximately 90’ to the existing driveway to the west, approximately 95’ between the proposed driveways, and approximately 96’ to the existing driveway to the east.

**ACTION NEEDED:** Consider approval of plat showing

**ATTACHMENTS:** (A) Background Information  
(B) Vicinity Map  
(C) Plans and Support Information – [LINK TO PRESENTATION](#)  
(D) **Plat Review Summary No. 3, dated January 2, 2015**  
(E) Full Size Plans (*for Commission and Council Members Only*)

**STAFF CONTACT:** Dennis Killough (817)748-8072  
Lorrie Fletcher (817)748-8069

**Case No.**  
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## BACKGROUND INFORMATION

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<b>OWNER:</b>	Chariot Capital, LLC
<b>APPLICANT:</b>	Probeck Land Surveyors
<b>PROPERTY SITUATION:</b>	1333 & 1363 E. Dove Road
<b>LEGAL DESCRIPTION:</b>	Tracts 4A1 and 4A2, F. Throop Survey, Abstract No. 1511
<b>LAND USE CATEGORY:</b>	Low Density Residential
<b>CURRENT ZONING:</b>	“AG” Agricultural District
<b>REQUESTED ZONING:</b>	“SF-1A” Single Family Residential District
<b>HISTORY:</b>	<p>The properties were annexed into the City in 1957 and given the “AG” Agricultural District zoning designation. Both properties are currently unplatted.</p> <p>In 2007, the home and all outbuildings that existed on 1333 E. Dove Rd. were demolished. No further construction has occurred.</p> <p>Also in 2007, the home and all outbuildings that existed on 1363 E. Dove Rd. were demolished.</p>
<b>SOUTHLAKE 2030 PLAN:</b>	<p><b><u>Consolidated Future Land Use Plan</u></b> The site is designated “Low Density Residential”, which specifies single family detached dwellings at a net density of one or fewer dwelling units per acre. The proposed residential development is consistent with this designation.</p> <p><b><u>Mobility &amp; Master Thoroughfare Plan</u></b> The Mobility and Master Thoroughfare Plan shows E. Dove Rd. to be a 2-lane 88 foot undivided arterial roadway. Adequate right of way is shown to be dedicated on the plans.</p> <p><b><u>Pathways Master Plan &amp; Sidewalk Plan</u></b> The Pathways Master Plan and Sidewalk Plan show a planned bikeway along the south side of E. Dove Rd. and existing 8’ sidewalk along the north side. The applicant has shown a minimum 4’ sidewalk proposed along the two (2) subject lots.</p>
<b>TRANSPORTATION ASSESSMENT:</b>	<p><b><u>Existing Area Road Network and Conditions</u></b> The development shows driveway access onto E. Dove Rd. which is a 2-lane 88 foot undivided arterial roadway.</p>
<b>CITIZEN INPUT/ BOARD REVIEW:</b>	A SPIN meeting was not held for this project.

**P&Z ACTION:** January 8, 2015; Approved (6-0) subject to the staff report dated January 2, 2015 and Plat Review Summary No. 3, dated January 2, 2015.

**STAFF COMMENTS:** Attached is Plat Review Summary No. 3, dated January 2, 2015.





**PLAT REVIEW SUMMARY**

Case No.: **ZA14-122**

Review No.: **Three**

Date of Review: **01/02/15**

Project Name: **Plat Showing** – Lots 42 & 43, F. Throop No. 1511 Addition

**APPLICANT: Chariot Capital, LLC**

Anil Kilaru

1431 Greenway Drive, Ste. 750

Irving, TX 75038

Phone: 214-507-7593

Email: [anilkilaru@hotmail.com](mailto:anilkilaru@hotmail.com)

**SURVEYOR/ENGINEER: L. Probeck**

Probeck Land Surveyors

P.O. Box 550695

Dallas, TX 75355-0695

Phone: 214-549-5349

Email: [lprobeck@earthlink.net](mailto:lprobeck@earthlink.net)

CITY STAFF HAS REVIEWED THE ABOVE REFERENCED PROJECT RECEIVED BY THE CITY ON 10/31/14 AND WE OFFER THE FOLLOWING STIPULATIONS. THESE STIPULATIONS ARE HEREBY MADE CONDITIONS OF SITE PLAN APPROVAL UNLESS SPECIFICALLY AMENDED BY THE CITY COUNCIL. IF YOU HAVE ANY QUESTIONS OR NEED FURTHER CLARIFICATION, PLEASE CONTACT THE APPROPRIATE STAFF MEMBER.

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**Planning Review**

Lorrie Fletcher

Planner I

Phone: (817) 748-8069

Email: [lfletcher@ci.southlake.tx.us](mailto:lfletcher@ci.southlake.tx.us)

1. The surveyor's certification must contain the surveyor's professional seal.

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**Public Works/Engineering Review**

Om Gharty Chhetri, P.E., CFM

Civil Engineer

Phone: (817) 748-8089

E-mail: [ochhetri@ci.southlake.tx.us](mailto:ochhetri@ci.southlake.tx.us)

An 88' ROW width shall be maintained all along the property frontage.

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**Community Services Review**

Peter Kao

Construction Manager

Phone: (817) 748-8607

E-mail: [pkao@ci.southlake.tx.us](mailto:pkao@ci.southlake.tx.us)

**Park Board comments or recommendations:**

All applicants are required to appear before the Park Board to discuss park dedication issues if requesting fee payments or fee credits. Please contact the Community Services Department at (817) 748-8607 for further details.

**Land/park dedication requirements:**

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**Attachment D**

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Residential developments must provide dedicated parks and/or open space at a ratio of one (1) acre of park land for every forty (40) dwelling units.

Two lots are being platted. One lot has an existing house and is exempt from park fee assessment. Second lot did not have an existing house and must be assessed a park fee. If fee payment is approved by City Council in lieu of land dedication, residential park dedication fees in the amount of \$3000 per dwelling unit x 1 new dwelling units= \$3000.00 will be required. Fees will be collected with the approved developer's agreement.

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### General Informational Comments

- \* Staff strongly recommends contacting Pilar Schank in the City Manager's Office to determine if a SPIN meeting would be beneficial to your application. Pilar can be contacted by phone at (817) 748-8006 or by e-mail at [pschank@ci.southlake.tx.us](mailto:pschank@ci.southlake.tx.us). For more information about SPIN and the SPIN process please go to SouthlakeSPIN.org.
- \* A "Certificate of Taxes Paid" indicating that there are no delinquent taxes owed on the subject property from each taxing authority must be provided to the City prior to filing this plat in the County records. A copy of this information may be obtained from the Tarrant county Tax Assessor/Collector's Office located at 100 E. Weatherford St. in Ft. Worth (across from the old red courthouse). There is a service charge of \$10 per account for this certificate. For more information contact the Assessor/Collector's office at 817-884-1186.
- \* We recommend this plat not be filed until the construction plans have been substantially approved. This will ensure adequate easements and finish floor elevations. Minimum finish floor elevations may be required.
- \* Please submit a final digital "check print" prior to submitting plat copies with original signatures for filing.
- \* Original signatures and seals will be required on two **blackline** mylars and one paper copy prior to filing the plat. Mylars will not be accepted if any erasures or original ink, other than signatures or seals, appear on the plat.
- \* A Developers Agreement is required prior to construction of any public infrastructure. The Developer's Agreement for this addition should consider streets, drainage, park dedication requirements and fees, off-site sewer extensions, off-site drainage and utility easements and impact fees.
- \* This plat must comply with all requirements set forth in Subdivision Ordinance No. 483, as amended, or variances must be granted by City Council.
- \* All future development must comply with all requirements set forth in Ordinance No. 480, as amended, as it pertains to SF-1A Single Family Residential District.
- \* Denotes Informational Comment