

CITY PLAN COMMISSION**THURSDAY, MARCH 07, 2024****FILE NUMBER:** S234-059**SENIOR PLANNER:** Hema Sharma**LOCATION:** Kemrock Drive, north of Lyola Street**DATE FILED:** February 08, 2024**ZONING:** R-5(A)**CITY COUNCIL DISTRICT:** 8**SIZE OF REQUEST:** 0.163-acre**APPLICANT/OWNER:** Black Island Construction, LLC

REQUEST: An application to replat a 0.163-acre tract of land containing part of Lot 12 in City Block 12/6890 to create one lot on property located on Kemrock Drive, north of Lyola Street.

SUBDIVISION HISTORY:

1. S212-250 was a request east of the present request to replat a 0.287-acre (12,499-square foot) lot containing all of Lot 10 in City Block 22/6890 to create two 6,250-square foot lots on property located on Blunter Street, northwest of Lyola Street. The request was denied by City Plan Commission on July 21, 2022.
2. S212-249 was a request northeast of present request to replat a 0.275-acre tract of land containing portion of Lot 10 and Lot 11 in City Block 12/6890 to create two 5,999-square foot lots on property located on Kemrock Drive, north of Lyola Street. The request was approved on July 21, 2022 but has not been recorded.
3. S201-727 was a request north of the present request to replat a 0.275-acre tract of land containing portion of Lot 10 and Lot 11 in City Block 12/6890 to create two 5,999-square foot lots on property located on Kemrock Drive, north of Lyola Street. The request was approved on September 2, 2021 but has not been recorded.
4. S201-726 was a request northeast of the present request to replat a 0.278-acre tract of land containing all of Lot 5 in City Block 12/6890 to create one 6,044-square foot lot and one 6,052-square foot lot on property located on Kemrock Drive, south east of Plum Dale Road. The request was denied by City Plan Commission on September 2, 2021.
5. S201-725 was a request east of the present request to replat a 0.287-acre tract of land containing all of Lot 10 in City Block 22/6890 to create two 6,250-square foot lots on property located on Blunter Street, northwest of Lyola Street. The request was denied by City Plan Commission on September 2, 2021.
6. S189-043 was a request northeast of the present request to replat a 0.574-acre tract of land containing all of Lots 20 and 21 in City Block 21/6890 to create three lots ranging in size from 8,331-square feet to 8,335-square feet on property located on Kemrock Drive, southwest of Tracy Road. The request was approved on December 13, 2018 and withdrawn on March 8, 2021.

PROPERTY OWNER NOTIFICATION: On February 20, 2024, 25 notices were sent to property owners within 200 feet of the proposed plat boundary.

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 west line of Kemrock Drive have lot widths ranging in size from 50 feet to 100 feet and lot areas ranging in size from 5,821 square feet to 13,350 square feet and are zoned R-5(A) Single Family District. *(Please refer to the existing area analysis)*
- The properties to the east line of Kemrock Drive have lot widths ranging in size from 50 feet to 150 feet and lot areas ranging in size from 6,150 square feet to 15,539 square feet and are zoned R-5(A) Single Family District. *(Please refer to the existing area analysis)*

The request lies in an R-5(A) Single Family District which has a minimum lot area requirement of 5,000 square feet. The request is to create one 7,085-square foot lot with lot width of 59 feet.

Staff finds that there is a variation in lot pattern within the immediate vicinity of the request *(Refer to the existing area analysis map and aerial map)*. The request complies with the zoning requirement of the R-5(A) Single Family District and is in compliance with Section 51A-8.503; therefore, staff recommends approval 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)*

Survey (SPRG) Conditions:

14. Prior to final plat, submit a completed final plat checklist and all supporting documents.
15. On the final plat, show recording information on all existing easements within 150 feet of the property.
16. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information.

Dallas Water Utilities Conditions:

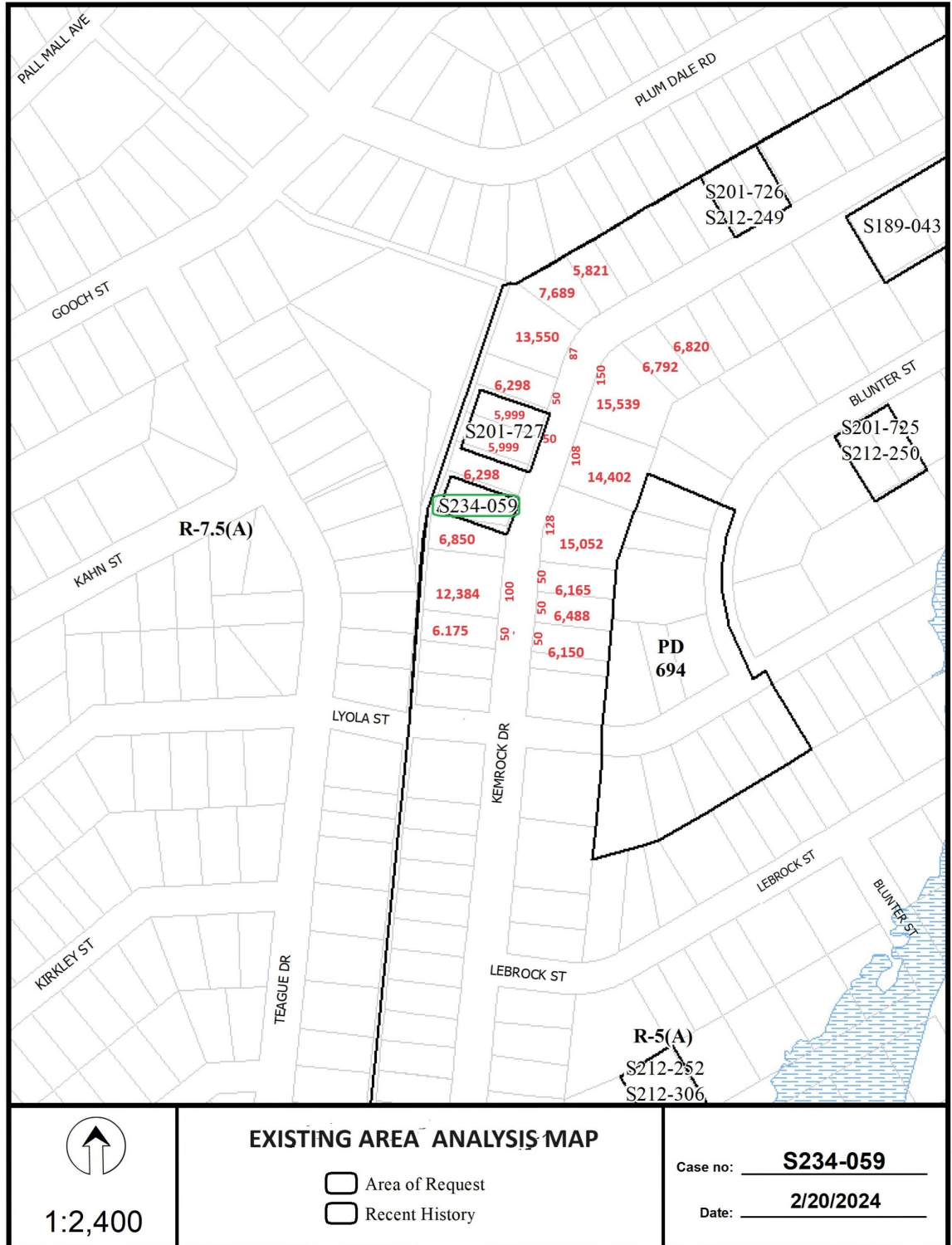
17. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f).
18. Additional design information is required for assessment. Site plan must be submitted showing proposed development, 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.

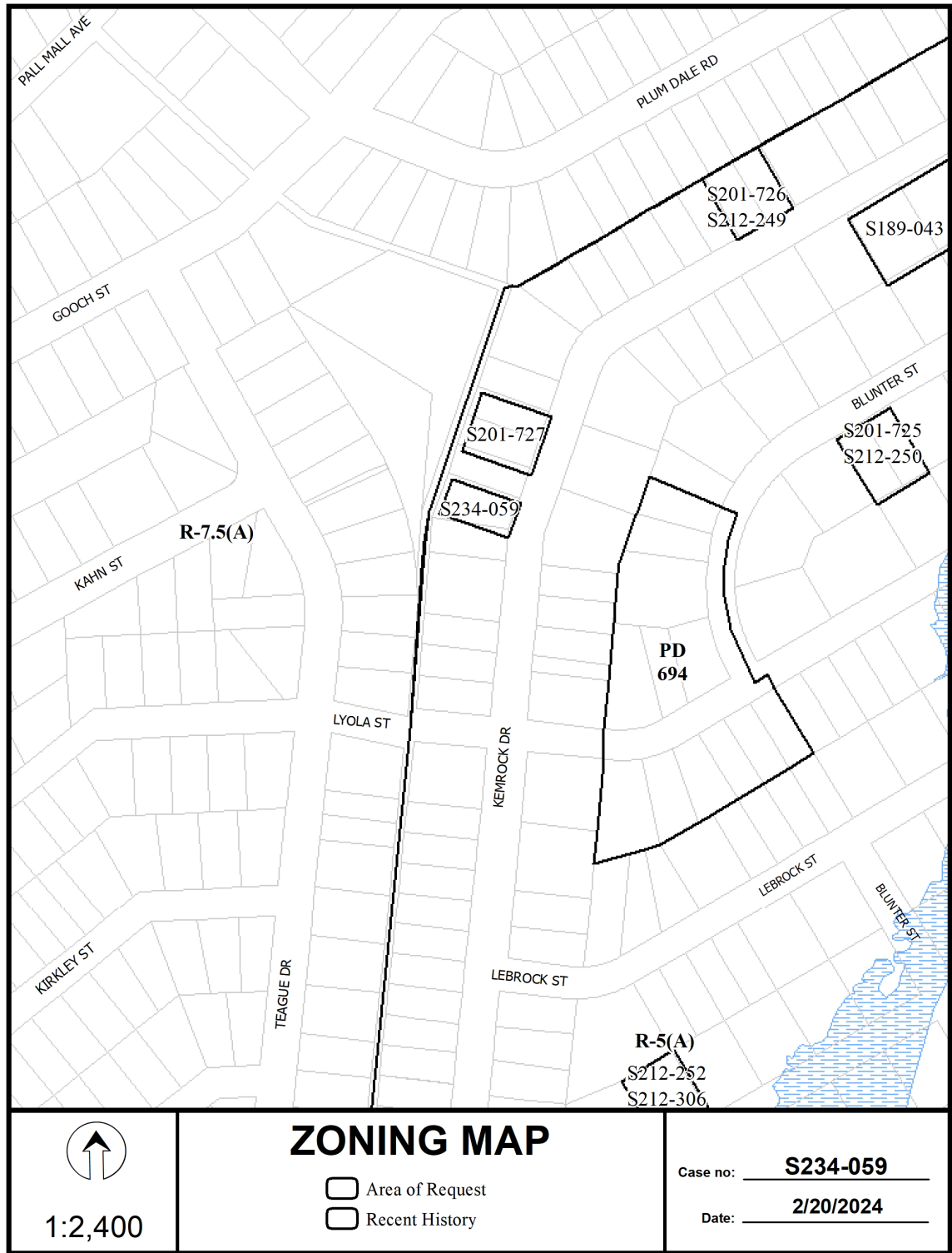
19. Water and Wastewater main improvements is required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

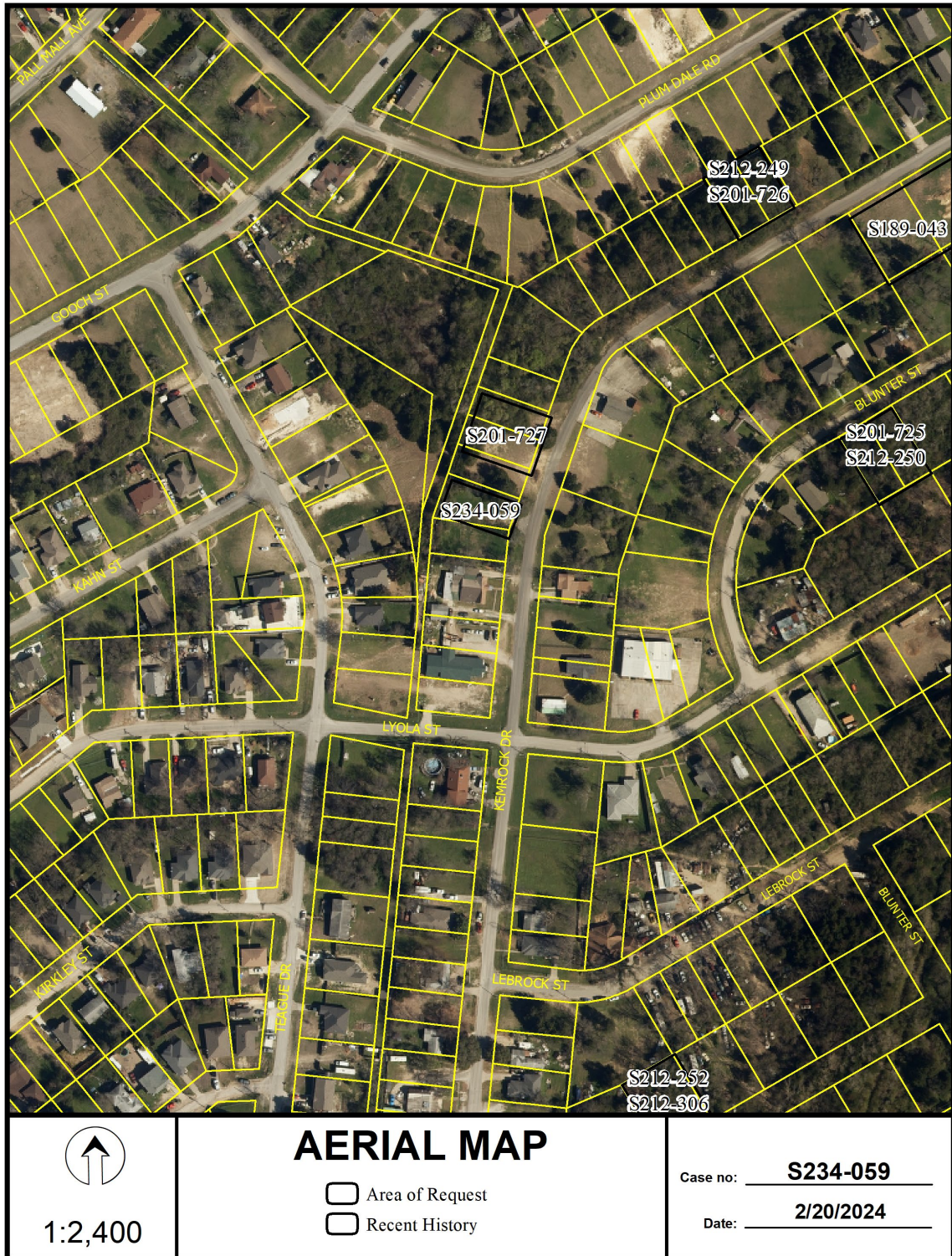
GIS, Lot & Block Conditions:

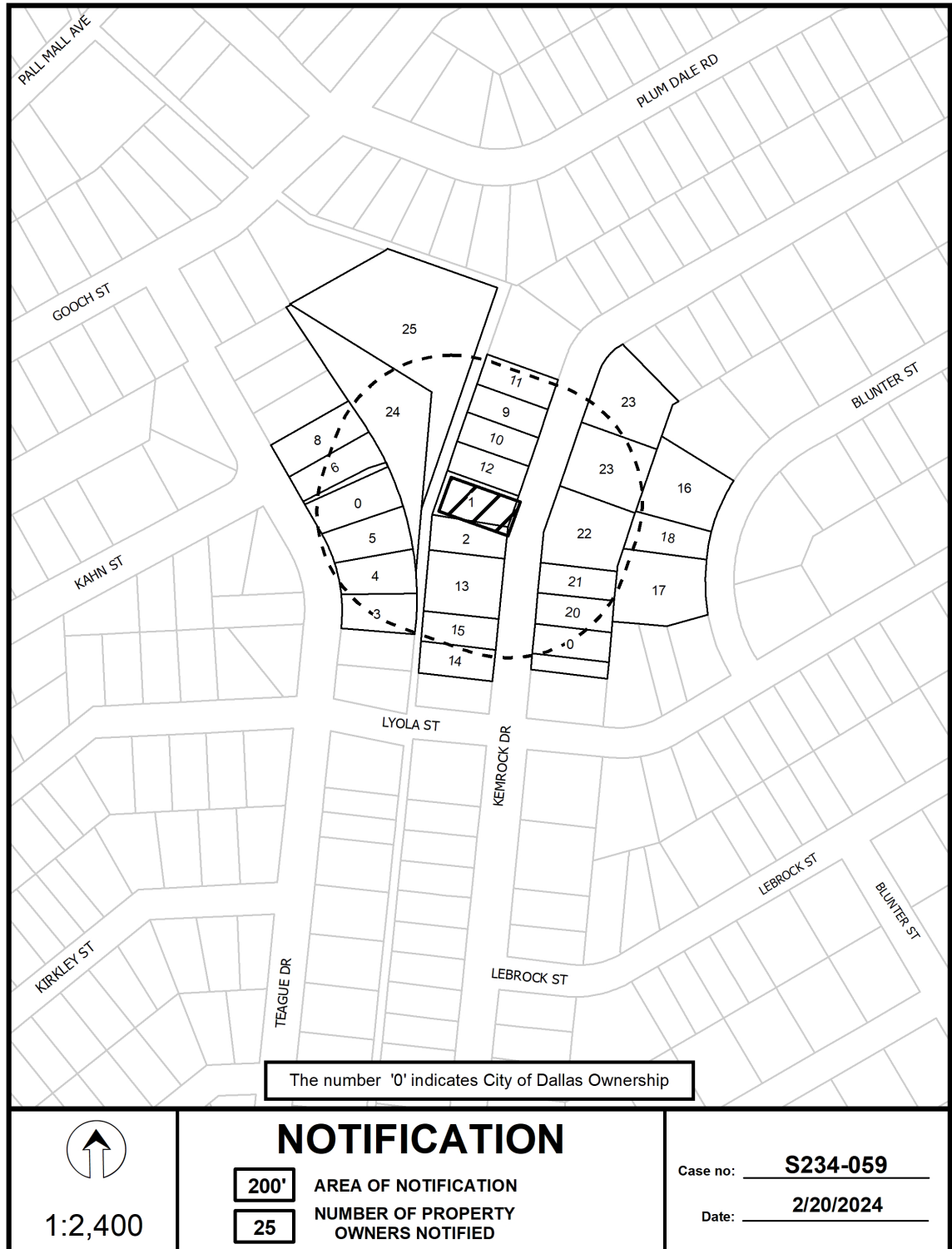
20. On the final plat, identify the property as Lot 12A in City Block 12/6890.

ALL AREAS ARE IN SQUARE FEET









Notification List of Property Owners

S234-059

25 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	6203 KEMROCK DR	OSEGUERA MIRTA
2	6207 KEMROCK DR	DALLAS HOUSING ACQUISITION & DEV CORP
3	6216 TEAGUE DR	WEST FORK PROPERTIES LLC
4	6214 TEAGUE DR	BUESO JOEL ESAU GUZMAN &
5	6210 TEAGUE DR	OLGUIN ARTURO
6	6202 TEAGUE DR	CAMPUZANO LUCIO
7	6202 TEAGUE DR	NEBE BENJAMIN
8	6126 TEAGUE DR	POSADA JOSE
9	6131 KEMROCK DR	Taxpayer at
10	6131 KEMROCK DR	WICKWARE LARRY KENT II
11	6125 KEMROCK DR	NOTRE DAME PLACE INC
12	6137 KEMROCK DR	MITCHELL ADRIAN &
13	6215 KEMROCK DR	JACKSON LARRY
14	6221 KEMROCK DR	JACKSON LARRY B
15	6219 KEMROCK DR	JACKSON L B
16	6121 BLUNTER ST	HUTCHINSON BENNIE
17	6131 BLUNTER ST	RCA 3 LLC
18	6125 BLUNTER ST	ORTIGOUSA LLC
19	6224 KEMROCK DR	ALAMEDA HEIGHTS COMMUNITY OUTREACH
FOUNDATION INC		
20	6216 KEMROCK DR	GONZALEZ ALBERTO GARCIA
21	6212 KEMROCK DR	OKRA ROBERT T
22	6206 KEMROCK DR	GRAHAM CHARLIE M JR
23	6128 KEMROCK DR	WAYFARING HOLINESS CHURCH
24	1 KEMROCK DR	CLARK WENDY
25	11 KEMROCK DR	WESTERN UNITED REALTY CO

