

CITY PLAN COMMISSION**THURSDAY, AUGUST 6, 2026****FILE NUMBER:** PLAT-26-000165**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Kemrock Drive, west of Tracy Road**DATE FILED:** July 9, 2026**ZONING:** R-5(A)**CITY COUNCIL DISTRICT:** 8**SIZE OF REQUEST:** 0.286-acres**APPLICANT/OWNER:** JVR Tax Group, LLC

REQUEST: An application to replat a 0.286-acre (12,500-square foot) tract of land containing all of Lot 17 in City Block 23/6890 to create two 0.143-acre (6,250-square foot) lots on property located on Kemrock Drive, west of Tracy Road.

SUBDIVISION HISTORY:

1. Plat-26-000050 was a request southeast of the present request to replat a 0.29-acre tract of land containing all of Lot 15 in City Block 20/6890 to create two 6,249.32-square foot lots on property located on Lebrock Street, southwest of Tracy Road. The request was approved on March 5, 2026, but has not been recorded.
2. Plat-25-000099 was a request southeast of the present request to replat a 0.287-acre (12,499-square foot) tract of land containing all of Lot 10 in City Block 22/6890 to create two 0.143-acre (6,250-square foot) lots on property located on Blunter Street, west of Tracy Road. The request was approved by City Plan Commission on October 23, 2025, and was recorded on June 15, 2026.
3. Plat-25-000053 was a request northwest of the present request to replat a 0.286-acre (12,441-square foot) tract of land containing all of Lots 2 and 3 in City Block 4/6889 to create one lot on property located on Plum Dale Road, south of Gooch Street. The request was approved on August 21, 2025, and recorded on June 12, 2026.
4. S245-151 was a request located on the present request to replat a 0.287-acre (12,492-square foot) tract of land containing all of Lot 18 in City Block 23/6890 to create one 0.143-acre (6,243-square foot) lot and one 0.144-acre (6,249-square foot) on property located on Kemrock Drive, west of Tracy Road. The request was approved on May 22, 2025, and was recorded on February 10, 2026.
5. S234-208 was a request south of the present request to replat a 0.445-acre (19,375 square feet) tract of land containing all of Lot 11 in City Block 23/6890 to create three lots ranging in size from 6,442 square feet to 6,467 square feet on property located on Lyola Street at Kemrock Drive, northeast corner. The request was approved on October 24, 2024, but has not been recorded.
6. S234-059 was a request southwest of the present request 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. The request was approved on March 7, 2024, and was recorded on July 6, 2026.

7. S212-249 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 July 21, 2022, and was recorded on March 24, 2025.
8. S201-727 was a request southwest 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, and recorded on May 22, 2024.

PROPERTY OWNER NOTIFICATION: On July 20, 2026, 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 northwest line of Kemrock Drive have lot areas ranging from 5,375 square feet to 11,574 square feet and are zoned R-5(A) Single Family District. (Refer to the Existing Area Analysis Map.)
- The properties to the southeast line of Kemrock Drive have lot areas ranging from 6,792 square feet to 12,878 square feet and are zoned R-5(A) Single Family District. (Refer to the Existing Area Analysis Map.)

The request is located within an R-5(A) Single Family District, which has a minimum lot area requirement of 5,000 square feet. The request is to create two 0.143-acre (6,250-square-foot) lots from one platted lot.

Staff finds that there is variation in the existing development pattern. The request complies with the zoning requirements of the R-5(A) Single Family District and 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 2.

Paving & Drainage Conditions:

12. Submit drainage, paving, etc. plans prepared by a licensed (TX) Professional Engineer to Permit Center, Oak Cliff Municipal Center (i.e., non-311T/DP).51A-8.102 (c); 8.601(b)(4), (5), (6),(7),(8),(9)
13. Lot-to-Lot drainage will not be allowed without proper City of Dallas Engineering Division approval". (Note must be on the Plat). Section 51A 8.611(e)

Survey (SPRG) Conditions:

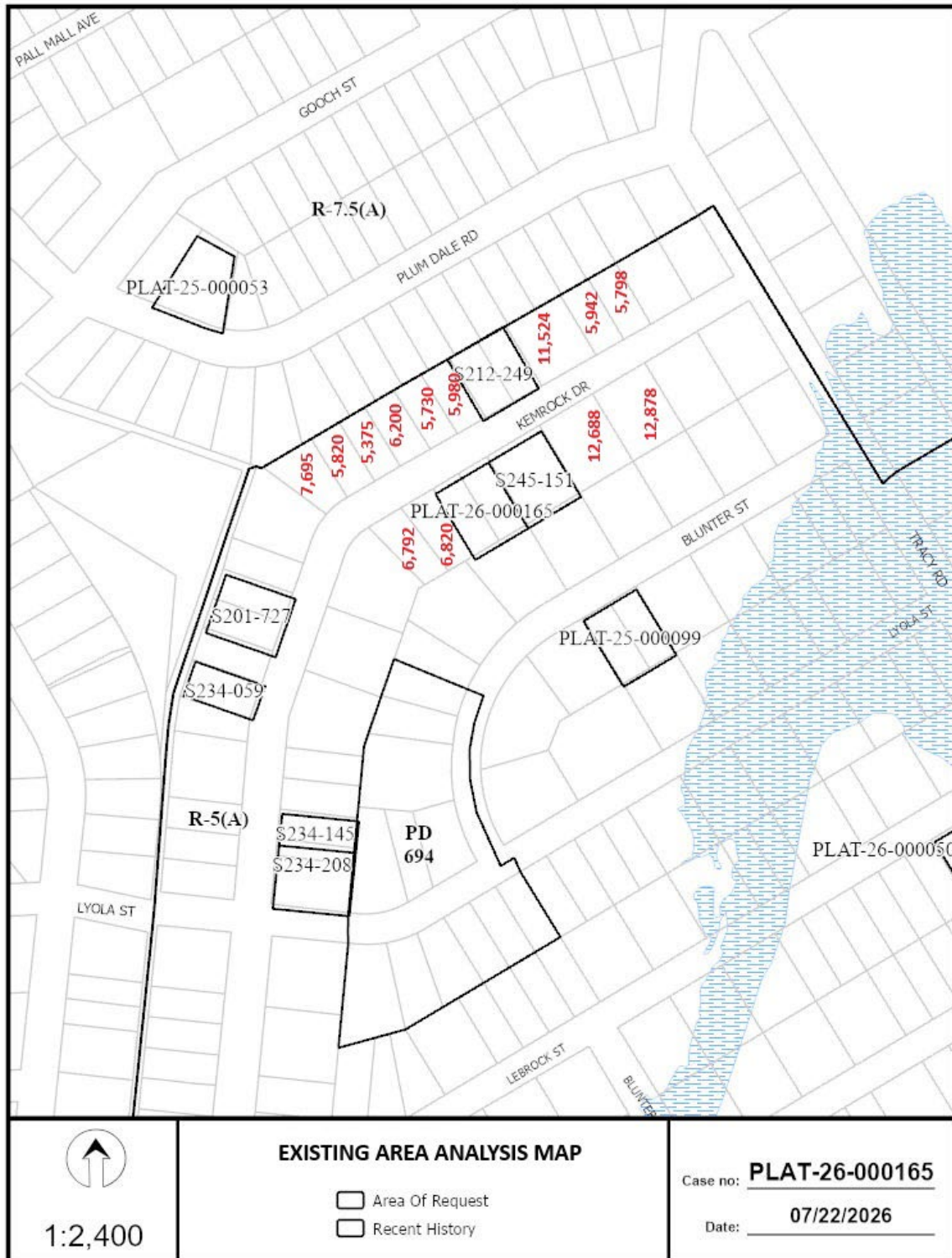
14. Prior to final plat, submit a completed final plat checklist and all supporting documents.
15. Need Lien Holder's Subordination Agreement.
16. Show recording information on all existing easements within 150' of property.

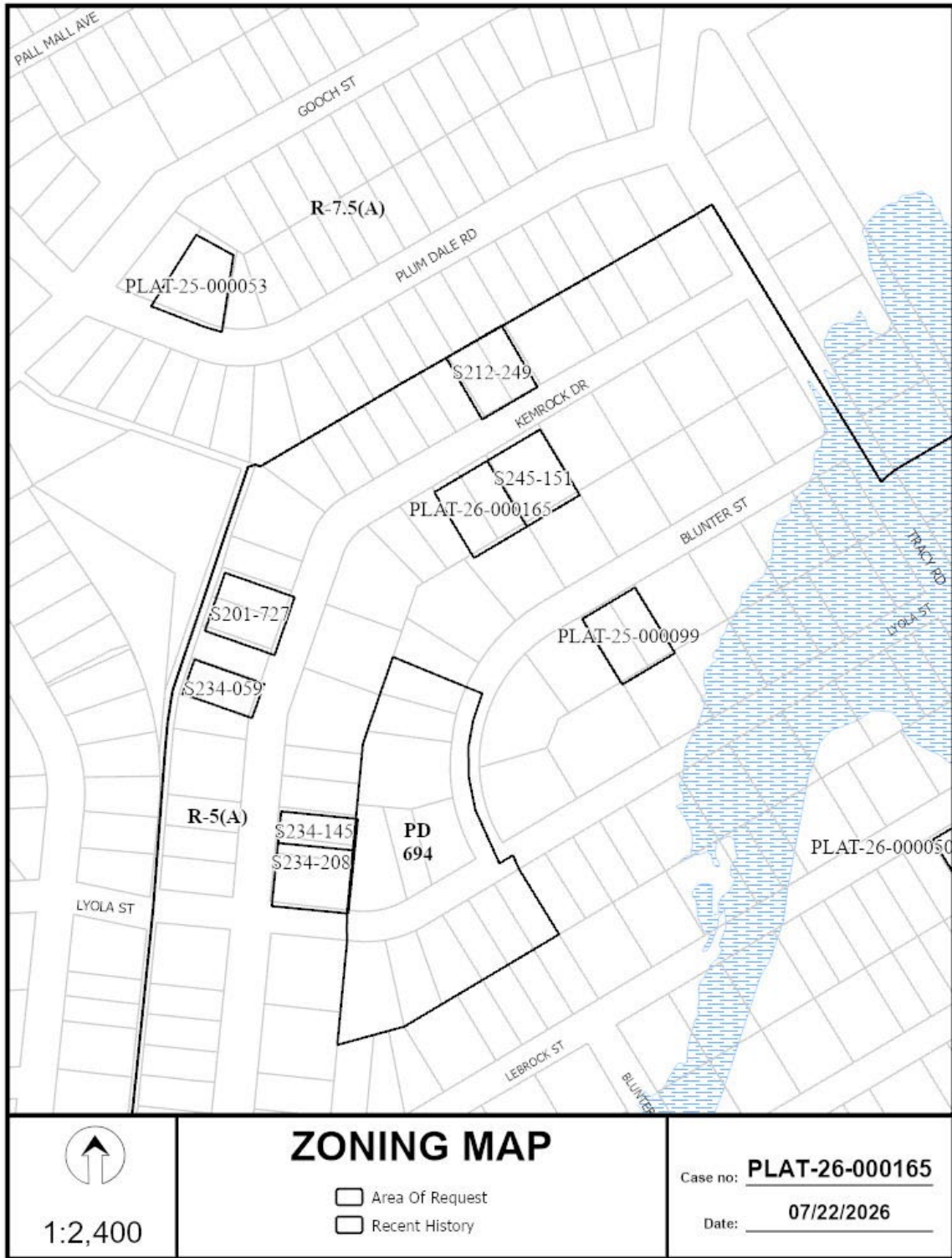
17. Revise the abstract survey information on the final plat to reflect the correct abstract.

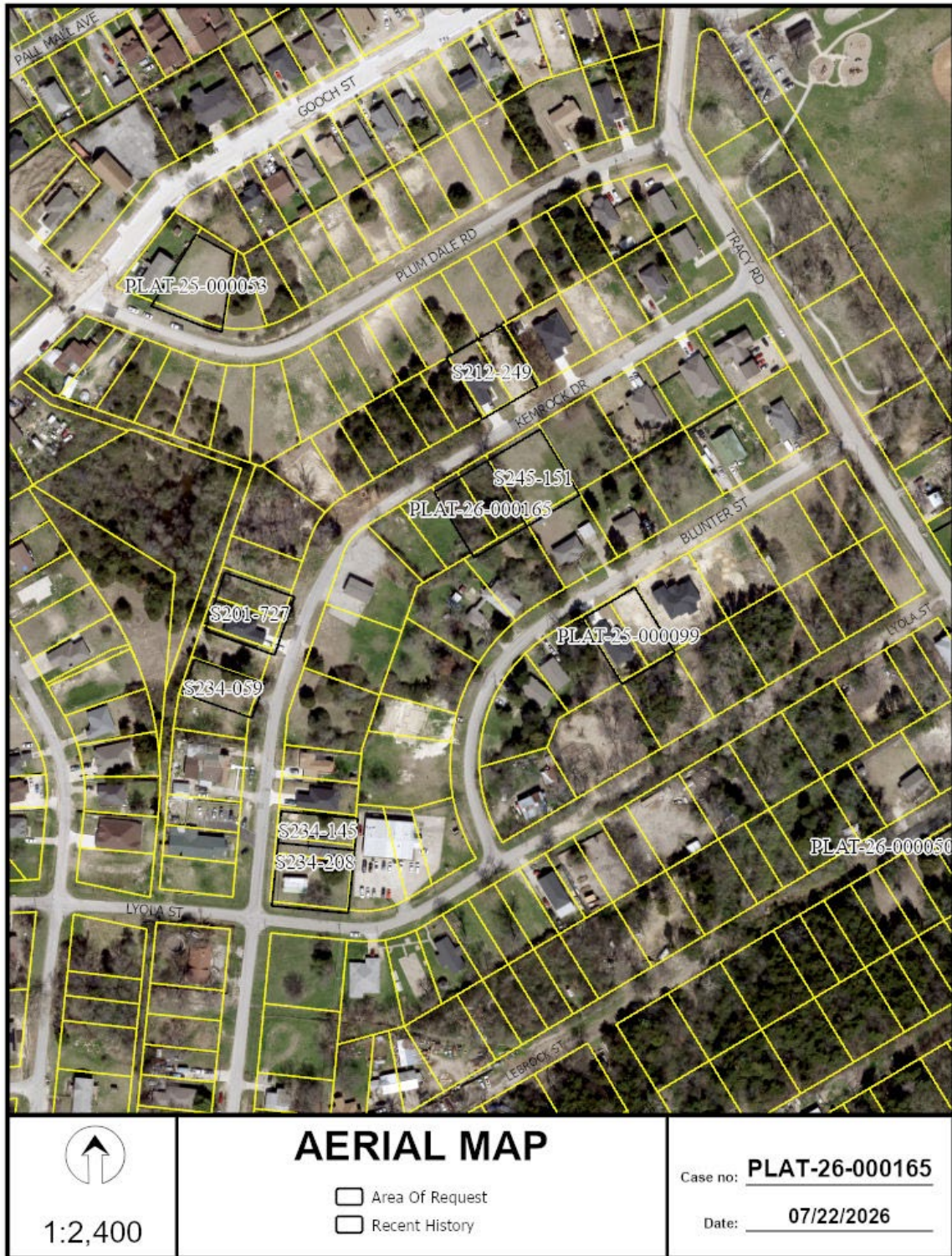
GIS, Lot & Block Conditions:

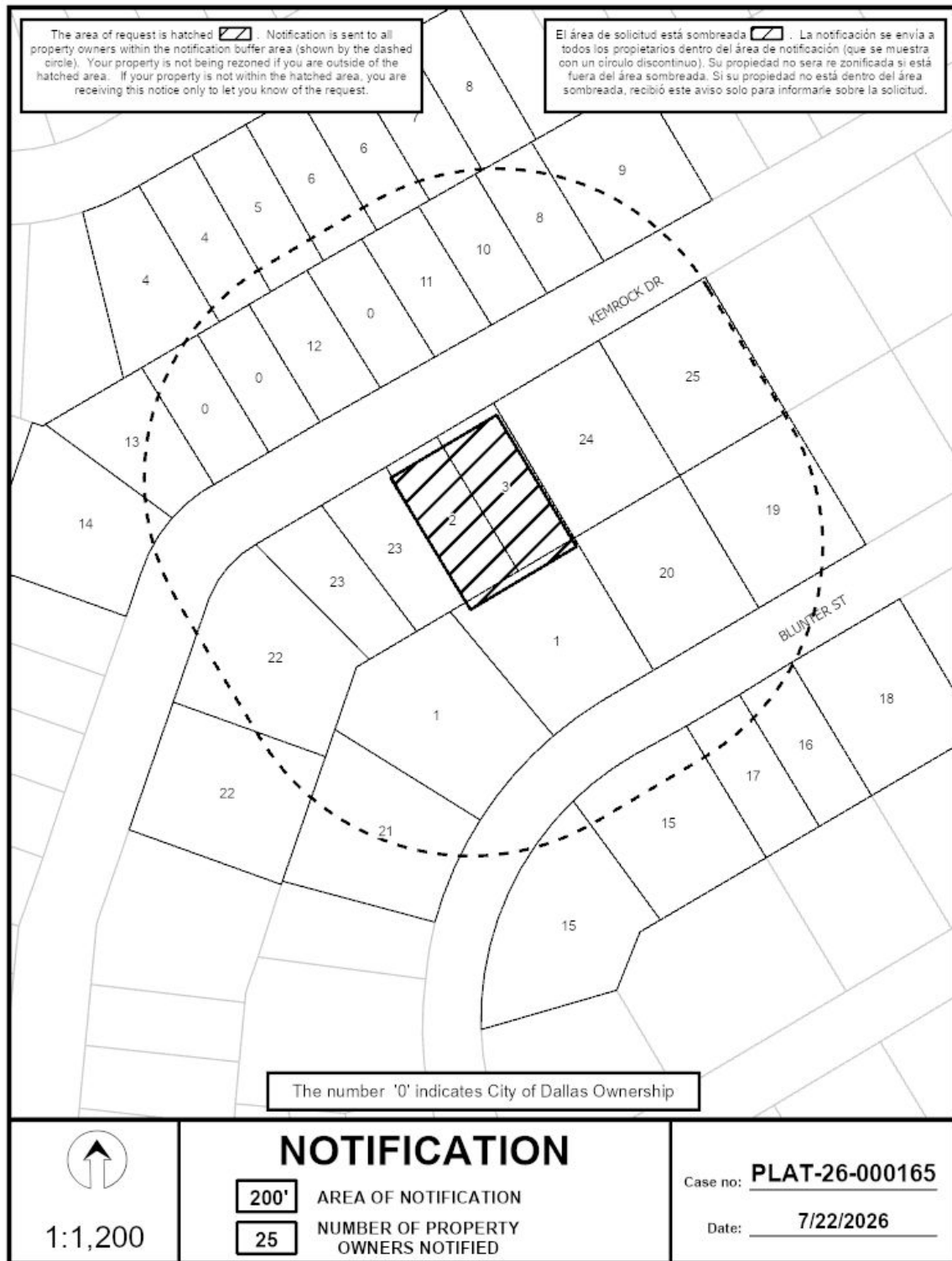
18. On the final plat, identify the property as Lots 17A (west lot) and 17B in City Block 23/6890.

ALL AREAS ARE IN SQUARE FEET









Notification List of Property Owners

PLAT-26-000165

25 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	6105 BLUNTER ST	HUTCHINSON VIRGINIA
2	6042 KEMROCK DR	ONIVEROS MARIA DE LOURDES &
3	6040 KEMROCK DR	ONTIVEROS MARIA DE LOURDES &
4	6031 PLUM DALE RD	FAYSON CHRISTOPHER M &
5	6039 PLUM DALE RD	GC CUSTOM COMMERCIAL BUILDERS
6	6043 PLUM DALE RD	HOINVEST 400 LLC
7	6051 PLUM DALE RD	RUTH CHRISTOPHER II
8	6055 PLUM DALE RD	NOTRE DAME PLACE INC
9	6049 KEMROCK DR	BANDARU HIMAGIRI
10	6065 KEMROCK DR	HERNANDEZ GRISELDA M PEREZ
11	6039 KEMROCK DR	FORTSON JOHNNY J
12	6103 KEMROCK DR	SAMPSON AND SONS INC
13	6113 KEMROCK DR	THOMAS KEENAN & SONIA &
14	6121 KEMROCK DR	Taxpayer at
15	6122 BLUNTER ST	LINSYS LLC
16	6090 BLUNTER ST	Taxpayer at
17	6090 BLUNTER ST	PHIFER WILLONDA A
18	6076 BLUNTER ST	SANCHEZ JOSUE RUIZ
19	6031 BLUNTER ST	HAYS JANA D &
20	6039 BLUNTER ST	MORADO INVESTMENR
21	6121 BLUNTER ST	HUTCHINSON BENNIE
22	6128 KEMROCK DR	WAYFARING HOLINESS CHURCH
23	6102 KEMROCK DR	THOMAS TED L
24	6038 KEMROCK DR	SIFUENTES BRABLIO
25	6030 KEMROCK DR	HAYS JANA &

