

CITY PLAN COMMISSION**THURSDAY, March 26, 2026****FILE NUMBER:** PLAT-26-000074**SENIOR PLANNER:** Hema Sharma**LOCATION:** Kristen Drive at Kolloch Drive, northwest corner**DATE FILED:** February 27, 2026**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 13**SIZE OF REQUEST:** 0.8911-acres**APPLICANT/OWNER:** Zsazo LLC

REQUEST: An application to replat a 0.8911-acre (38,815-square foot) tract of land containing all of Lots 4 and 5 in City Block 4/8616 to create four lots ranging in size from 0.209-acre (9,128-square foot) to 0.262-acre (11,429-square foot) on property located on Kristen Drive at Kolloch Drive, northwest corner.

SUBDIVISION HISTORY:

1. PLAT-26-000079 is a request southeast of the present request to replat a 1.193-acre (51,952-square foot) tract of land containing all of Lots 4 and 5 in City Block 2/8616 to create six lots ranging in size from 0.184-acre (8,003-square foot) to 0.215-acre (9,346-square foot) on property located on Ledbetter Drive at Kolloch Drive, northeast corner. The request is scheduled for City Plan Commission hearing on March 26, 2026.
2. S223-222 was a request north of the present request to replat a 0.877-acre tract of land containing part of Block 38/8617 to create four lots ranging in size from 0.22-acre (9,584-square foot) to 0.251-acre (10,932-square foot) on property located on Kolloch Drive, south of Mallory Drive. The request was approved on September 7, 2023 and recorded on August 8, 2025.

PROPERTY OWNER NOTIFICATION: On March 6, 2026, 13 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 east line of Kolloch Drive have areas ranging in size from 9,584 square feet to 76,255 square feet and are zoned R-7.5(A) Single Family District (*Refer to the existing area analysis map*).
- The properties to the west line of Kolloch Drive have areas ranging in size from 19,679 square feet to 40,721 square feet and are zoned R-7.5(A) and R-10(A) Single Family District (*Refer to the existing area analysis map*).

The request lies in R-7.5(A) Single Family District which has a minimum lot area requirement of 7,500 square feet. The request is to create four lots ranging in size from 0.209-acre (9,128-square foot) to 0.262-acre (11,429-square foot).

Staff find that there is a variation in the lot pattern within the immediate vicinity of the request (refer to the existing analysis map and aerial map). The request complies with the zoning requirement of the R-7.5(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 4.

Paving & Drainage Conditions:

12. Submit a full set of Civil Engineering Plans (drainage, paving, street signage/markings/lighting) prepared per City Standards by a licensed (TX) Professional Engineer to Engineering Division in Room 200, Oak Cliff Municipal Center (i.e. 311T/DP). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. 51A-8.102 (c); 8.601(b)(4),(5),(6),(7),(8),(9)
13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(c).
14. "Lot-to-Lot drainage will not be allowed without proper City of Dallas Engineering Division approval" (Note must be on the Plat). 51A 8.611(e)

Right-of way Requirements Conditions:

15. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Kolloch Drive. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*
16. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Kristen Drive. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*
17. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of Kolloch Drive & Kristen Drive. Section 51A 8.602(d)(1)
18. A larger corner clip may be requested during engineering plan and traffic review to accommodate an adequate turning radius, or to maintain public/traffic appurtenances, within the area of the corner clip. *Section 51A 8.602(d)(1), 51A 8.608(a)*
19. On the final plat, dedicate a 15-foot by 15-foot Alley Sight Easement at the intersection of Kristen Drive & the alley. *Section 51A-8.602(e)*
20. Provide 20ft all-weather paving material for Kolloch Dr and Kristen Dr along the proposed plat per the City of Dallas standard. 51A 8.604(b)(2).

Survey (SPRG) Conditions:

21. Prior to final plat, submit a completed final plat checklist and all supporting documents.
22. Remove Building Line(s) from the plat.

Street Light/ Real Estate/ Street Name/ GIS, Lot & Block Conditions:

23. Prior to final plat, additional design information needed to complete review. Provide a brief description of the proposed project and a copy of the site plan to daniel.silva1@dallas.gov to determine street lighting requirements.
24. Prior to the final plat, please remove wire and chain link fence referenced in the 15' alley behind property and provide pictures and written documentation of the removal to Real Estate.

25. Prior to the final plat, please contact Real Estate to process any abandonments.
26. On the final plat, change "Kolloch Drive" to "Kolloch Drive (FKA Kalloch Drive)"
27. On the final plat, Add "Vandervort Drive (FKA Goernert Drive)".
28. On the final plat, identify the property as Lots 4A, 4B, 5A & 5B in City Block 4/8616.

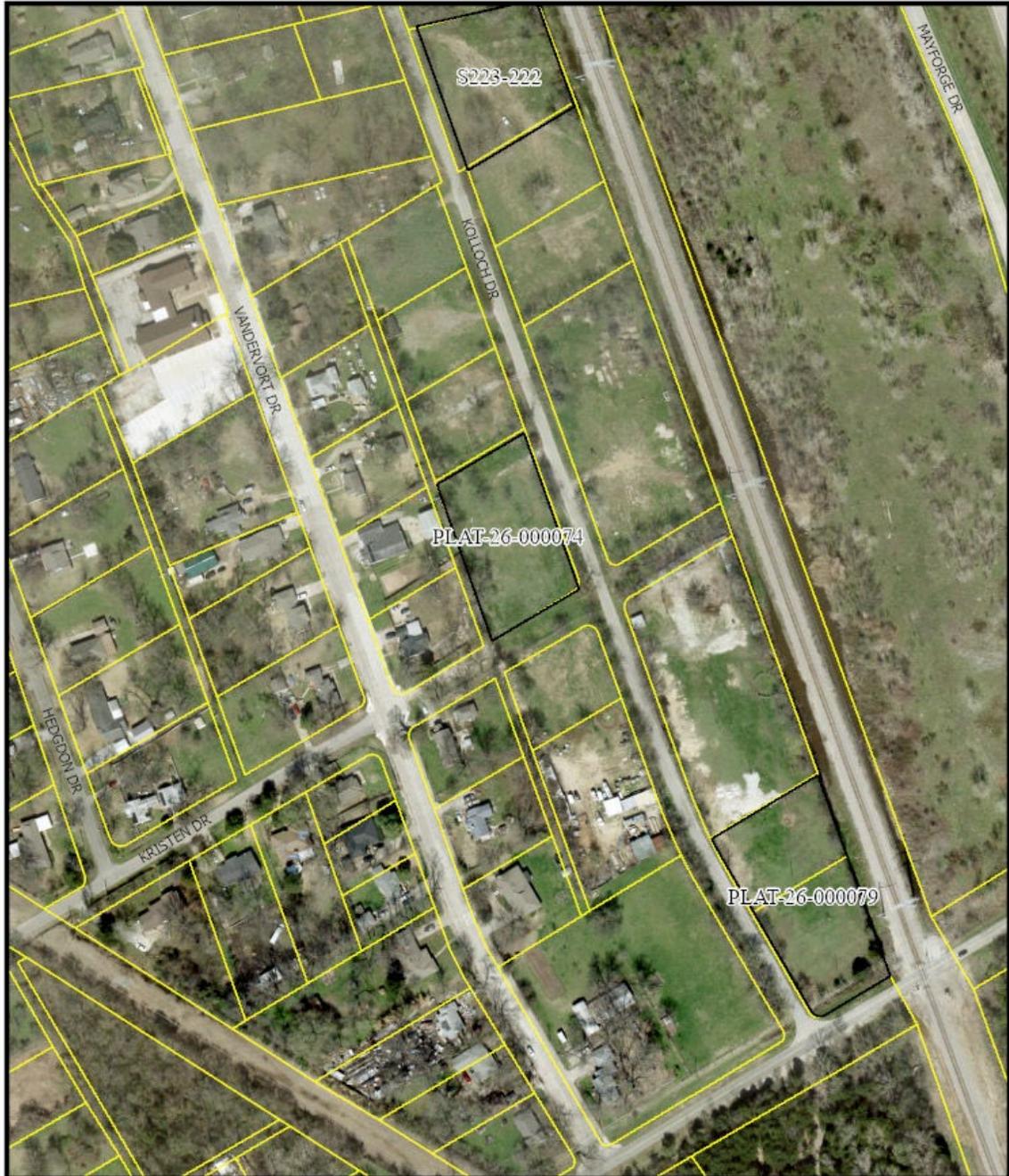
ALL AREA ARE IN SQUARE FEET



 1:2,400	<p>EXISTING AREA ANALYSIS MAP</p> <ul style="list-style-type: none"> <input type="checkbox"/> Area Of Request <input type="checkbox"/> Recent History 	Case no: PLAT-26-000074 Date: 03/05/2026
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 1:2,400	<h2>ZONING MAP</h2> <ul style="list-style-type: none"> <input type="checkbox"/> Area Of Request <input type="checkbox"/> Recent History 	Case no: PLAT-26-000074 Date: 03/05/2026
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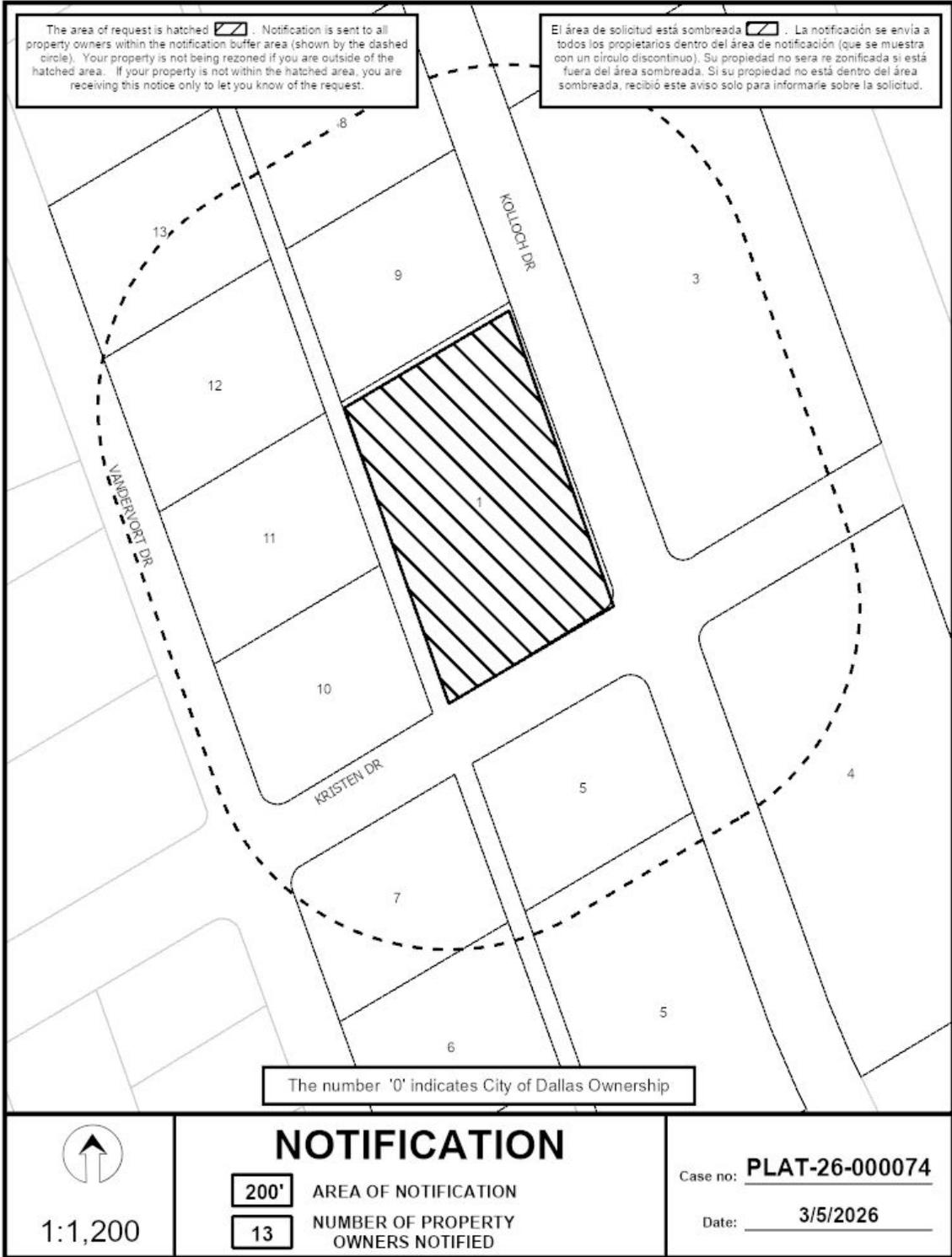
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AERIAL MAP

- Area Of Request
- Recent History

Case no: PLAT-26-000074

Date: 03/05/2026



03/05/2026

Notification List of Property Owners

PLAT-26-000074

13 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4609 KOLLOCH DR	WALFORD JUSTINA
2	4608 KOLLOCH DR	VILLAREAL RAFAEL ALEJANDRO M &
3	4614 KOLLOCH DR	SANTACRUZ ROMUALDO
4	4702 KOLLOCH DR	Taxpayer at
5	4701 KOLLOCH DR	MENDOZA JUAN E & EDGAR V
6	4704 VANDERVORT DR	BROOKS ALFONSO JR
7	4702 VANDERVORT DR	GENTRY BETTY
8	4605 KOLLOCH DR	RODRIGUEZ JARLIN
9	4609 KOLLOCH DR	MONTANEZ JOSE LUIZ &
10	4650 VANDERVORT DR	MARTINEZPERALTZ MAYOLI
11	4636 VANDERVORT DR	NELSON JOSHUA
12	4614 VANDERVORT DR	ALFARO SABINA
13	4604 VANDERVORT DR	FORD ARTHUR RAY

