

CITY PLAN COMMISSION

THURSDAY, JANUARY 23, 2025

FILE NUMBER: S245-066

SENIOR PLANNER: Hema Sharma

LOCATION: Lolita Drive, north of Bruton Road

DATE FILED: December 26, 2024

ZONING: R-7.5(A)

CITY COUNCIL DISTRICT: 5

SIZE OF REQUEST: 0.634-acres

APPLICANT/OWNER: Marco DeLaCruz, Gloria DeLaCruz

REQUEST: An application to replat a 0.634-acre tract of land containing all of Lot 14A in City Block B/6185 to create two 0.317-acre lot on property located on Lolita Drive, north of Bruton Road.

SUBDIVISION HISTORY: There has been no recent platting activity within close proximity to this request.

PROPERTY OWNER NOTIFICATION: On January 3, 2024, 22 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 Lolita Drive have lot widths ranging in size from 60 feet to 119 feet and lot areas ranging in size from 13,364 square feet to 29,684 square feet and are zoned an R-7.5(A) Single Family District. (*refer to the existing area analysis and aerial map*)
- The properties to the west line of San Lolita Drive have lot widths ranging in size from 60 feet to 145 feet and lot areas ranging in size from 8,265 square feet to 18,375 square feet and are zoned NO(A) Neighborhood Office District and MF-2(A) Multifamily District. (*refer to the existing area analysis and aerial map*)

The request lies in an R-7.5(A) Single Family District which has a minimum lot area requirement of 7,500 square feet. The request is to create two 0.317-acre (13,700.99-square foot) lot and width the proposed lot is 60 feet each respectively.

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-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 2.

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. 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)

Right-of way Requirements Conditions:

15. On the final plat, dedicate 7.5 feet of right-of-way (via fee simple) from the established center line of Alley. *Section 51A 8.602(c)*

Survey (SPRG) Conditions:

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

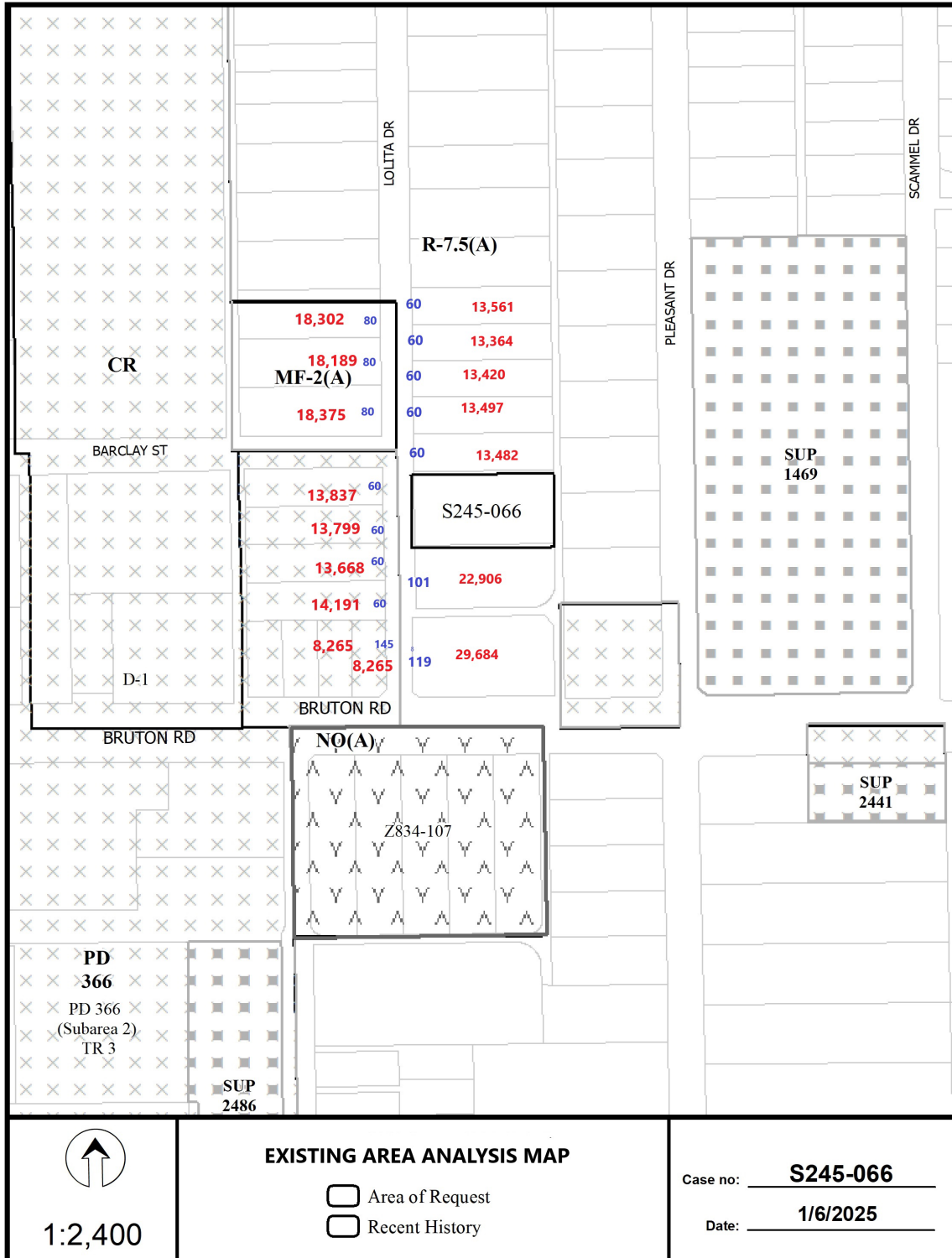
Dallas Water Utilities Conditions:

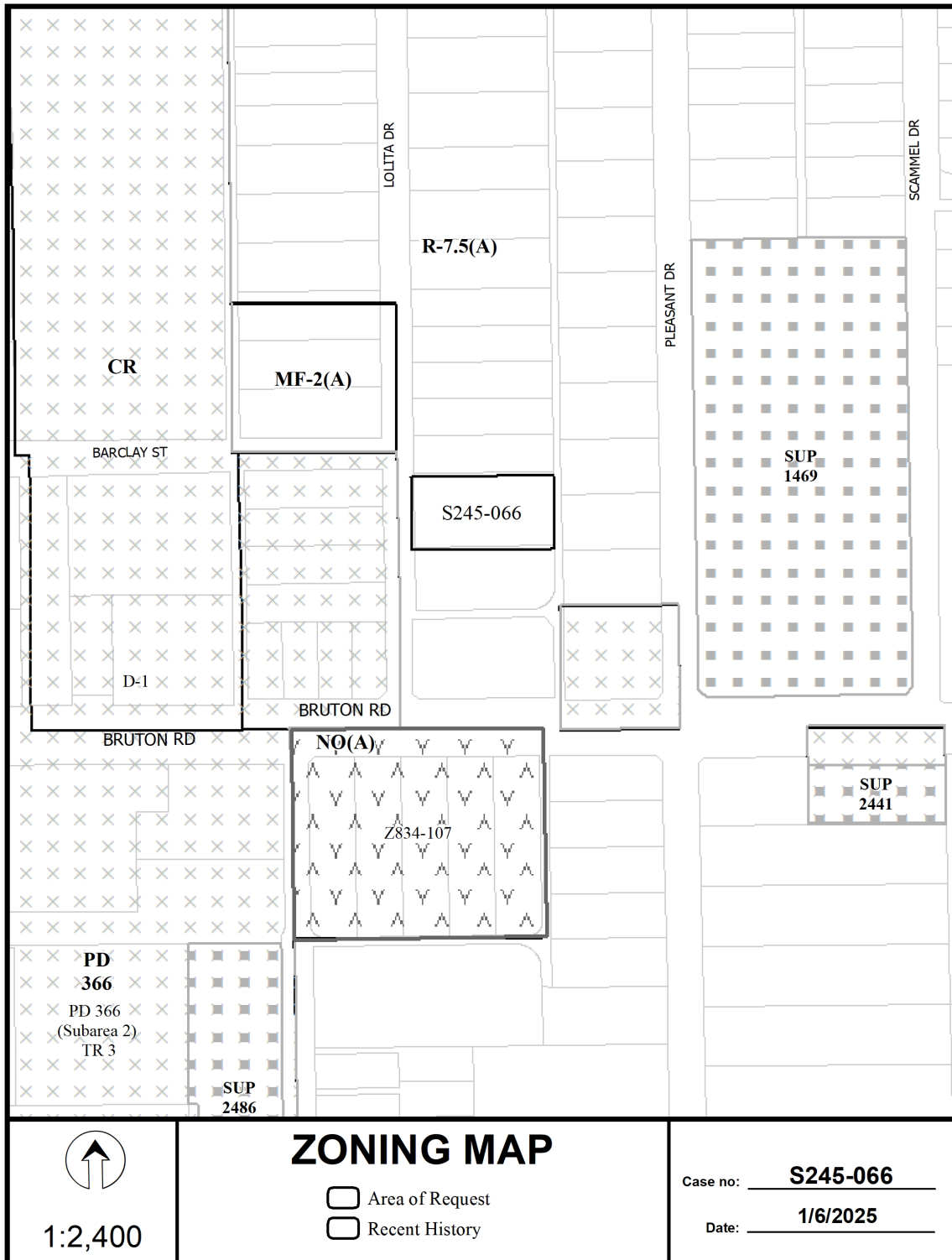
19. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
20. Water main improvements may be required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

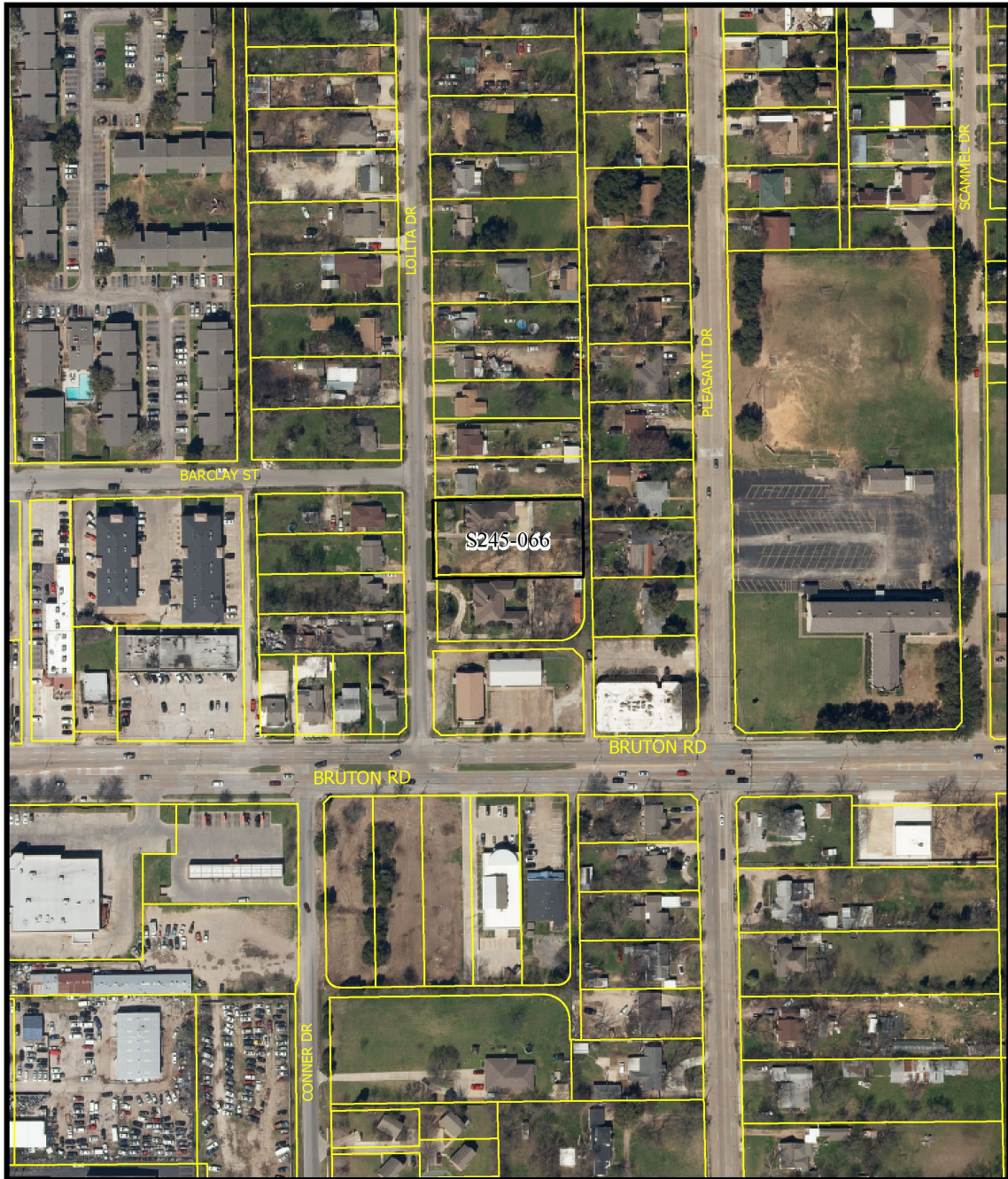
GIS, Lot & Block Conditions:

21. On the final plat, identify the property as Lots 14B & 14C in City Block B/6185.

ALL AREAS ARE IN SQUARE FEET







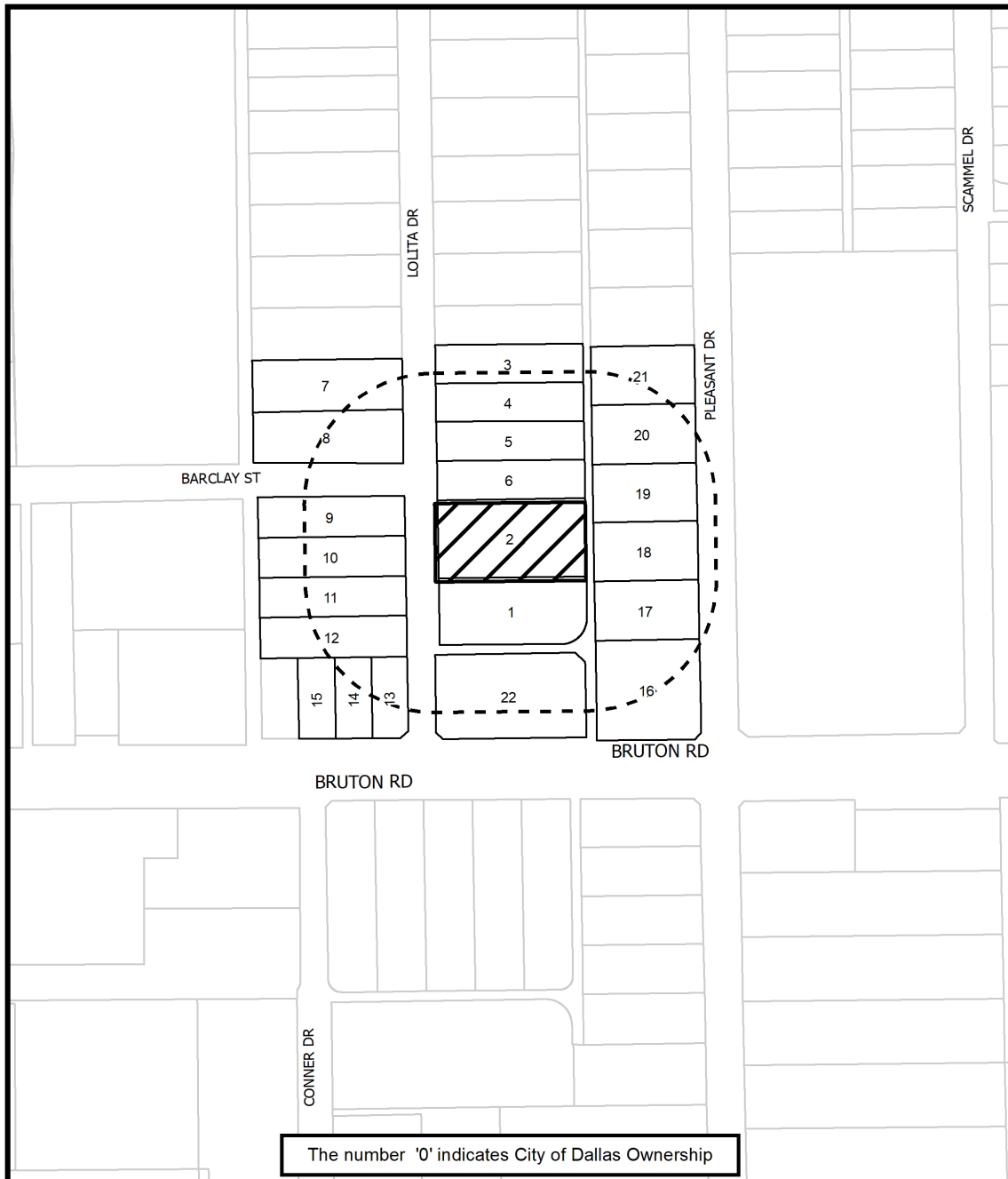
1:2,400

AERIAL MAP

- Area of Request
- Recent History

Case no: **S245-066**

Date: **1/6/2025**



 1:2,400	NOTIFICATION	Case no: S245-066			
	<table border="1"> <tr> <td style="text-align: center;">200'</td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="text-align: center;">22</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	200'	AREA OF NOTIFICATION	22	NUMBER OF PROPERTY OWNERS NOTIFIED
200'	AREA OF NOTIFICATION				
22	NUMBER OF PROPERTY OWNERS NOTIFIED				

Notification List of Property Owners

S245-066

22 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2120 LOLITA DR	DELACRUZ ANTONIO A & GLORIA S
2	2128 LOLITA DR	DELACRUZ GLORIA E
3	2210 LOLITA DR	JAIME MANUEL & MA DEL ROSARIO FLORES
4	2206 LOLITA DR	WALKER GEORGE LYNN
5	2202 LOLITA DR	HARO ROBERTO
6	2132 LOLITA DR	HERNANDEZ CIRILO Z
7	2211 LOLITA DR	CASTILLO ROMEO MARTINEZ
8	2205 LOLITA DR	MARQUEZ ENRIQUE & MARTHA
9	2129 LOLITA DR	OCHOA MARIA J
10	2125 LOLITA DR	LOPEZ IGNACIO &
11	2121 LOLITA DR	TREJO ANTONIO
12	2115 LOLITA DR	CRUZ CARLOS &
13	8163 BRUTON RD	BRUTON
14	8159 BRUTON RD	MATN PARTNERS 1
15	8153 BRUTON RD	ALTAMIRANO MANUEL ALBERTO
16	8225 BRUTON RD	A+ CHARTER SCHOOLS
17	2119 PLEASANT DR	BERGANZA JOSE
18	2127 PLEASANT DR	LE KEVIN
19	2133 PLEASANT DR	GUTIERREZ ABIGAIL
20	2205 PLEASANT DR	GAMBOA JAVIER DEAVILA
21	2211 PLEASANT DR	RUIZ GREGORIA
22	8211 BRUTON RD	NAZARETH MISSIONARY

