

**CITY PLAN COMMISSION****THURSDAY, SEPTEMBER 07, 2023****FILE NUMBER:** S223-222**SENIOR PLANNER:** Hema Sharma**LOCATION:** Kolloch Drive, south of Mallory Drive**DATE FILED:** August 10, 2023**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 4**SIZE OF REQUEST:** 0.877-acres**APPLICANT/OWNER:** Jesus Alejandro Garza Guerra

**REQUEST:** An application 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.

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

**PROPERTY OWNER NOTIFICATION:** On August 18, 2022, 15 notices were sent to property owners within 200 feet of the proposed plat.

**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 where present request is located has an average lot width ranging from 95 feet to 384 feet and lot areas ranging in size from 24,910 square feet to 76,254 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 Kolloch Drive have lot widths ranging in size from 45 feet to 253 feet and lot areas ranging in size from 6,931 square feet to 40,554 square feet and are zoned an R-7.5(A) Single Family 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 one 0.22-acre (9,584-square foot) lot, one 0.203-acre (8,847-square foot) lot, one 0.203-acre (8,852-square foot) lot, and one 0.251-acre (10,932-square foot) lot and the widths of the proposed lots of ranges from 47.47 feet to 77.14 feet.

Staff finds that there is no established lot pattern along the east and west line of Kolloch Drive (*refer existing area analysis map*); and the request is in compliance with Section 51A-8.503 and also with the requirements of the R-7.5(A) Single Family District; 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/marketing/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 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. Provide 20 feet all-weather paving material for Kolloch Drive along the proposed plat per the City of Dallas standard. *51A 8.604(b)(2)*

**Survey (SPRG) Conditions:**

17. Prior to final plat, submit a completed final plat checklist and all supporting documents.

**Real Estate/ GIS, Lot & Block Conditions:**

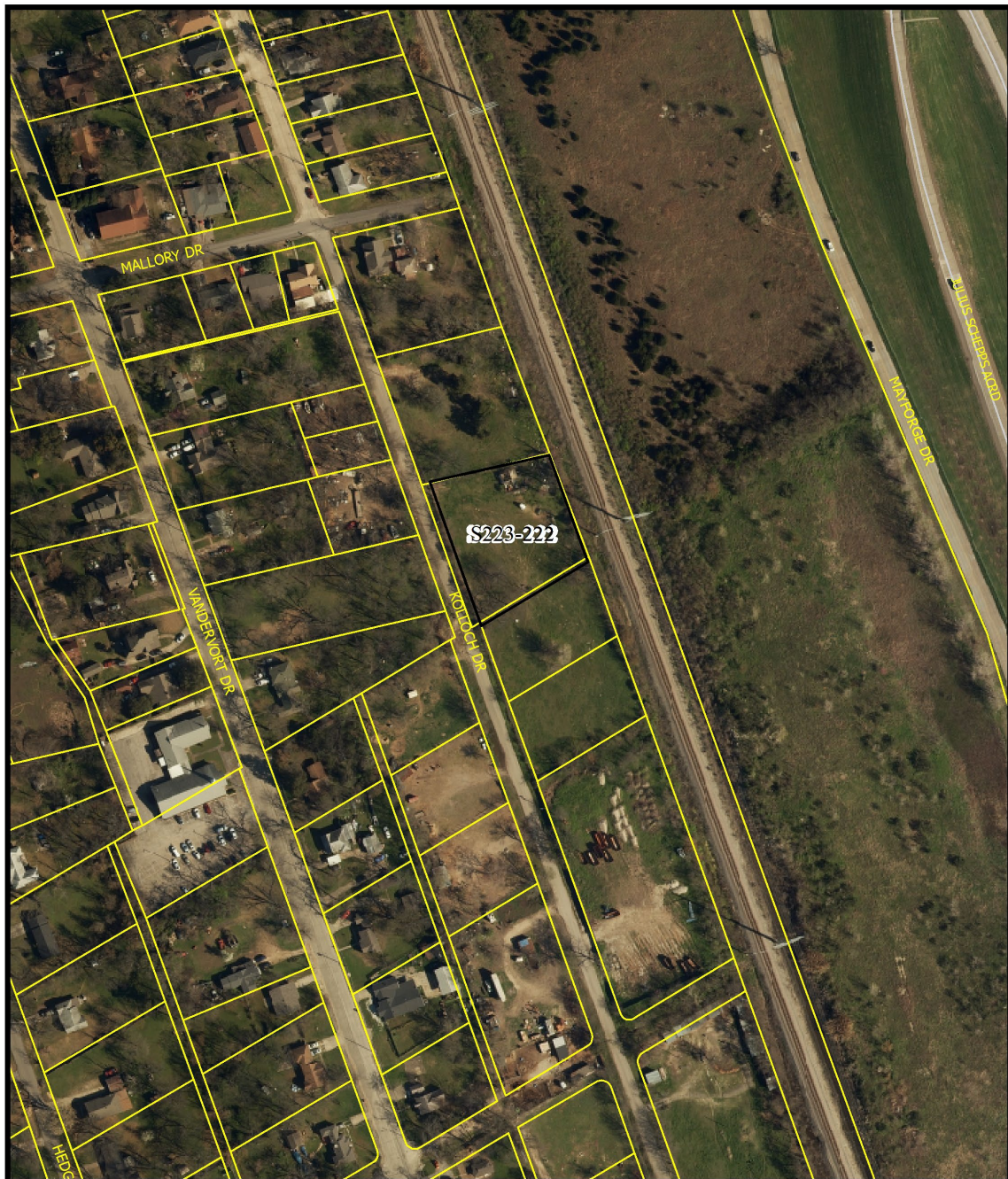
18. Prior to the final plat, please remove the fence encroachment on Kolloch Drive and provide documentation to Real Estate.
19. On the final plat, identify the property as Lots 1-4 in City Block 38/8617. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).

ALL AREAS ARE IN SQUARE FEET









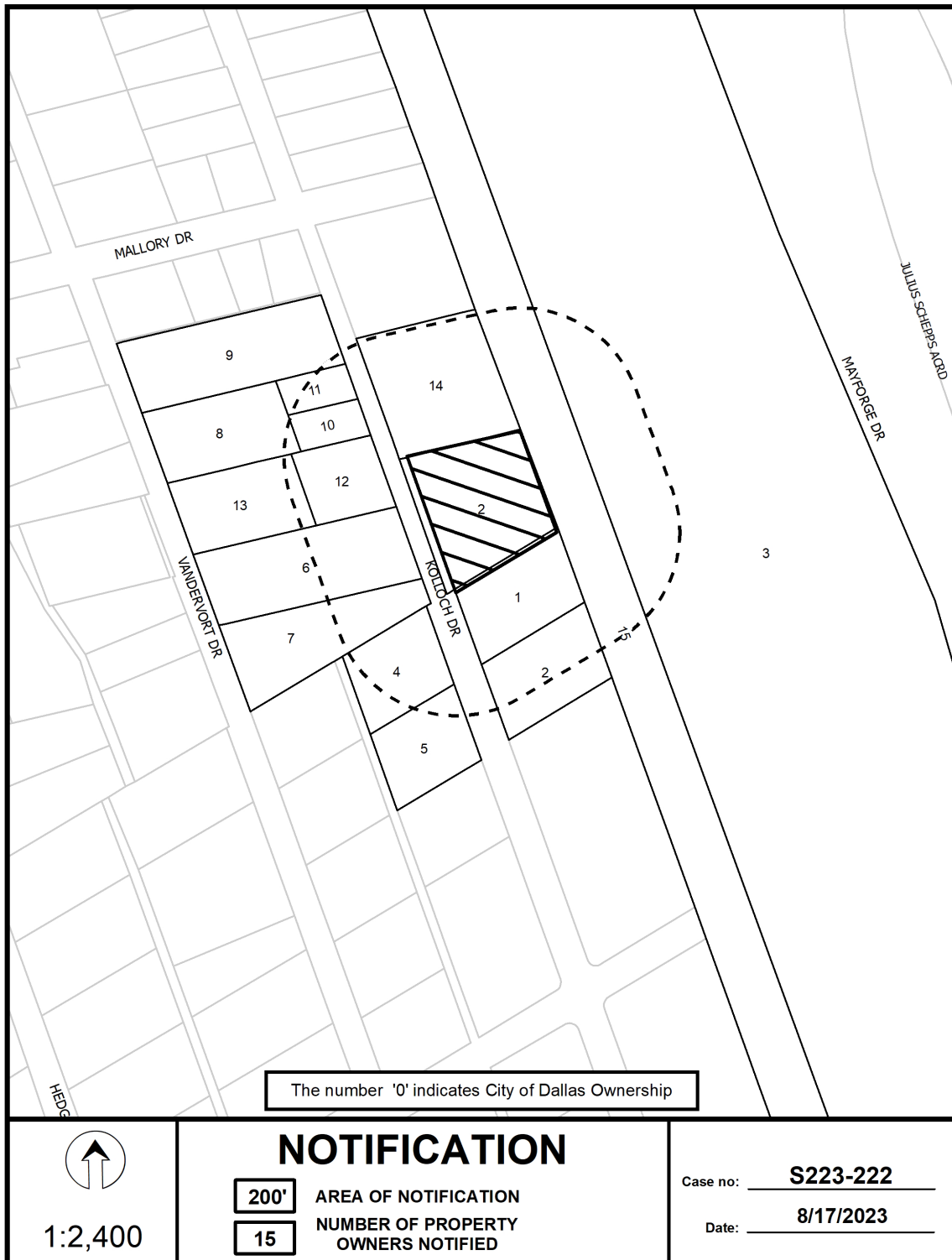
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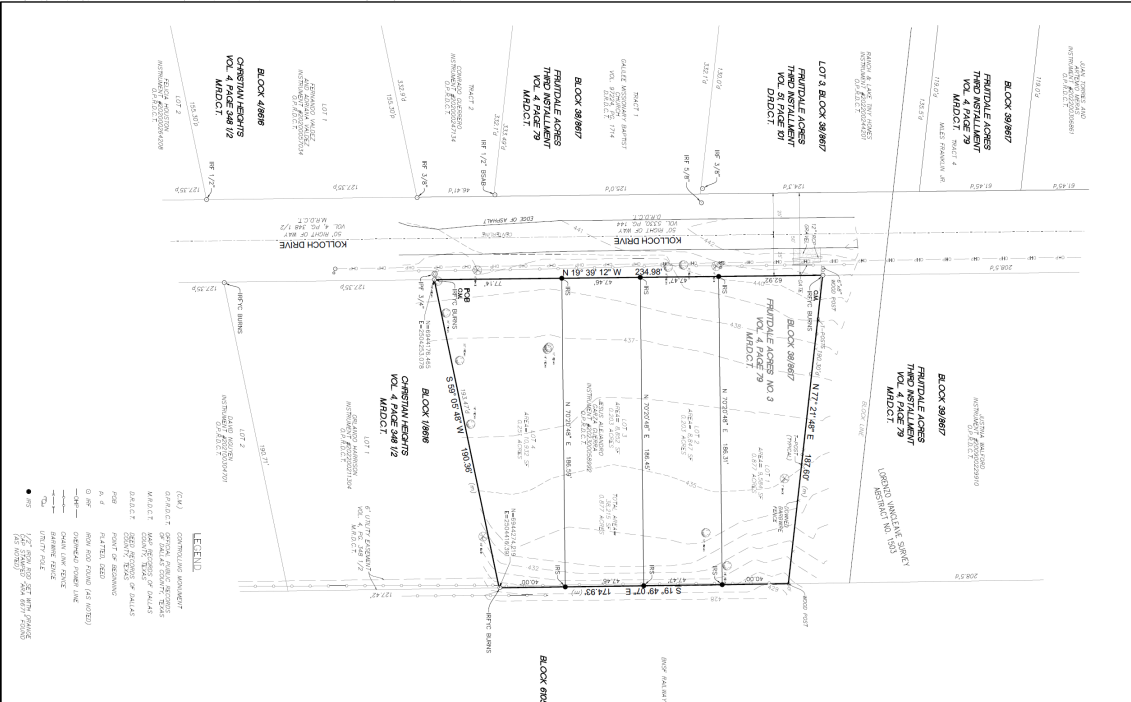
## AERIAL MAP

- ☐ Area of Request
- ☐ Recent History

Case no: S223-222

Date: 8/17/2023





NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS

[illegible]

## COUNTRY OF DALLAS

## COUNTRY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this \_\_\_\_\_ day of \_\_\_\_\_, 2022, personally appeared Isela Arredondo Garza known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Notary Public in and for the State of Texas

## J. Ángel Rodríguez-Liu, a Re

L. and Rodi (a) Registered Professional Land Surveyors, licensed by the State of Texas, affirm that this plot was prepared under their direct supervision, from recorded documentation and evidence collected on the ground during field operations and other relevant documentation. The authors of this plot are L. and Rodi (a) Registered Professional Land Surveyors, the City of Dallas Department of Professional Engineers and Land Surveyors, the City of Dallas Department Code (Ordinance no. 18,553, as amended), and Texas Local Government Code, Chapter 312.1. Further affirm that this measurement was taken by L. and Rodi (a) Registered Professional Land Surveyors, this measurement system were either found or placed in compliance with the City of Dallas Department Code, Section 51A-817.0 (b)(6)(C) and (E), and that the angle drawing accompanying this is a precise representation of this signed final plot.

Anel Rodriguez

Texas Registered Professional Land Surveyor No. 6671

Public in and for this solid (only) appeared And Disappeared. The name is associated in the mind of the reader with the deceased and under each regularly certificate are built.

OFFICE this \_\_\_\_\_ day of \_\_\_\_\_

1. All listings shown are based on the Paris State Police Copyright System of 1984, North America (4002), North American Division of 1984, (2017).

2. Let to list through are not be allowed without City of Dallas Planning and Landmarks Engineering Division approval.

3. The purpose of this bill is to create a title from part

## STATE OF TEXAS §

**THAT** Jesus Alejandro C

**RECOMMENDATION:** at 1/2 and not read with a yellow card stamped "Banned" (see *Notes*). The *Records of the District Court of Dallas* (containing transcripts of the South court hearings, same as *Records of the District Court of Dallas*), dated 1/26/1901, contain the following: "The *Records of the District Court of Dallas* (dated 1/26/1901), being the same now on file in the General Property Office in Dallas, Alabama, Texas, and the *Records of the District Court of Dallas* (dated 1/26/1901), being more particularly described as follows:

a distance of 187.60 m

**THERMEX** South 19 degrees 49 minutes (*O*) seconds East, with the common line between Gaurz Gorge and BNSF Railway track, a distance of 176.83 feet [seed, 1/4 quart] to a 1/2 inch corner, some thing in the North end of said lot 1;

**THERMEX** South 59 degrees 03 minutes 48 seconds West, with the common line between said Gaurz Gorge and the Point Lot, a distance of 190.38 feet [seed, 13.4-47 quart] to said Lot 1, or thereabouts; and containing 34,675 square feet of 0.817 acres of land more or less.

OWENS,  
JESUS ALEJANDRO  
GARZA GUERRA  
4530 KILLOUGH DRIVE  
DALLAS, TX 75216

## ADA

**SUKVETIN**  
3015, KAPPAKORHONEN L.

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3015, KAPPAKORHONEN L.

0.688 ACRES SITUATED IN THE  
LORENZO VAN CLEVE SURVEY, ABSTRACT IN  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE: 5223-222

