

CITY PLAN COMMISSION

THURSDAY, March 26, 2026

FILE NUMBER: PLAT-26-000079

SENIOR PLANNER: Hema Sharma

LOCATION: Ledbetter Drive at Kolloch Drive, northeast corner

DATE FILED: February 27, 2026

ZONING: R-7.5(A)

CITY COUNCIL DISTRICT: 4

SIZE OF REQUEST: 1.193-acres

APPLICANT/OWNER: Morati Remodeling, LLC

REQUEST: An application 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.

SUBDIVISION HISTORY:

1. PLAT-26-000074 was a request northwest of the present request 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. The request is scheduled for City Plan Commission hearing on March 26, 2026.

PROPERTY OWNER NOTIFICATION: On March 6, 2026, 8 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 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 six lots ranging in size from 0.184-acre (8,003-square foot) to 0.215-acre (9,346-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 6.

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. "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)
15. Existing drainage conveyance within the property is required to be sized in compliance with Section 51A-8.611(a)(1) of the City of Dallas Code.

Right-of way Requirements Conditions:

16. 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).*
17. Provide 20ft all-weather paving material for Kolloch Drive along the proposed plat per the City of Dallas standard. 51A 8.604(b)(2).

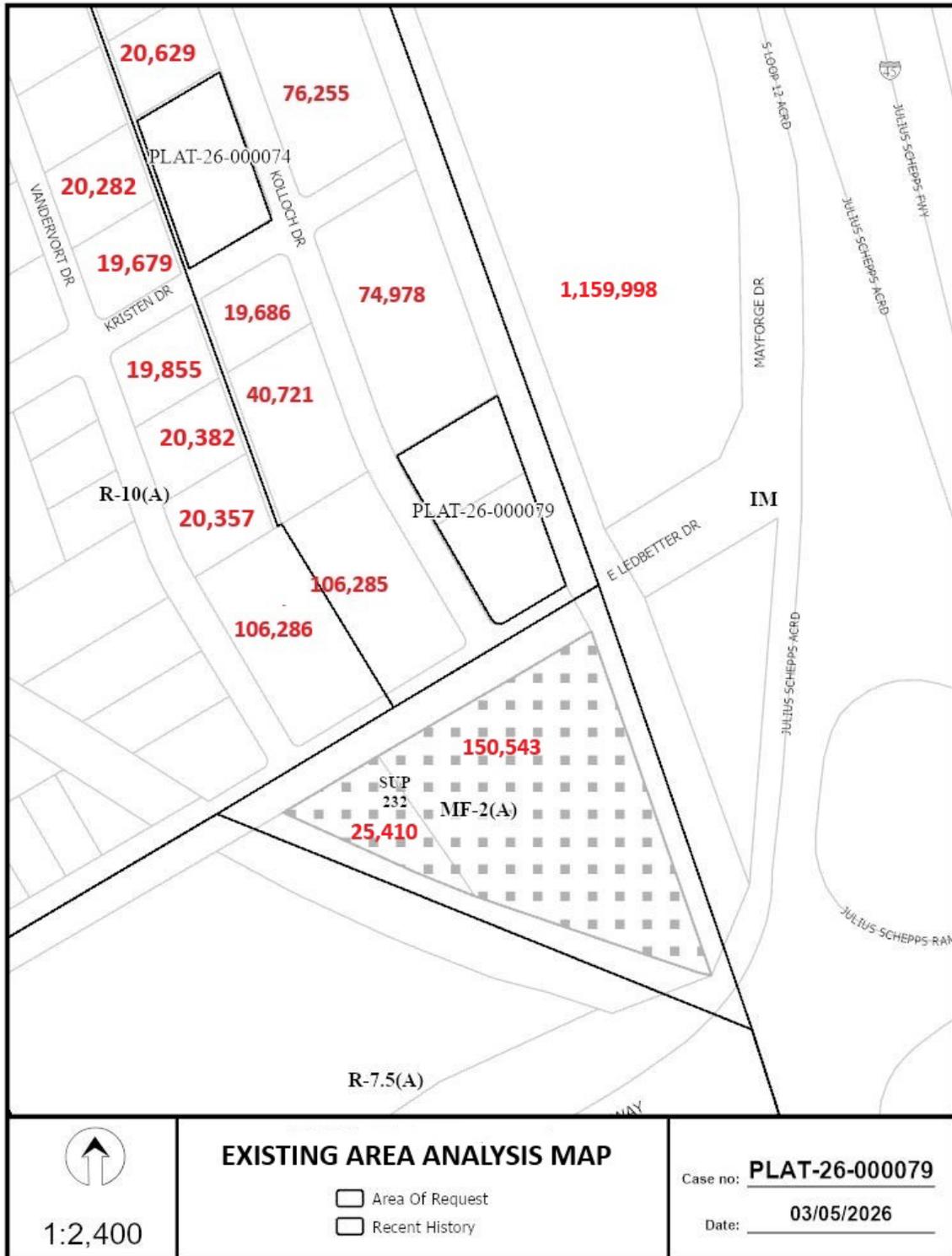
Survey (SPRG) Conditions:

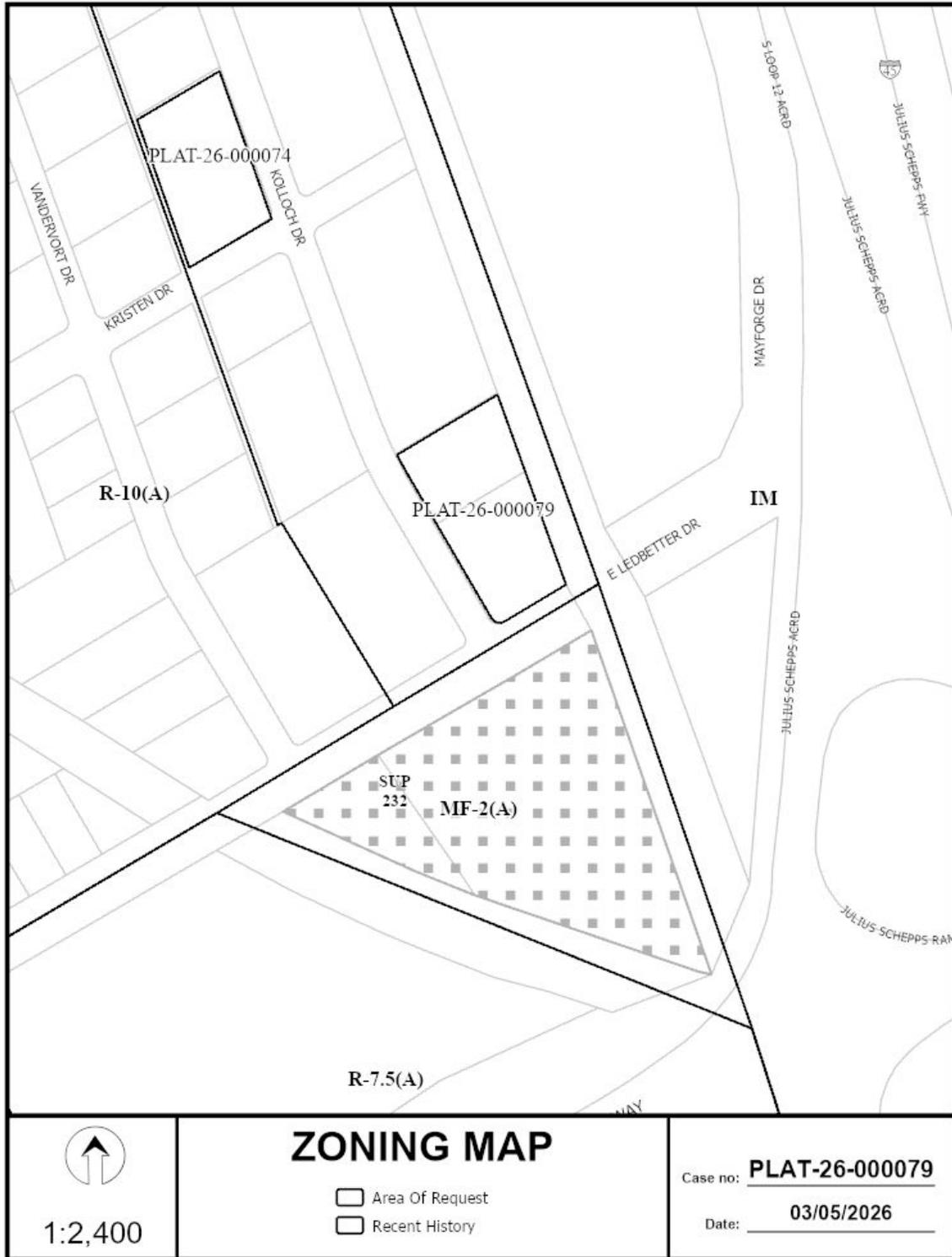
18. Prior to final plat, submit a completed final plat checklist and all supporting documents.
19. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).

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

20. Prior to final plat, compliance with City's street lighting standards including illumination standards, material, installation, and activation per Street Design Manual.
21. Prior to the final plat, please remove fence encroachment along Kolloch Drive and provide written documentation and photo evidence to Real Estate.
22. On the final plat, change "Ledbetter Drive" to "Ledbetter Drive (FKA Kessler Outer Boulevard)". Section 51A-8.403(a)(1)(A)(xii).
23. On the final plat, identify the property as Lots 4A, 4B, 4C, 5A, 5B & 5C in City Block 2/8616.

ALL AREAS ARE IN SQUARE FEET







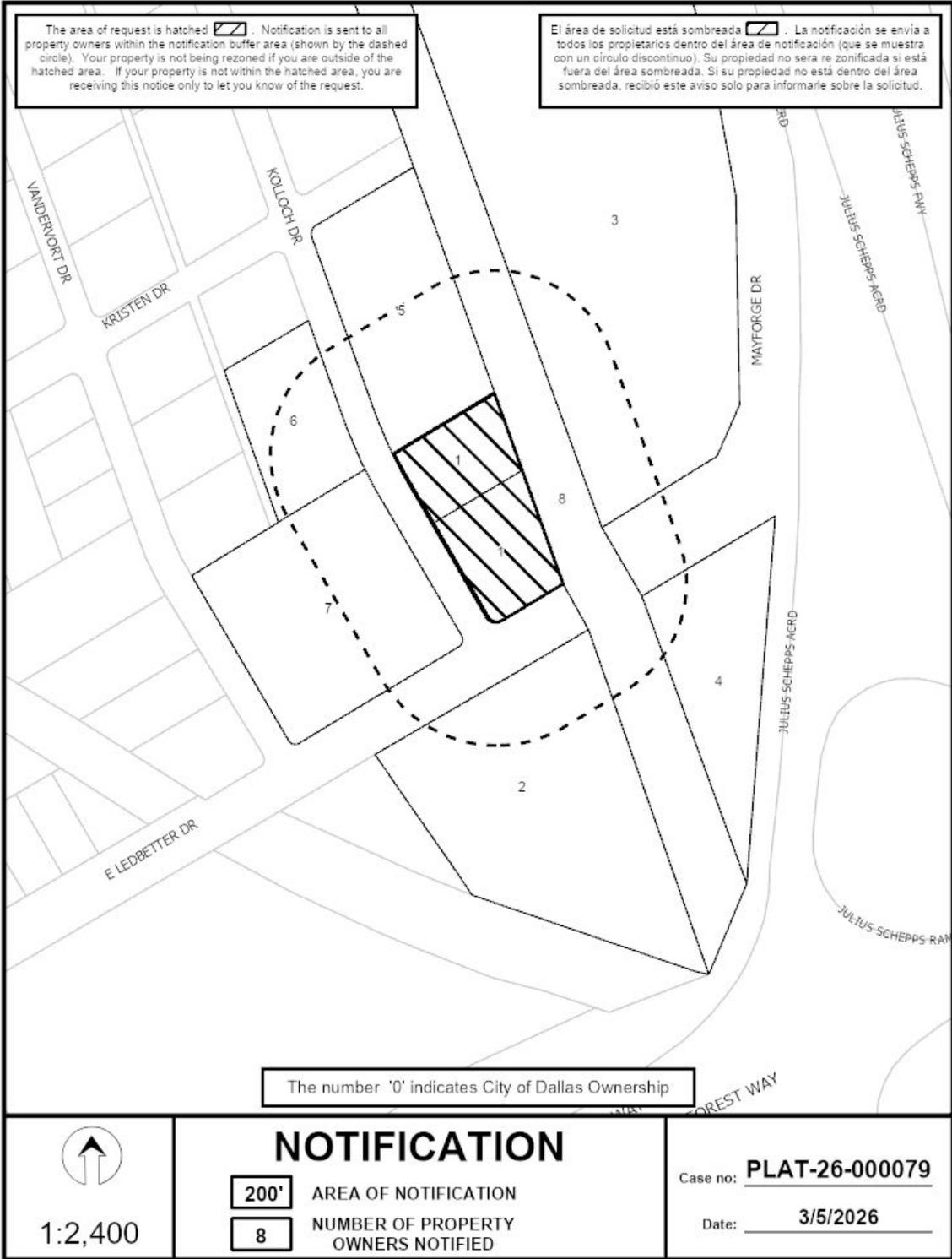
1:2,400

AERIAL MAP

- Area Of Request
- Recent History

Case no: **PLAT-26-000079**

Date: **03/05/2026**



03/05/2026

Notification List of Property Owners

PLAT-26-000079

8 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	4720 KOLLOCH DR	MORATI REMODELING LLC
2	3590 E LEDBETTER DR	CASTILLO JUAN
3	8201 S JULIUS SCHEPPS FWY	RKCJ LLC
4	4000 E LEDBETTER DR	RKCJ LLC
5	4702 KOLLOCH DR	Taxpayer at
6	4707 KOLLOCH DR	MENDOZA JUAN E & EDGAR V
7	4716 VANDERVORT DR	JONES ANNA KRISTEN
8	2300 AL LIPSCOMB WAY	BNSF RAILWAY

