CITY PLAN COMMISSION

THURSDAY, JANUARY 23, 2025

FILE NUMBER: S245-051 SENIOR PLANNER: Hema Sharma

LOCATION: Bob O Link Drive, east of Hillside Drive

DATE FILED: December 26, 2024 **ZONING:** R-7.5(A)

CITY COUNCIL DISTRICT: 9 SIZE OF REQUEST: 0.4596-acres

APPLICANT/OWNER: Jason York

REQUEST: An application to replat a 0.4596-acre tract of land containing all of Lots 21 and 22 and portion of Lot 20 in City Block F/4815 to create one lot on property located on Bob O Link Drive, east of Hillside Drive.

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

PROPERTY OWNER NOTIFICATION: On January 3, 2024, 24 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 north line of San Jose Avenue have lot widths ranging in size from 55 feet to 151 feet and lot areas ranging in size from 7,700 square feet to 21,313 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 south line of San Jose Avenue have lot widths ranging in size from 70 feet to 194 feet and lot areas ranging in size from 12,576 square feet to 32,511 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 0.4596-acre (20,020-square foot) lot and width of the proposed lot is 143 feet.

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 <u>after</u> 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 one.

Paving & Drainage Conditions:

- 12. Submit a full set of Civil Engineering Plans (drainage, paving, street signage/marking/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).

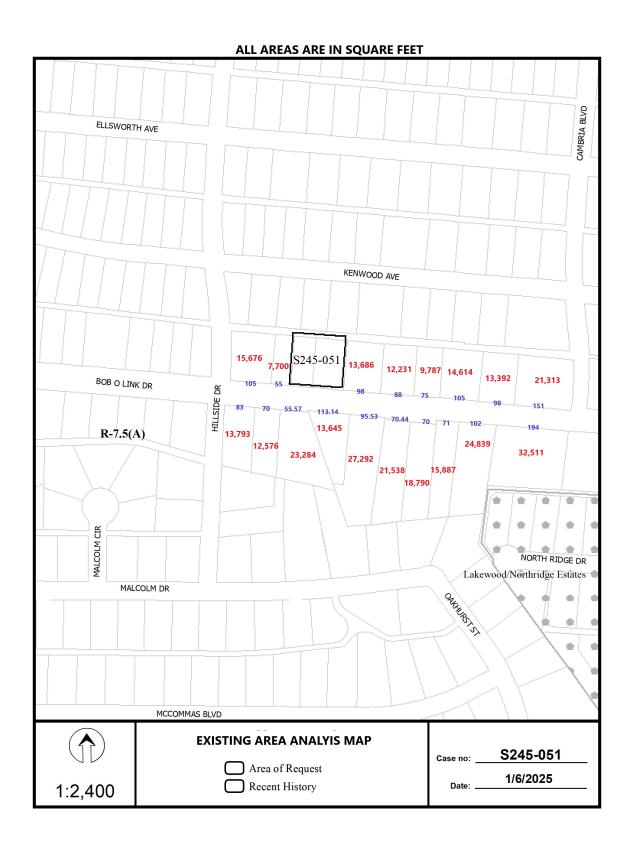
14. Place a note on the final plat stating "Lot-to-Lot drainage will not be allowed without proper City of Dallas Engineering Division approval" 51A 8.611(e)

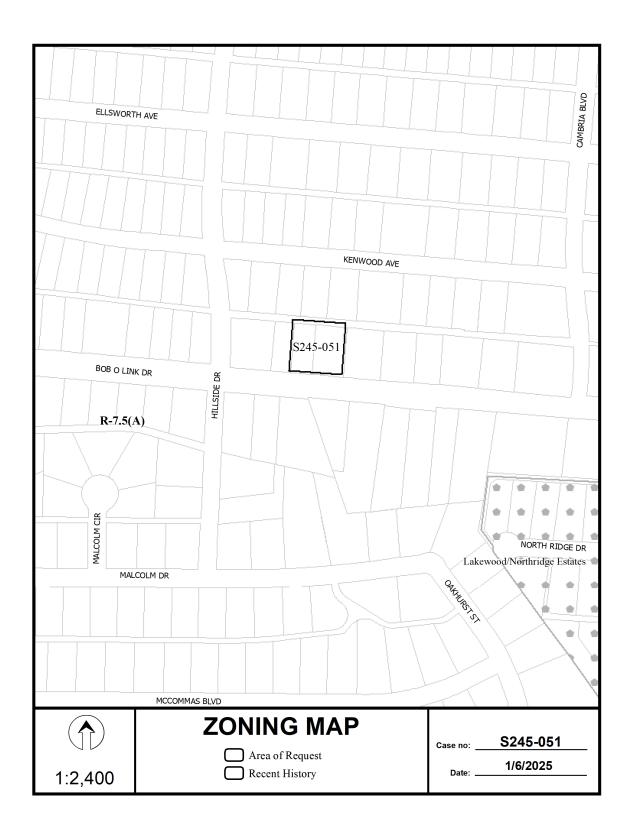
Survey (SPRG) Conditions:

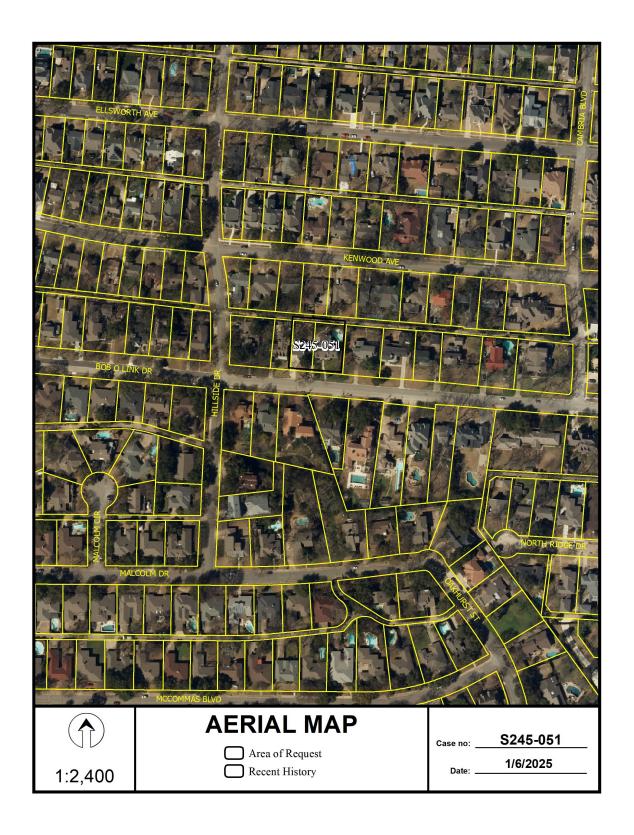
- 15. Prior to final plat, submit a completed final plat checklist and all supporting documents.
- 16. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
- 17. On the final plat, show distances/width across all adjoining right-of-way
- 18. On the final plat, show recording information on all existing easements within 150 feet of the property.
- 19. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.

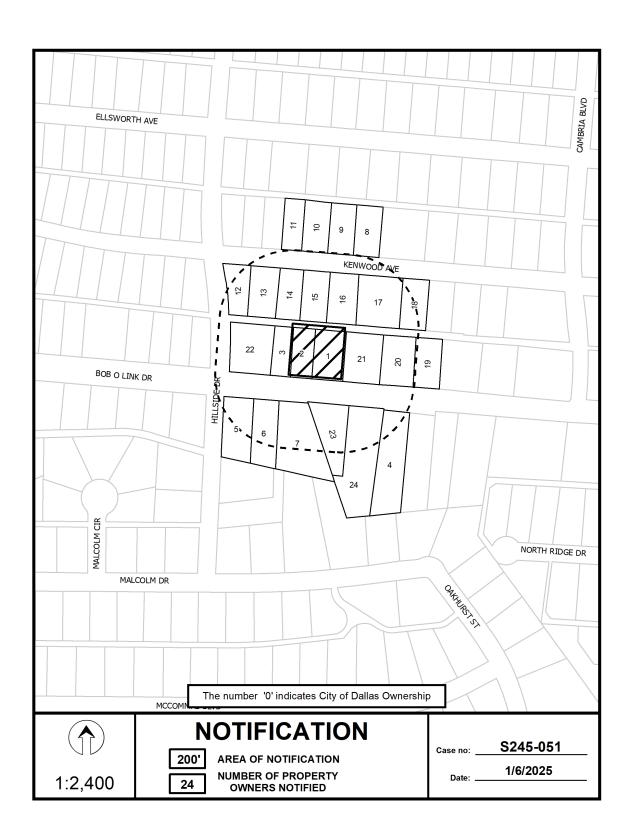
Real Estate/ GIS, Lot & Block Conditions:

- 20. Prior to the final plat, please contact Real Estate to clarify what is being specifically being abandoned.
- 21. Prior to the final plat, remove the steps and pavers in Bob-O-Link Drive right-of-way and provide photos and written documentation to Real Estate.
- 22. On the final plat, identify the property as Lot 20A in City Block F/4815.





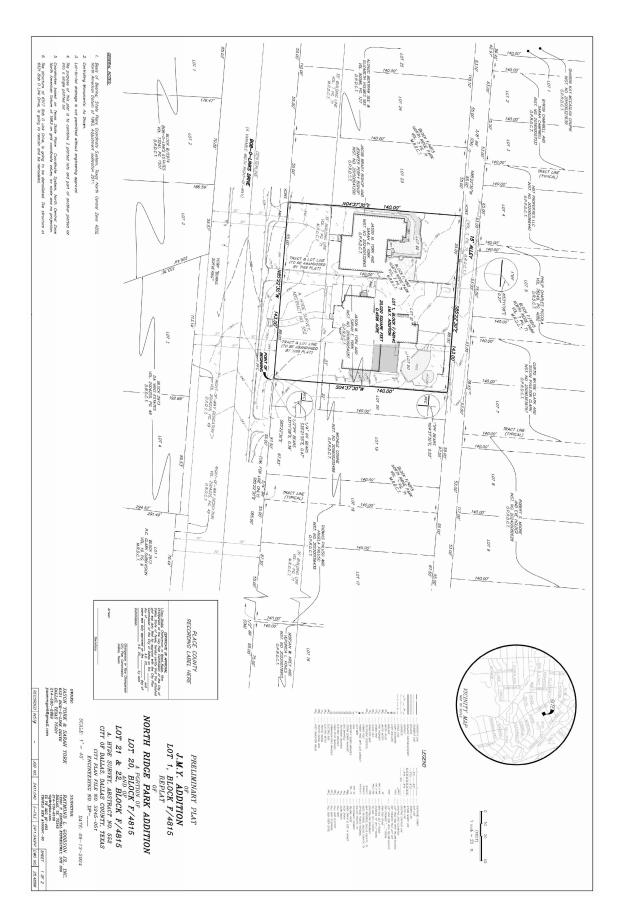




Notification List of Property Owners S245-051

24 Property Owners Notified

Label #	Address		Owner
1	6521	BOB O LINK DR	YORK JASON M &
2	6517	BOB O LINK DR	YORK JASON M & SARAH E
3	6511	BOB O LINK DR	BISHOP JACOB BRADY & JENNIFER PERRY
4	6538	BOB O LINK DR	BOB O LINK HOLDINGS TRUST
5	6504	BOB O LINK DR	DAN HANSON FAMILY TRUST THE
6	6510	BOB O LINK DR	WILLIAMS PAUL
7	6516	BOB O LINK DR	WHITINGTON DEBORAH E &
8	6533	KENWOOD AVE	BAUMAN CHARLES &
9	6527	KENWOOD AVE	BELL CAROL S
10	6519	KENWOOD AVE	HADEN JOHN D
11	6515	KENWOOD AVE	THOMAS MICHAEL CHASE &
12	6504	KENWOOD AVE	CHUPIK SHARON KAY LIFE ESTATE
13	6508	KENWOOD AVE	CAMPBELL BYRON & SARAH
14	6516	KENWOOD AVE	HBT PROPERTIES LLC
15	6520	KENWOOD AVE	PICCOLA PHILIP C
16	6528	KENWOOD AVE	CLARK CURTIS WAYNE &
17	6534	KENWOOD AVE	MOORE ROBERT S &
18	6542	KENWOOD AVE	MOILES STEVEN M &
19	6543	BOB O LINK DR	KREY MORGAN W &
20	6535	BOB O LINK DR	PALUSO THOMAS & ANGELA
21	6531	BOB O LINK DR	CONINE MICHELE & JIM
22	6507	BOB O LINK DR	SEE ALONZO BERTRAN III &
23	6524	BOB O LINK DR	NGUYEN TRINH
24	6530	BOB O LINK DR	LANEY ERIK & TARA



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