

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 **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 one.

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)

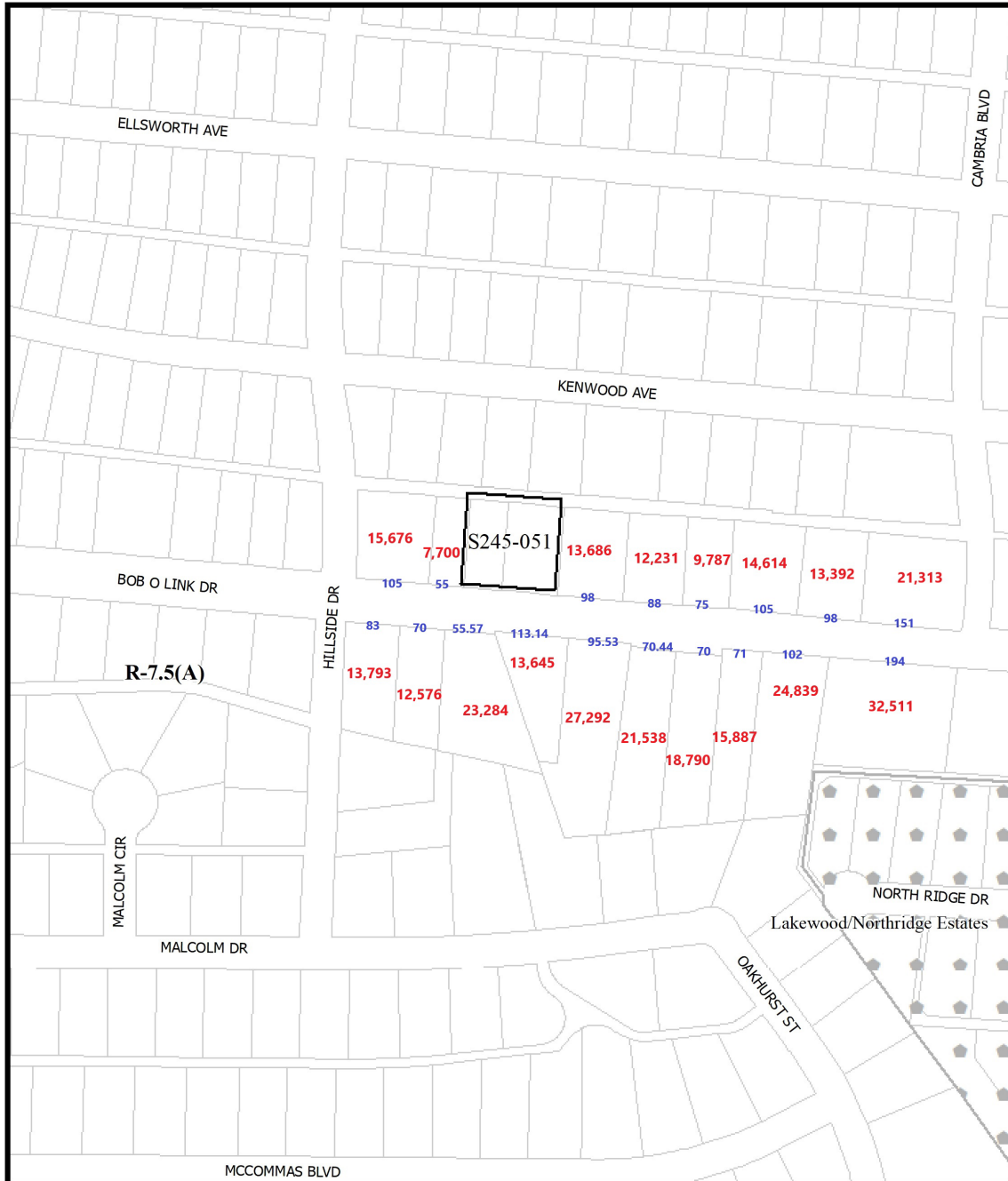
Survey (SPRG) Conditions:


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.

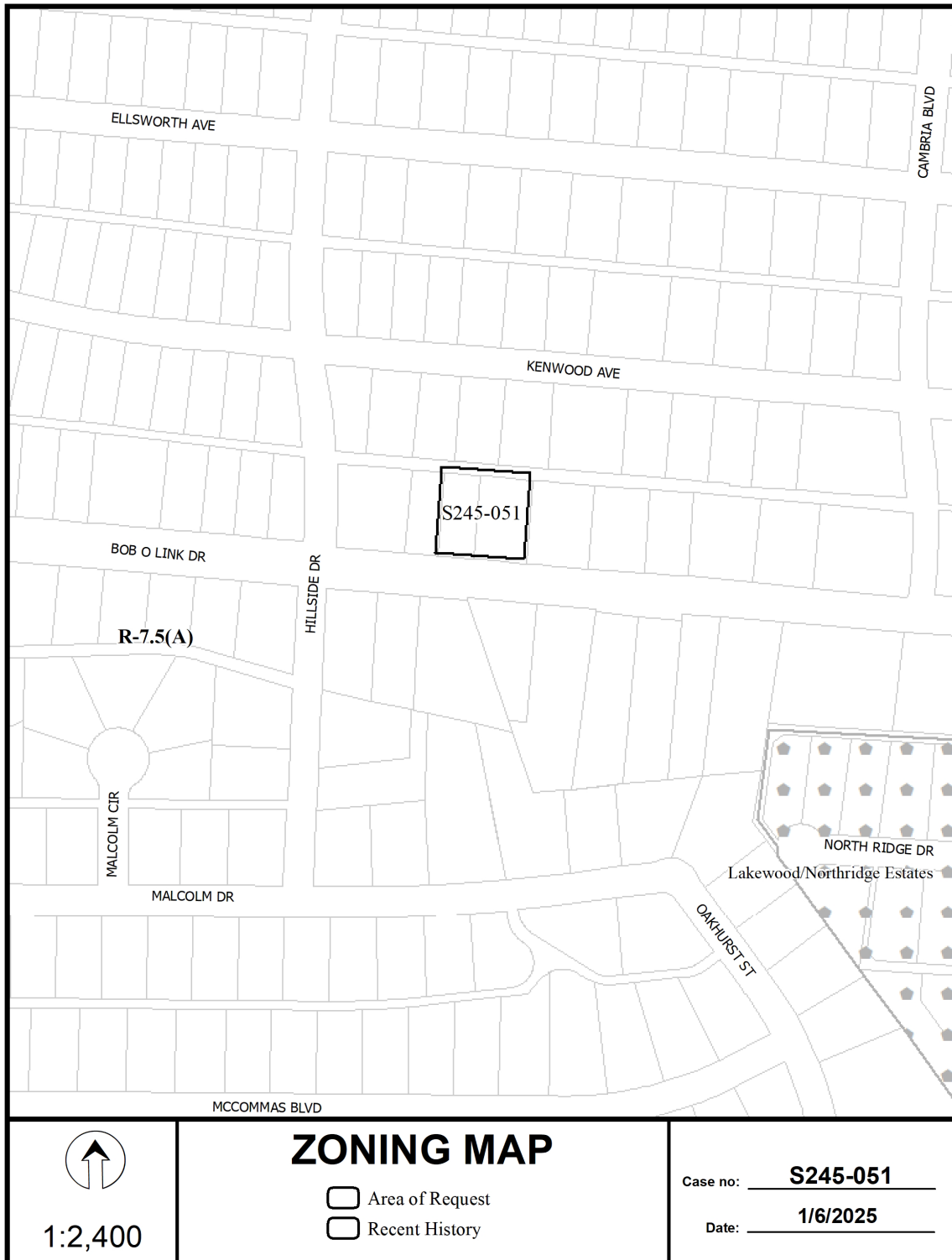
Real Estate/ GIS, Lot & Block Conditions:

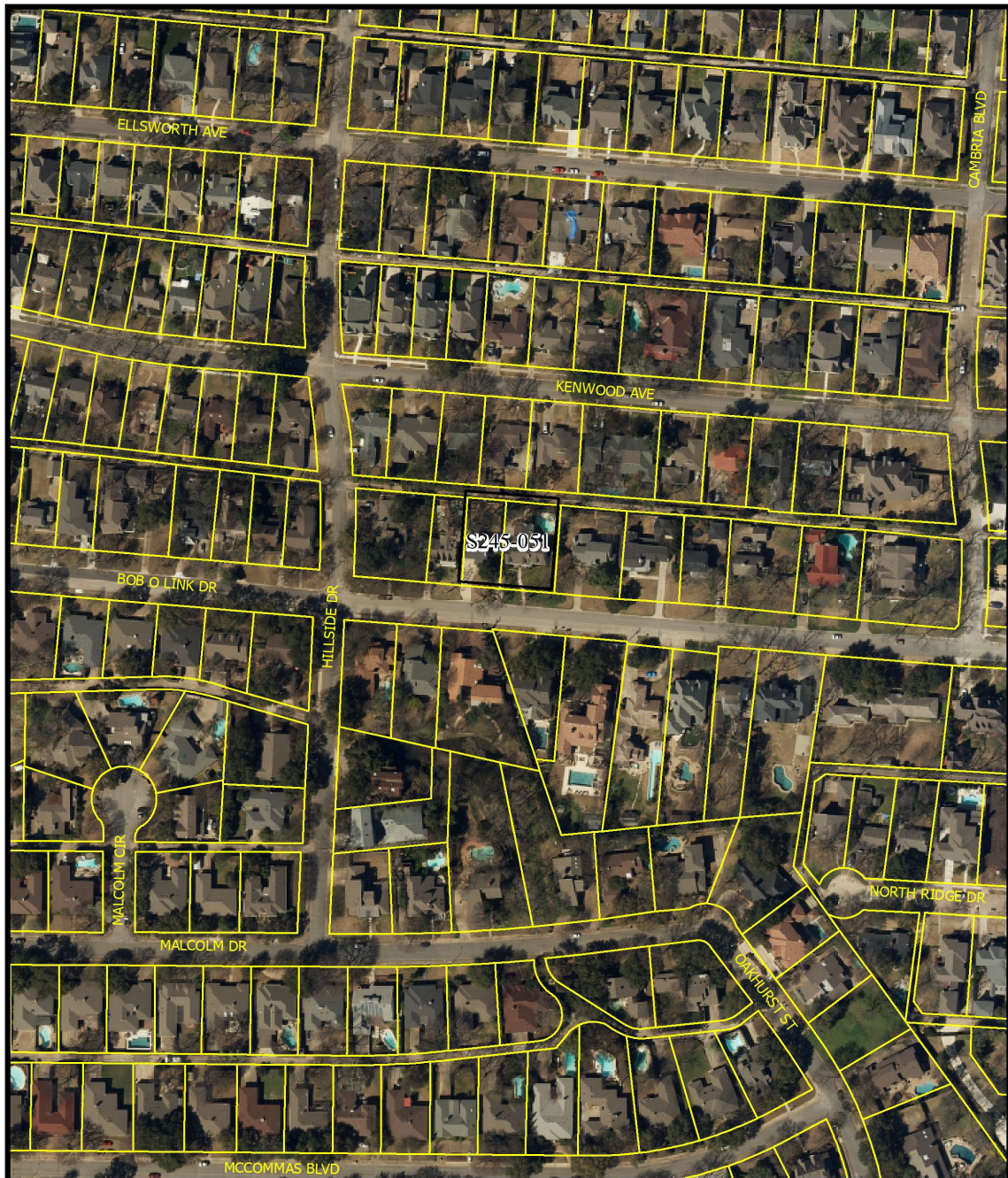
20. Prior to the final plat, please contact Real Estate to clarify what is being specifically being abandoned.
21. Prior to the final plat, remove the steps and pavers in Bob-O-Link Drive right-of-way and provide photos and written documentation to Real Estate.
22. On the final plat, identify the property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

ALL AREAS ARE IN SQUARE FEET



 1:2,400	<p>EXISTING AREA ANALYSIS MAP</p> <p><input type="checkbox"/> Area of Request</p> <p><input type="checkbox"/> Recent History</p>	<p>Case no: S245-051</p> <p>Date: 1/6/2025</p>
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1:2,400

AERIAL MAP

- Area of Request
- Recent History

Case no: S245-051

Date: 1/6/2025



 1:2,400	NOTIFICATION		Case no: S245-051
	<div style="border: 1px solid black; padding: 2px; display: inline-block;">200'</div> AREA OF NOTIFICATION <div style="border: 1px solid black; padding: 2px; display: inline-block;">24</div> NUMBER OF PROPERTY OWNERS NOTIFIED		Date: 1/6/2025

01/02/2025

Notification List of Property Owners

S245-051

24 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
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

OWNER'S DECLARATION
COUNTY OF DALLAS
STATE OF TEXAS

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OWNER:
JASON YORK & SARAH YORK
6521 BOULDER-LANE DRIVE
DALLAS, TEXAS 75248
214-500-4899
jamesyork@jamesyork.com

PREPARED BY:
RAYMOND L. COOPER, JR., INC.
1201 W. CENTRAL EXPRESSWAY, SUITE 500
DALLAS, TEXAS 75247
TEL: 214-406-1100
FAX: 214-406-1101

DATE: 09-15-2024

SCALE: 1" = 40'

SHEET 2 OF 2

DATE: 09-15-2024

PRELIMINARY PLAT
OF
J.M.Y. ADDITION
LOT 1, BLOCK F/4815
REPLAT
OF
NORTH RIDGE PARK ADDITION
A PORTION OF
LOT 20, BLOCK F/4815
AND OF
LOT 21 & 22, BLOCK F/4815
A. HYDE SURVEY, ABSTRACT NO. 552
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CIVIL ENGINEERING NO. DP-24-031