

CITY PLAN COMMISSION

THURSDAY, NOVEMBER 6, 2025

RECORD NO.: Plat-25-000120

SENIOR PLANNER: Sharmila Shrestha

LOCATION: Foothill Road, southeast of Jordan Valley Road

DATE FILED: October 10, 2025

ZONING: R-10(A)

CITY COUNCIL DISTRICT: 8

SIZE OF REQUEST: 1.0001-acres

APPLICANT/OWNER: KTI 1 LLC

REQUEST: An application to create one 0.3457-acre (15,058-square foot) lot and one 0.6544-acre (28,506-square foot) lot from a 1.0001-acre tract of land in City Block 8788 on property located on Foothill Road, southeast of Jordan Valley Road.

SUBDIVISION HISTORY:

1. Plat-25-000019 was a request east of the present request to create one 1.1657-acre (50,779-square foot) lot and one 3.6621-acre (159,521-square foot) lot from 4.7878-acre a tract of land in City Block 8788 on property located on Weaver Street, northwest of Edd Road. The request was approved on June 26, 2025, but has not been recorded.
2. S245-026 was a request southeast of the present request to create 4 residential lots ranging in size from 0.5281 acre (23,005 square feet) to 1.0694 acre (46,585 square feet) from a 2.9019-acre tract of land in City Block 8788 on property located on Foothill Road, northwest of Edd Road. The request was approved on November 21, 2024, but has not been recorded.

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 lots are being created from a tract of land; therefore, it does not qualify for a residential replat and can be approved on the consent agenda.

- The properties to the northeast line of Foothill Road have areas ranging in size from 23,789 square feet to 1,603,451 square feet and are zoned as R-10(A) and R-7.5(A) Single Family Districts. (*refer to the existing area analysis and aerial map*)
- The properties to the southwest line of Foothill Road have lot areas ranging in size from 40,409 square feet to 754,198 square feet and are zoned as A(A) Agricultural District. (*refer to the existing area analysis and aerial map*)

The request lies in R-10(A) Single Family District which has a minimum lot area requirement of 10,000 square feet. The request is to create one 0.3457-acre (15,058-square foot) lot and one 0.6544-acre (28,506-square foot) lot.

The staff concludes that there is not an established lot pattern in the immediate area of the request, and the request complies with the requirements of Section 51A-8.503 and R-10(A) Single Family District; therefore, therefore, staff recommends approval of the request 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 submitting 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 drainage, paving, etc. plans prepared by a licensed (TX) Professional Engineer to Permit Center, Oak Cliff Municipal Center (i.e., non-311T/DP).51A-8.102 (c); 8.601(b)(4), (5), (6),(7),(8),(9)

13. 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:

14. Dedicate 25 feet of right of way (via Fee Simple or Street Easement) from established center line of Foothill Road. Section 51A 8.602(c); 51A 8.604(c)

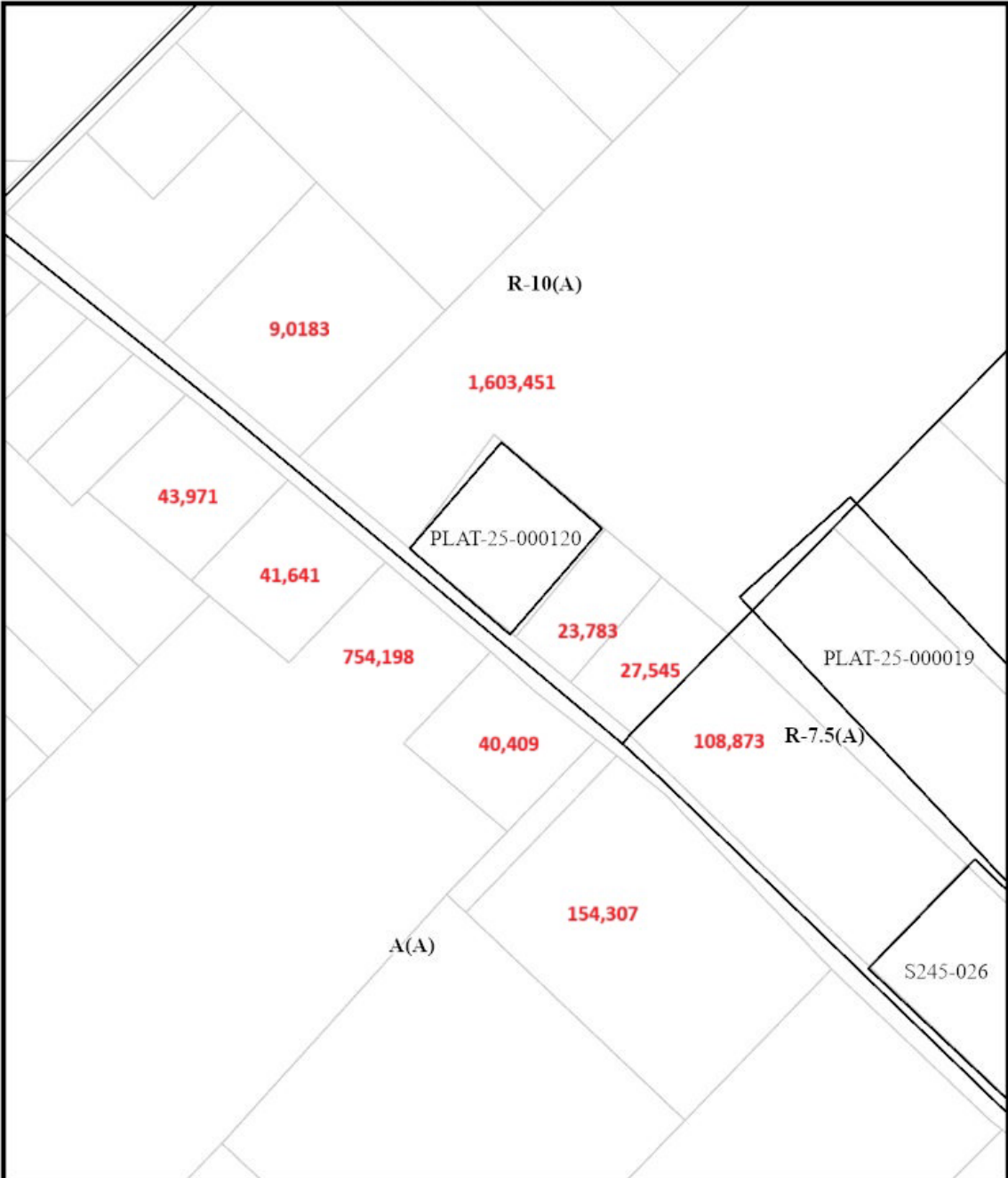
Survey (SPRG) Conditions:

15. Submit a completed Final Plat Checklist and All Supporting Documentation.
16. Show how all adjoining right-of-way was created.
17. Show distances/width across all adjoining right-of-way.
18. Show recording information on all existing easements within 150 feet of property.

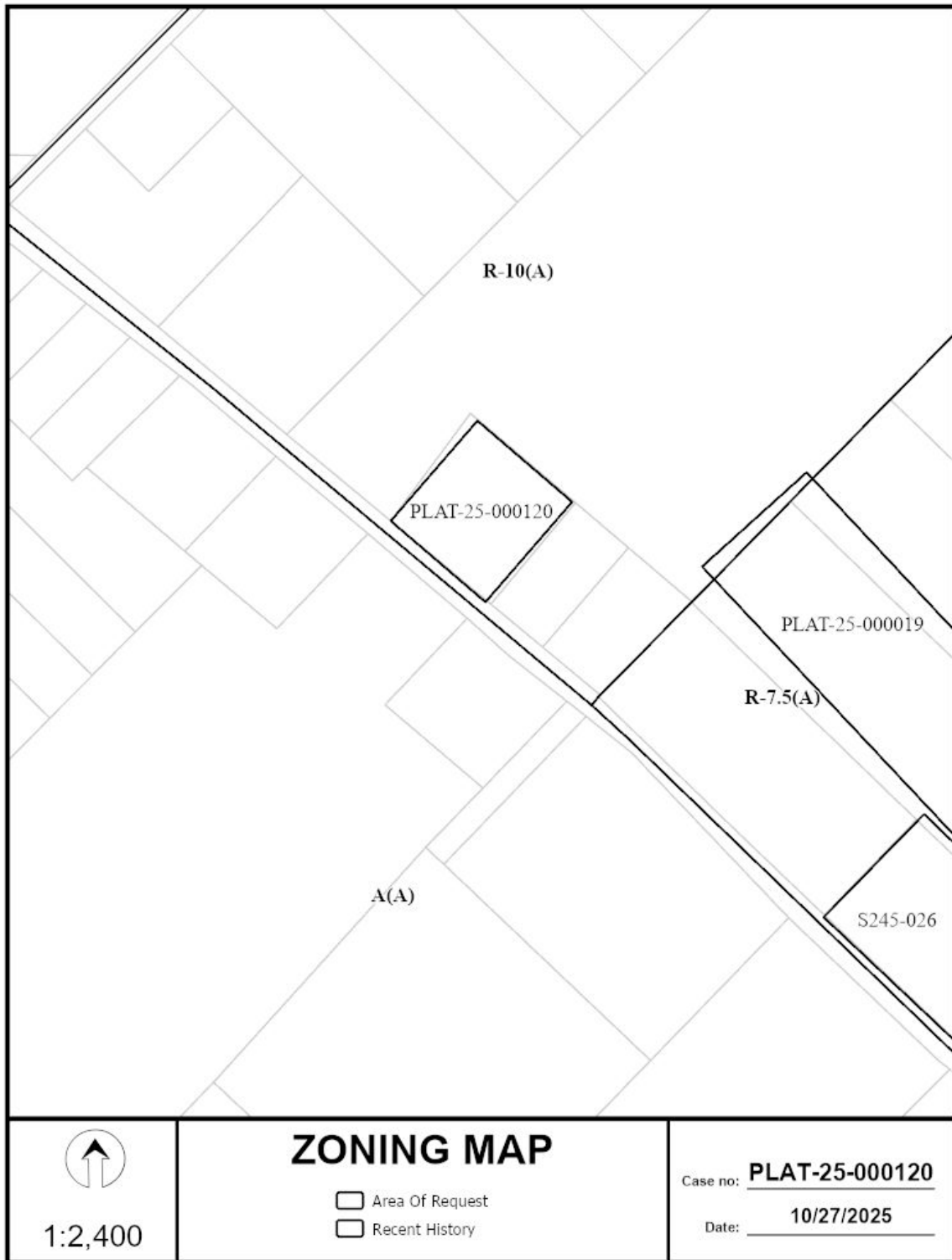
Street Name Coordinator/ GIS, Lot & Block Conditions:

19. On the final plat, change "Foothill Drive" to "Foothill Road (FKA Beckett Road)".
20. On the final plat, identify the property as Lots 1 and 2 in City Block E/8788.

ALL AREAS ARE IN SQUARE FEET

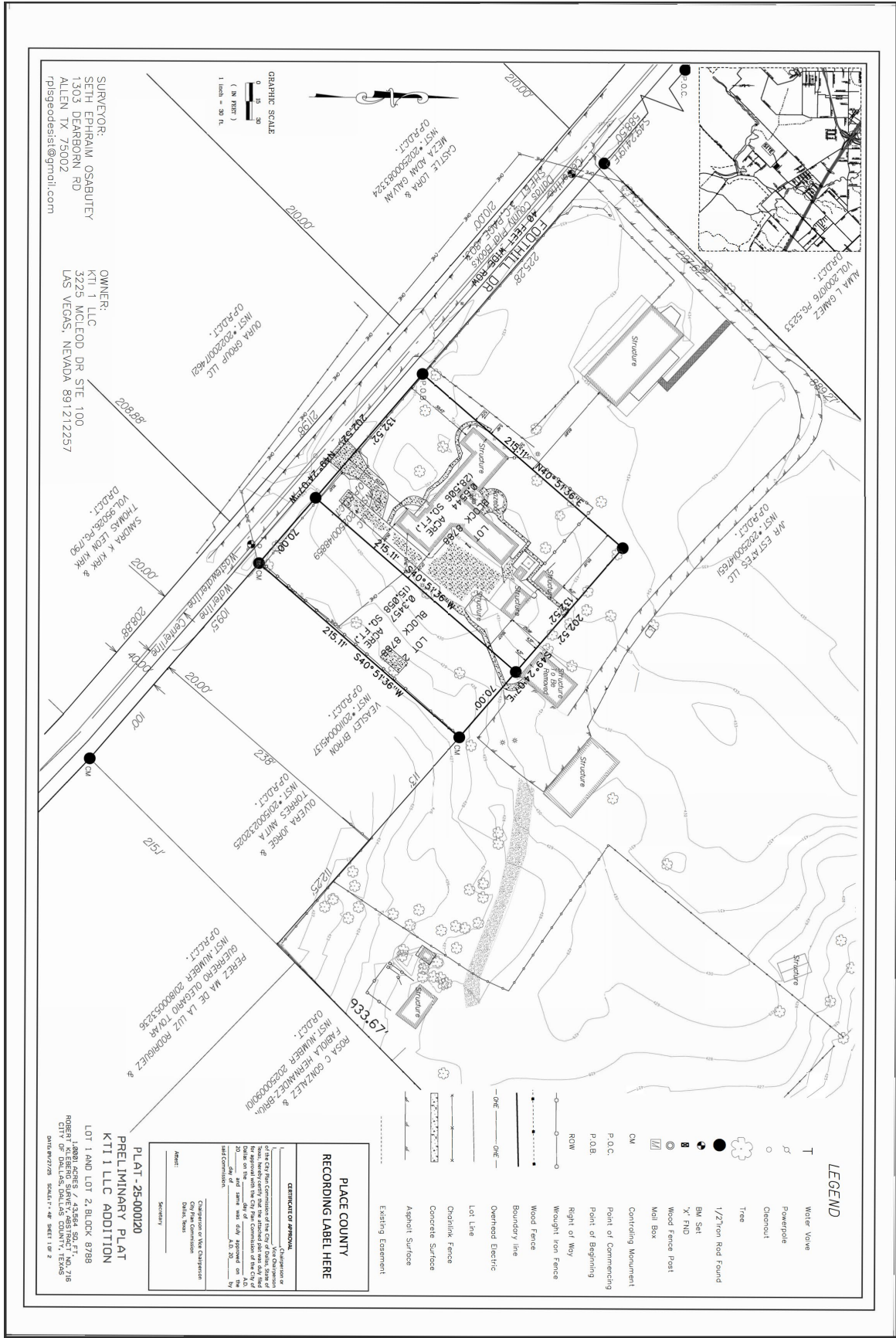


 1:2,400	<p>EXISTING AREA ANALYSIS MAP</p> <p><input type="checkbox"/> Area Of Request <input type="checkbox"/> Recent History</p>	<p>Case no: PLAT-25-000120</p> <p>Date: 10/27/2025</p>
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 1:2,400	<h3>AERIAL MAP</h3> <p><input type="checkbox"/> Area Of Request <input type="checkbox"/> Recent History</p>	Case no: PLAT-25-000120 Date: <u>10/27/2025</u>
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SURVEYOR:
 SEIH EPHRAIM OSABUIEY
 1303 DEARBORN RD
 ALLEN TX 75002
 pfsgeodesist@gmail.com

OWNER:
 KTI I LLC
 3225 MCLERO DR STE 100
 LAS VEGAS, NEVADA 891212257

TITUS LEON KIRK &
 D&D,CT.
 7049906, R/190

OLIVERA JORGE &
 TORRES MIRA
 D&D,CT.
 409302220205

ROSA C GONZALEZ &
 FABOLA HERNADEZ-BRUN
 D&D,CT.
 2025009001

PEREZ MA DE LA LUZ RODRIGUEZ &
 GUTIERREZ OLGA ROSA
 D&D,CT.
 20180052226

CASTLE LORA &
 MEZA ROSA GALVAN
 D&D,CT.
 20250083124

MRS ESTARES LLC
 D&D,CT.
 20250000651

MRS L GOMEZ
 D&D,CT.
 20250016 P&S233

GRAPHIC SCALE
 0 10 20
 (IN FEET)
 1 Inch = 20 Ft.

**PLACE COUNTY
 RECORDING LABEL HERE**

**PLAT - 25-000120
 PRELIMINARY PLAT
 KTI I LLC ADDITION**

LOT 1 AND LOT 2, BLOCK 8788
 ROBERT LAMBLINGER & ASSOCIATES, L.P.
 10000 W. LAMBLINGER, SUITE 200
 DALLAS, TEXAS 75243
 DATE: 11/06/2025
 SCALE: 1" = 20'

LEGEND

Water Valve

Powerpole

Ceometry

Tree

1/2" Iron Rod Found

BM Set

X' FND

Wood Fence Post

Mail Box

Contributing Monument

Point of Commencing

Point of Beginning

Right of Way

Wrought Iron Fence

Wood Fence

Boundary line

Overhead Electric

Let Line

Chainlink Fence

Concrete Surface

Asphalt Surface

Existing Easement

