

CITY PLAN COMMISSION**THURSDAY, SEPTEMBER 4, 2025****RECORD NO.:** PLAT-25-000067 (S245-218) **SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Lively Lane, south of Park Lane**DATE FILED:** August 6, 2025**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 6**SIZE OF REQUEST:** 0.289-acres**APPLICANT/OWNER:** Daniel Alejandro Vota Zambrano & Julia Maria Cortes Garza

REQUEST: An application to replat a 0.289-acre (12,581-square foot) tract of land containing all of Lots 35 and 36 in City Block 23/7147 to create one lot on property located on Lively Lane, south of Park Lane.

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

PROPERTY OWNER NOTIFICATION: On August 20, 2025, 31 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 Lively Lane have areas ranging in size from 6,842 square feet to 7,518 square feet and are zoned as R-7.5(A) Single Family District. *(refer to the existing area analysis and aerial map)*
- The properties to the south line of Lively Lane have lot areas ranging in size from 6,949 square feet to 15,303 square feet and are zoned as R-7.5(A) Single Family District. *(refer to the existing area analysis and aerial map)*

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 one 0.289-acre (12,581-square foot) lot out of two platted lots.

Staff concludes that there is not an established lot pattern in the immediate area of the request, combining the two lots will meet the zoning (minimum lot area) requirement of the district. Overall, the request complies with the requirements of Section 51A-8.503 and R-7.5(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 one.

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)

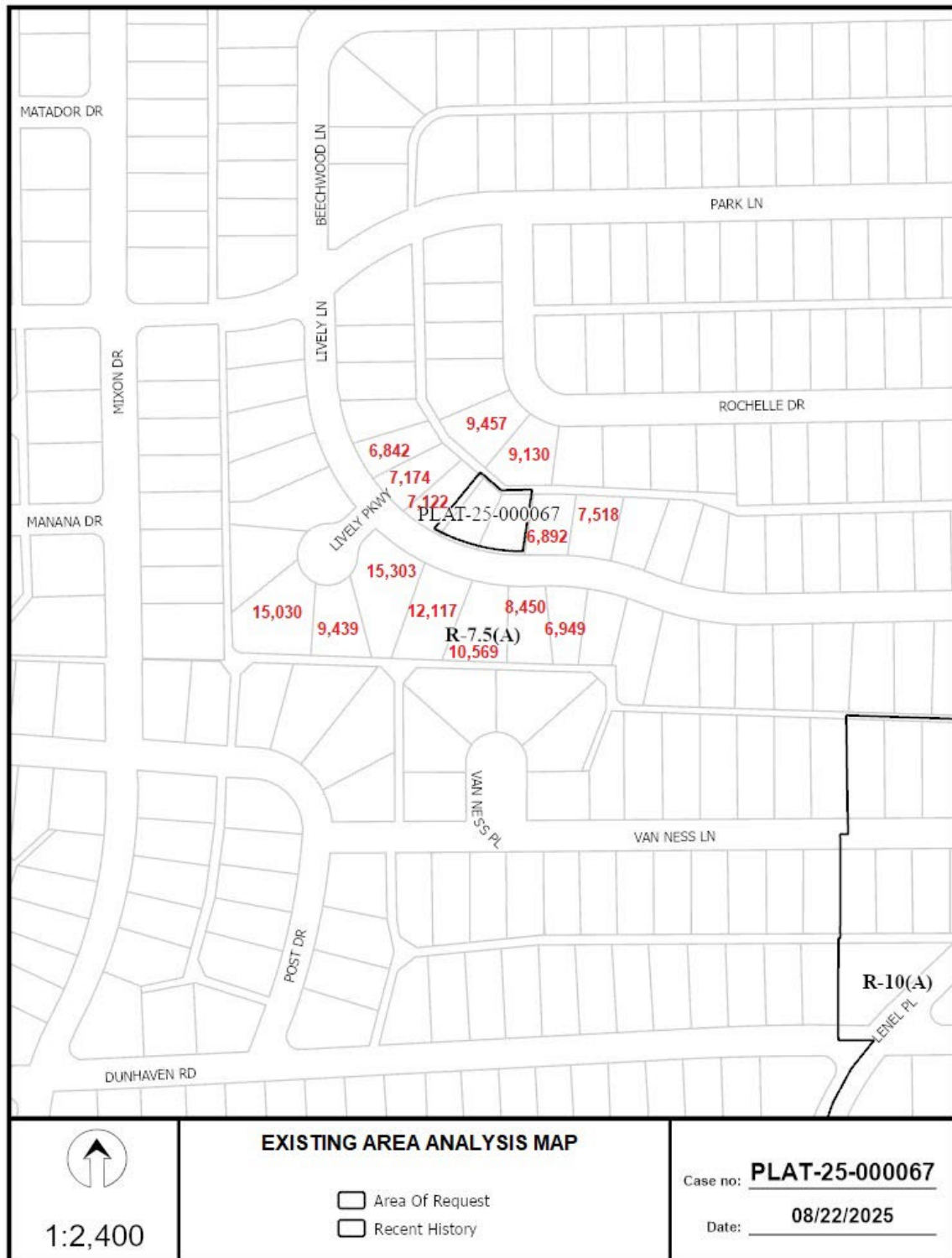
Survey (SPRG) Conditions:

14. Submit a completed Final Plat Checklist and All Supporting Documentation.

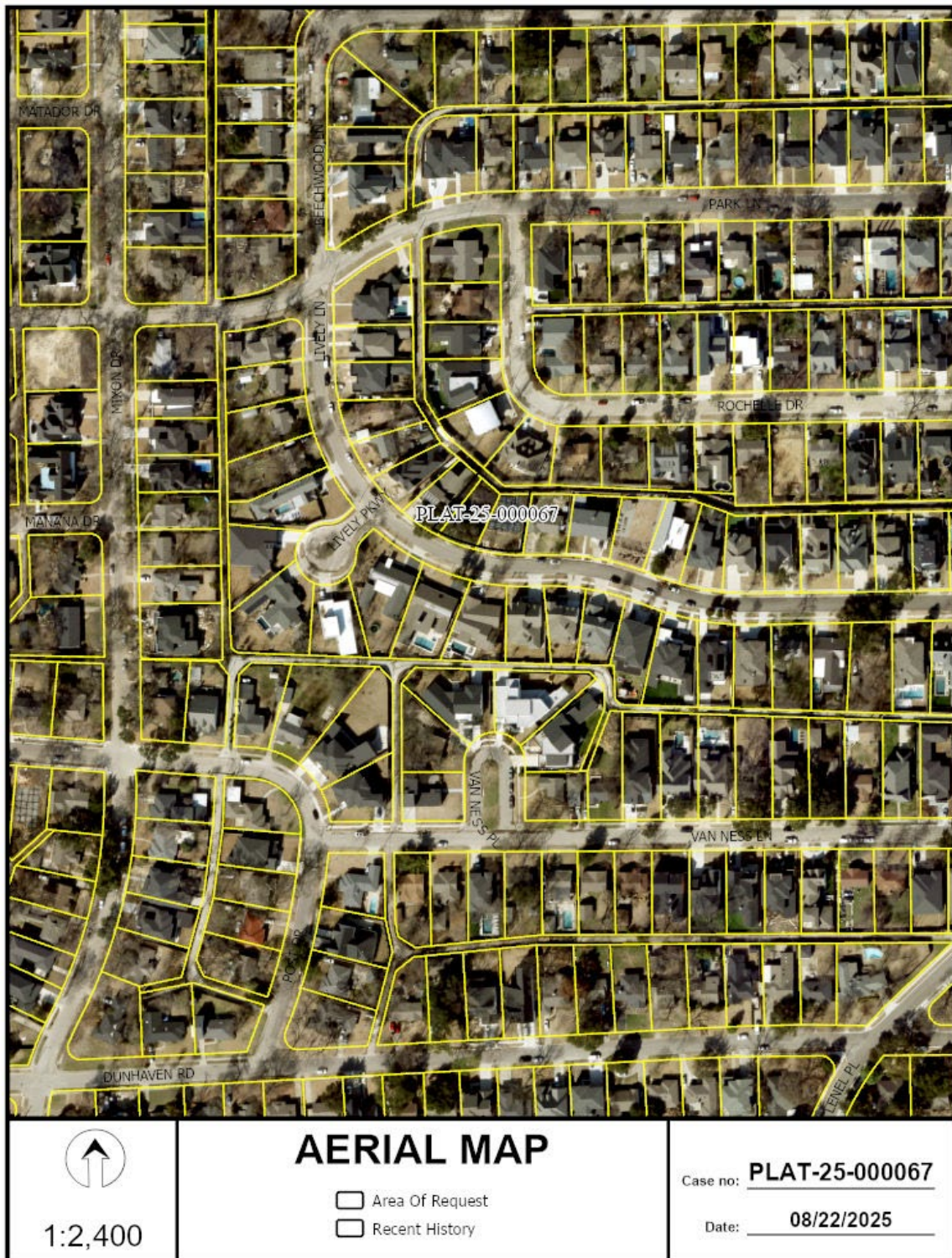
GIS, Lot & Block Conditions:

15. On the final plat, identify the property as Lot 35A in City Block 23/6147.

ALL AREAS ARE IN SQUARE FEET









Notification List of Property Owners

PLAT-25-000067

31 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	3843 LIVELY LN	ZAMBRANO DANIEL ALEJANDRO V &
2	3839 LIVELY LN	POPE FRED ALLEN LIFE EST
3	3833 LIVELY LN	CARROLL DANIEL & ALLISON
4	3931 ROCHELLE DR	JASSO MAXIMINO & ALICIA D
5	3925 ROCHELLE DR	JIMENEZ MARTHA &
6	3912 ROCHELLE DR	MUFTI ARJMAND R &
7	3918 ROCHELLE DR	CLEVELAND AGATHA
8	3922 ROCHELLE DR	ROTHSTEIN JASON
9	3926 ROCHELLE DR	KIRWAN JAMES & ERIN
10	3930 ROCHELLE DR	LD ROCHELLE LLC
11	3936 ROCHELLE DR	RE CLOSING LLC
12	3942 ROCHELLE DR	CHILTON JEFFERY S & ANDREA L
13	3919 LIVELY LN	PILNIK MATTHEW A &
14	3915 LIVELY LN	LUXBACHER ROBERTA &
15	3909 LIVELY LN	HALE JOHN & SARA
16	3903 LIVELY LN	DEL VALLE JESUS E &
17	3827 LIVELY LN	KUMAR ANIL &
18	3823 LIVELY LN	CABALLERO RAUL ABELARDO
19	3817 LIVELY LN	DAVILA MARIA TERESA &
20	3811 LIVELY LN	DIANO CARLO & MARIA X ROA
21	3818 LIVELY LN	LIVELY STAR INVESTMENTS LLC
22	3824 LIVELY LN	DEWAN ALLISON T &
23	3846 LIVELY PKWY	MAHONEY THOMAS MICHAEL
24	3854 LIVELY LN	HARGROVE THOMAS GEDDIE &
25	3860 LIVELY LN	RUTHERFORD MICHAEL & LINDA
26	3866 LIVELY LN	TESSON JOSEPH D REVOCABLE

08/19/2025

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	3870 LIVELY LN	COLLINS KEIR & ROCHELLE
28	3908 LIVELY LN	NELSON JACQUELINE & CASEY
29	3914 LIVELY LN	MEJRI SALAH
30	3833 VAN NESS PL	NUDO JULIE GERMANY
31	3835 VAN NESS PL	PATEL DEVANG & PRIYA



