

CITY PLAN COMMISSION**THURSDAY, FEBRUARY 20, 2025****FILE NUMBER:** S245-078**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** between Kolloch Drive and Vandervort Drive, south of Mallory Drive**DATE FILED:** January 22, 2025**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 4**SIZE OF REQUEST:** 0.9076-acres**APPLICANT/OWNER:**

REQUEST: An application to create one 0.3206-acre (13,967-square foot) lot and one 0.5870-acre (25,569-square foot) lot from a 0.9076-acre tract of land in City Block 39/8617 on property located between Kolloch Drive and Vandervort Drive, south of Mallory Drive.

SUBDIVISION HISTORY:

1. S223-222 was a request southeast to replat a 0.877-acre tract of land containing part of Block 38/8617 to create four lots ranging in size from 0.22-acre (9,584-square foot) to 0.251-acre (10,932-square foot) on property located on Kolloch Drive, south of Mallory Drive. The request was approved on September 7, 2023, but has not been approved.
2. S190-029 was a request southwest to replat a 0.94-acre tract of land containing part of City Block 41/8617 to create one lot on property located on Hedgdon Drive, south of Mallory Drive. The request was approved on November 21, 2019, and was recorded on May 12, 2021.

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 immediate vicinity of the request have lot areas ranging in size from 6,814 square feet to 41,528 square feet and are zoned R-7.5(A) Single Family District. (*Refer to the existing area analysis 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 proposed lot areas are 13,967 square feet and 25,569 square feet.

Staff finds that there is a variation in lot pattern within the immediate vicinity of the request. 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 2.

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)

Right-of way Requirements Conditions:

15. 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).*
16. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Vandervort Drive. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*

Survey (SPRG) Conditions:

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

Dallas Water Utilities Conditions:

20. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
21. Water main improvements may be required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

Streetlight/ Street Name/ GIS, Lot & Block Conditions:

22. Prior to final plat, compliance with City’s Street lighting standards including illumination standards, material, installation, and activation per Street Design Manual.
23. On the final plat, change “Vandervort Drive” to “Vandervort Drive (FKA Griffin Drive)”. Section 51A-8.403(a)(1)(A)(xii).
24. On the final plat, change “Kolloch Drive” to “Kolloch Drive (FKA Kalloch Drive)”. Section 51A-8.403(a)(1)(A)(xii).
25. On the final plat, identify the property as Lots 1 & 2 in City Block 39/8617.

ALL AREAS ARE IN SQUARE FEET



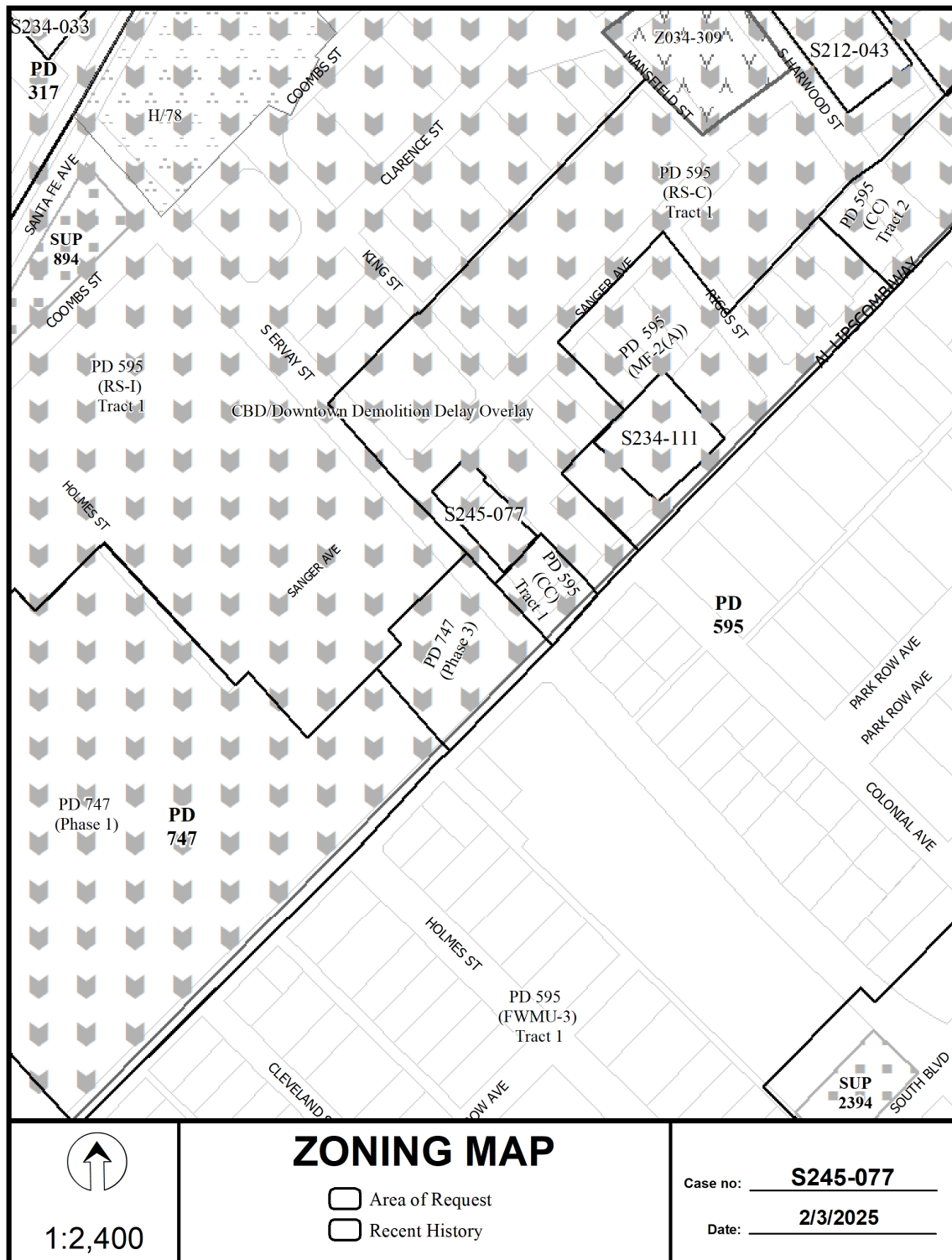
1:2,400

EXISTING AREA ANALYSIS MAP

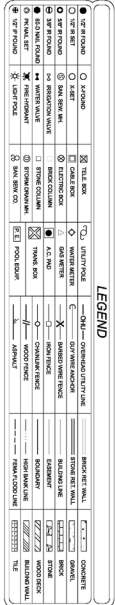
- ☐ Area of Request
- ☐ Recent History

Case no: **S245-078**

Date: **2/3/2025**







GENERAL NOTES

Lorenzo Van Cleave
Survey
Abstract No. 1503

OWNER'S CERTIFICATE

[illegible]

SURVEYOR'S STATEMENT

[illegible]

Notary Public in and for the State of Texas:

PLACE COUNTY
RECORD LABEL HERE

CERTIFICATE OF APPROVAL

I, Tracy B. Dill, Chairman of the City Board, New Chapman of the City of New Chapman, of the City of Chapman, State of Missouri, do hereby certify that the City of Chapman has approved by the City, the Plan, Commission of the City of Dallas on the day of _____, A.D. 20__ and same was duly approved on the _____ day of _____, A.D. 20__ by the Commission.

Chairman of New Chapman
City of New Chapman
City of Dallas

Secretary

A&W SURVEYORS, INC.
Professional Land Surveyors
TEXAS REGISTRATION NO. 10017440
P.O. BOX 870000 • MEADOWVILLE, TX 75847
PHONE: (972) 681-4915 FAX: (972) 681-4954
WWW.AANDWSURVEYORS.COM



— PROPERTIES ADDRESS: 4024 Woodmont Drive —
Crown William Land Trust
— 19371 Roadside • San Ramon, California 94583 —
Phone: (925) 392-7298 • Fax: (925) 392-7299

JOE N. 24-0072 Drawn by: JMT Scale 1/4" = 1'-0"

*A professional company operating in your best interests

PRELIMINARY PLAT
WILDMAN ADDITION
LOT 1 AND 2, BLOCK 39/8617
BEING 0.070 ACRES OF LAND
OUT OF BLOCK 39 AND LOT 1 AND 2 OF TRACT ACRES NO. 3
LOMBARD VAN CLEVELAND SURVEY ABSTRACT NO. 1503
CITY OF DALLAS DALLAS COUNTY TEXAS

CITY PLAN FILE NO. 8246-978
ENGINEERING NO. 07-____

ALL MEN BY THESE PRESENTS

[illegible]

This One _____ day of _____, 20__.

History *History is made by the living of lives*

PLACE COUNTY
RECORD LABEL HERE

CERTIFICATE OF APPROVAL

I, Tracy B. Dill, Chairman of the City of Dallas, Texas Chapter of the City Planning Commission of the City of Dallas, State of Texas, do hereby certify that the following project has been approved by the City Planning Commission of the City of Dallas on the _____ day of _____, A.D. 20____, and was duly approved on the _____ day of _____, A.D. 20____ by the Commission.

Chairman of Texas Chapter
City Planning Commission
City of Dallas

Secretary