

CITY PLAN COMMISSION**THURSDAY, OCTOBER 24, 2024****FILE NUMBER:** S234-208**SENIOR PLANNER:** Hema Sharma**LOCATION:** Lyola Street at Kemrock Drive, northeast corner**DATE FILED:** September 25, 2024**ZONING:** R-5(A)**CITY COUNCIL DISTRICT:** 8**SIZE OF REQUEST:** 0.445-acres**APPLICANT/OWNER:** Marcer Construction Company, LLC

REQUEST: An application to replat a 0.445-acre (19,375 square feet) tract of land containing all of Lot 11 in City Block 23/6890 to create three lots ranging in size from 6,442 square feet to 6,467 square feet on property located on Lyola Street at Kemrock Drive, northeast corner.

SUBDIVISION HISTORY:

1. S234-059 was a request northwest of the present request to replat a 0.163-acre tract of land containing part of Lot 12 in City Block 12/6890 to create one lot on property located on Kemrock Drive, north of Lyola Street. The request was approved on March 7, 2024 but has not been recorded.
2. S223-043 was a request southeast of the present request to replat a 0.287-acre tract of land containing all of Lot 16 in City Block 18/6890 to create two 0.143-acre (6,250 square foot) lots on property located on Benrock Street, east of Kemrock Street. The request was approved on January 5, 2024 but has not been recorded.
3. S212-306 was a request southeast of the present request to replat a 0.287-acre (12,500-square foot) lot containing all of Lot 5 in City Block 19/6890 to create two 6,250-square foot lots on property located on Benrock Street, east of Kemrock Drive. The request was approved on September 1, 2022 but has not been recorded.
4. S212-305 was a request southeast of the present request to replat a 0.287-acre (12,500-square foot) lot containing all of Lot 15 in City Block 18/6890 to create two 6,250-square foot lots on property located on Benrock Street, east of Kemrock Drive. The request was approved on September 1, 2022 but has not been recorded.
5. S212-290 was a request south of the present request to replat a 0.161-acre (7,034 square feet) tract of land containing part of Lot 7 in City Block 19/6890 to create one lot on property on Kemrock Drive at Benrock Street, northeast corner. The request was approved on August 18, 2022 but has not been recorded.
6. S212-253 was a request southeast of the present request to replat a 0.287-acre (12,500-square foot) lot containing all of Lot 15 in City Block 18/6890 to create two 6,250-square foot lots on property located on Benrock Street, east of

Kemrock Drive. The request was denied by City Plan Commission on July 21, 2022.

7. S212-252 was a request southeast of the present request to replat a 0.287-acre (12,500-square foot) lot containing all of Lot 5 in City Block 19/6890 to create two 6,250-square foot lots on property located on Benrock Street, east of Kemrock Drive. The request was denied by City Plan Commission on July 21, 2022
8. S212-250 was a request northeast of the present request to replat a 0.287-acre (12,499-square foot) lot containing all of Lot 10 in City Block 22/6890 to create two 6,250-square foot lots on property located on Blunter Street, northwest of Lyola Street. The request was denied by City Plan Commission on July 21, 2022.
9. S212-249 was a request northeast of the present request to replat a 0.275-acre tract of land containing portion of Lot 10 and Lot 11 in City Block 12/6890 to create two 5,999-square foot lots on property located on Kemrock Drive, north of Lyola Street. The request was approved on July 21, 2022 but has not been recorded.
10. S201-727 was a request northwest of the present request to replat a 0.275-acre tract of land containing portion of Lot 10 and Lot 11 in City Block 12/6890 to create two 5,999-square foot lots on property located on Kemrock Drive, north of Lyola Street. The request was approved on September 2, 2021 and recorded on May 22, 2024.
11. S201-726 was a request northeast of the present request to replat a 0.278-acre tract of land containing all of Lot 5 in City Block 12/6890 to create one 6,044-square foot lot and one 6,052-square foot lot on property located on Kemrock Drive, south east of Plum Dale Road. The request was denied by City Plan Commission on September 2, 2021.

PROPERTY OWNER NOTIFICATION: On October 4, 2024, 21 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 west line of Kemrock Drive have widths ranging in size from 50 feet to 100 feet and areas ranging in size from 5,999 square feet to 12,384 square feet and are zoned R-5(A) Single Family District. *(Please refer to the existing area analysis)*
- The properties to the east line of Kemrock Drive have widths ranging in size from 50 feet to 150 feet and areas ranging in size from 6,165 square feet to 15,539 square feet and are zoned R-5(A) Single Family District. *(Please refer to the existing area analysis)*

The request lies in an R-5(A) Single Family District which has a minimum lot area requirement of 5,000 square feet. The request is to create three lots ranging in size from 6,442 square feet to 6,467 square feet and lot widths of 51.6 feet each.

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-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 3.

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 Lyola Street. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).
16. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of Lyola Street & Kemrock Drive. Section 51A 8.602(d)(1)
17. Must coordinate with Transportation Department for any traffic signal requirements that are deemed necessary for improving pedestrian accessibility and safety related to site development (Contact Srinivasa Veeramallu with Traffic Signals). 51A-8.606, 51A-8.608

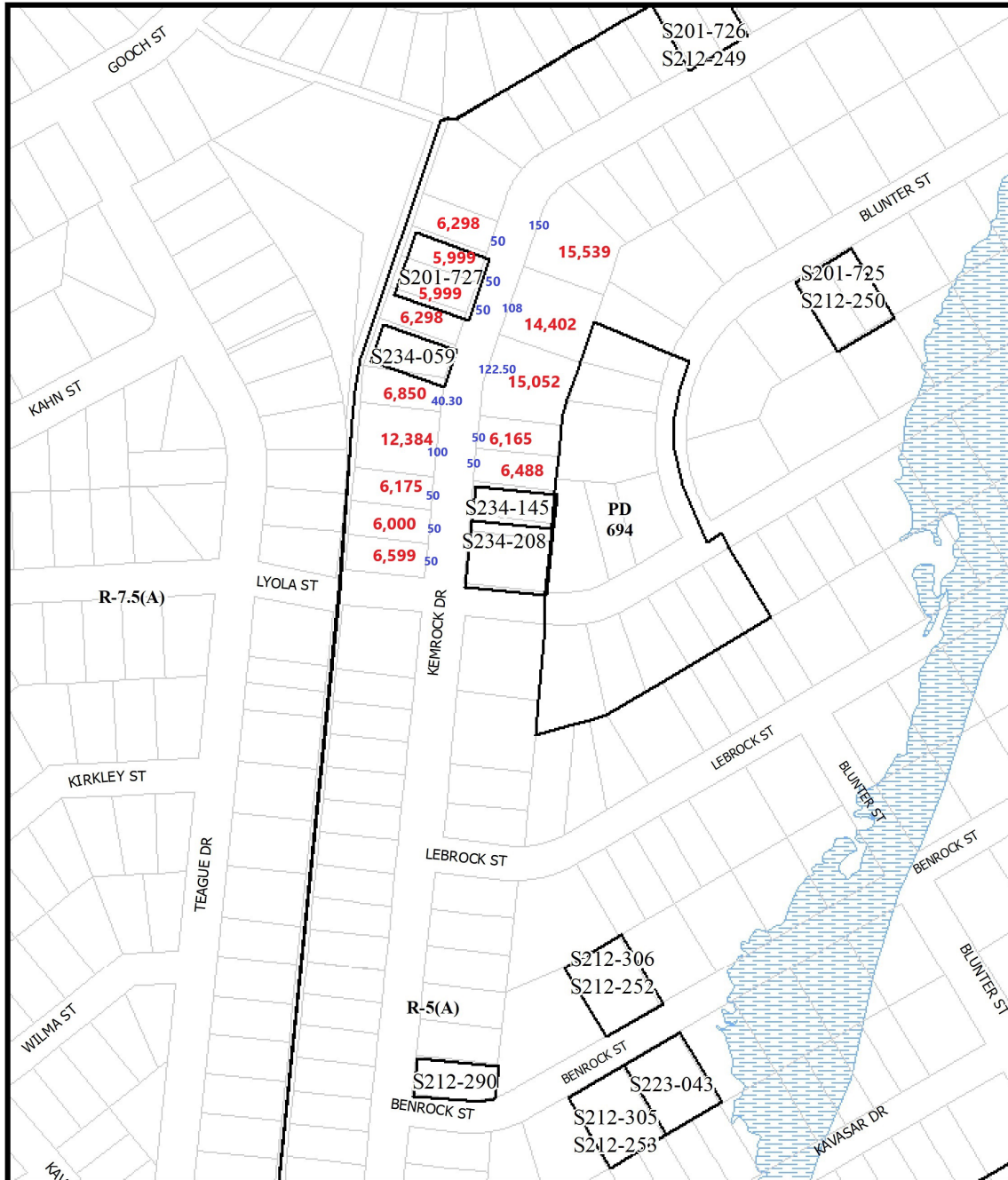
Survey (SPRG) Conditions:


18. Prior to final plat, submit a completed final plat checklist and all supporting documents.

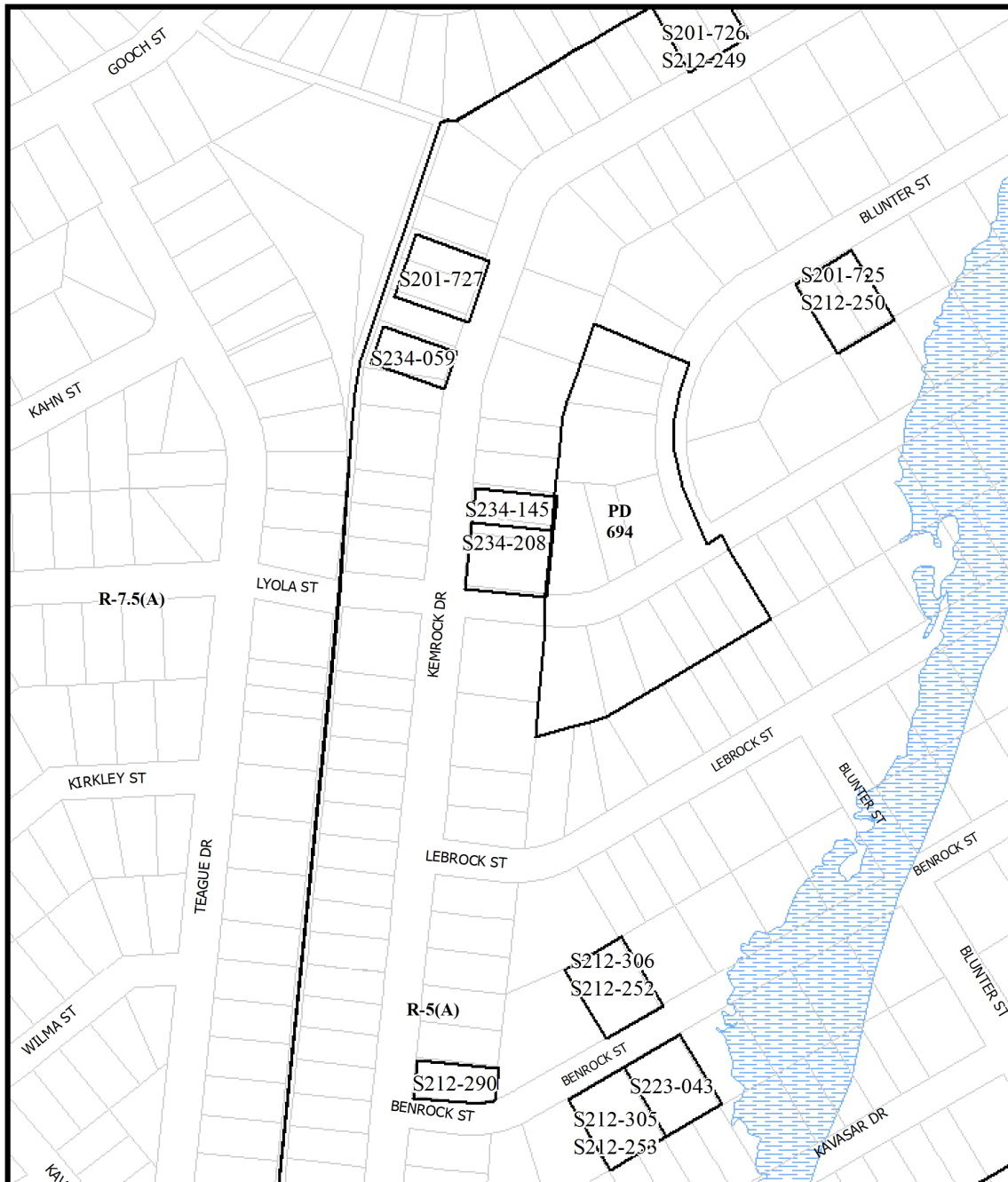
GIS, Lot & Block Conditions:


19. On the final plat, identify the property as Lots 11A through 11C in City Block 23/6890.

ALL AREAS ARE IN SQUARE FEET




 1:2,400	<p align="center">EXISTING AREA ANALYSIS MAP</p> <p><input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History</p>	Case no: S234-208 Date: 10/8/2024
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 1:2,400	<h2 style="margin: 0;">ZONING MAP</h2> <div style="display: flex; justify-content: center; gap: 20px; margin-top: 10px;"> <div style="text-align: center;"> <input type="checkbox"/> Area of Request </div> <div style="text-align: center;"> <input type="checkbox"/> Recent History </div> </div>	Case no: S234-208 Date: 10/8/2024
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 1:2,400	<h2 style="text-align: center;">AERIAL MAP</h2> <p> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p>	Case no: <u> S234-208 </u> Date: <u> 10/8/2024 </u>
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 1:2,400	<h2 style="text-align: center;">NOTIFICATION</h2> <table border="1" style="width: 100%;"> <tr> <td style="text-align: center;">200'</td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="text-align: center;">21</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	200'	AREA OF NOTIFICATION	21	NUMBER OF PROPERTY OWNERS NOTIFIED	Case no: S234-208 Date: 10/8/2024
200'	AREA OF NOTIFICATION					
21	NUMBER OF PROPERTY OWNERS NOTIFIED					

10/02/2024

Notification List of Property Owners

S234-208

21 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2721 LYOLA ST	FULL GOSPEL FIRST MISSIONARY
2	2722 LYOLA ST	ALAMEDA HEIGHTS COMMUNITY OUTREACH
	FOUNDATION INC	
3	6228 TEAGUE DR	L B JACKSON
4	6224 TEAGUE DR	JACKSON LARRY B
5	6216 TEAGUE DR	WEST FORK PROPERTIES LLC
6	6203 KEMROCK DR	OSEGUERA MIRTA
7	6207 KEMROCK DR	DALLAS HOUSING ACQUISITION & DEV CORP
8	6215 KEMROCK DR	JACKSON LARRY
9	6223 KEMROCK DR	JACKSON L B
10	6307 KEMROCK DR	MARIACA RICARDO BOLANOS
11	6311 KEMROCK DR	Taxpayer at
12	6316 KEMROCK DR	MIDDLETON KELVIN
13	6306 KEMROCK DR	MIDDLETON KELVIN R
14	2712 LYOLA ST	Taxpayer at
15	2716 LYOLA ST	STATE OF TEXAS
16	2728 LYOLA ST	BOWE THERNESSIA L
17	6131 BLUNTER ST	RCA 3 LLC
18	6125 BLUNTER ST	ORTIGOUSA LLC
19	6216 KEMROCK DR	GONZALEZ ALBERTO GARCIA
20	6212 KEMROCK DR	OKRA ROBERT T
21	6206 KEMROCK DR	GRAHAM CHARLIE M JR

OWNERS CERTIFICATE
STATE OF TEXAS

CONSTRUCTION COMPANY, LLC, the owner of a tract of land situated in the 1st Ward Survey, District No. 505, City of Dallas, Dallas County, Texas, more particularly described as follows: [Detailed description of the property tract, including bearings, distances, and references to other surveys and maps.]

OWNERS DEDICATION
THAT MARGER CONSTRUCTION COMPANY, LLC, acting by and through their duly authorized representatives, do hereby dedicate to the City of Dallas, Dallas County, Texas, and does hereby dedicate, in the spirit of the public use and for the benefit of the public, the following easements, rights, and interests:

[Detailed list of easements and dedications, including utility easements, access easements, and other rights being granted to the City of Dallas.]

SURVEYOR'S STATEMENT
STATE OF TEXAS

I, J.R. January, a Registered Professional Land Surveyor, licensed by the State of Texas, do hereby certify that I am the author of the foregoing plat and that the same is a true and correct representation of the facts and conditions of the land described therein, and that the same is in accordance with the provisions of the laws of the State of Texas, and that the same is in accordance with the provisions of the laws of the State of Texas, and that the same is in accordance with the provisions of the laws of the State of Texas.

S234-208

MARGER CONSTRUCTION COMPANY, LLC
2500 WEST WILSON AVENUE
DALLAS, TEXAS 75203



PRELIMINARY REPLAT
KEMROCK HILL
LOT 11A, 11B & 11C, BLOCK 236890
CARVER HEIGHTS ADDITION NO. 2
SITUATED IN THE L. HORST SURVEY,
DALLAS COUNTY, TEXAS
CITY OF DALLAS, TEXAS
ENGINEERING PLAN NO. 3117
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