

**CITY PLAN COMMISSION****THURSDAY, MAY 22, 2025****FILE NUMBER:** S245-151**SENIOR PLANNER:** Hema Sharma**LOCATION:** Kemrock Drive, west of Tracy Road**DATE FILED:** April 23, 2025**ZONING:** R-5(A)**CITY COUNCIL DISTRICT:** 8**SIZE OF REQUEST:** 0.287-acres**APPLICANT/OWNER:** Brablio Sifuentes

**REQUEST:** An application to replat a 0.287-acre (12,492-square foot) tract of land containing all of Lot 18 in City Block 23/6890 to create one 0.143-acre (6,243-square foot) lot and one 0.144-acre (6,249-square foot) on property located on Kemrock Drive, west of Tracy Road.

**SUBDIVISION HISTORY:**

1. S189-043 was a request east of the present request to replat a 0.574-acre tract of land containing all of Lots 20 and 21 in City Block 21/6890 to create three lots ranging in size from 8,331-square feet to 8,335-square feet on property located on Kemrock Drive, southwest of Tracy Road. The request was withdrawn on March 8, 2021.
2. S178-142 was a request east of the present request to replat a 0.574-acre tract of land containing all of Lots 20 and 21 in City Block 23/6890 to create 4 lots on property located on Kemrock Drive at Tracy Road, southwest corner. The request was withdrawn before City Plan Commission hearing.

**PROPERTY OWNER NOTIFICATION:** On May 7, 2025, 23 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 northwest line of Kemrock Drive have widths ranging in size from 42 feet to 105 feet and lot areas ranging in size from 5,730 square feet to 13,550 square feet and are zoned an R-5(A) Single Family District. *(please refer to the existing area analysis)*
- The properties to the southeast of Kemrock Drive have widths ranging in size from 50 feet to 144 feet and lot areas ranging in size from 6,233 square feet to 15,539 square feet and are zoned an R-5(A) Single Family District. *(please refer to the existing area analysis map)*

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 one 0.143-acre (6,243-

square foot) lot and one 0.144-acre (6,249-square foot) lot from one platted lot. The widths of the proposed lots are 50.05 feet each.

Staff finds that there is a variation in the existing development pattern. 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 2.

**Paving & Drainage Conditions:**

12. 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)
13. Submit drainage, paving, etc. plans prepared by a licensed (TX) Professional Engineer to Permit Center, Oak Cliff Municipal Center (i.e. non-311T/DP). *Section 51A- 8.102 (c); 8.601(b)(4),(5),(6),(7),(8),(9)*

**Survey (SPRG) Conditions:**

14. Prior to final plat, submit a completed final plat checklist and all supporting documents.
15. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
16. On the final plat, show Instrument Number 202500059002, official Public Records, Dallas County, Texas.
17. Prior to final plat, clarify shed structure encroachment.

**Dallas Water Utilities Conditions:**

18. 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.

**Street Light/ Real Estate/ GIS, Lot & Block Conditions:**

19. Prior to final plat, compliance with City's street lighting standards including illumination standards, material, installation, and activation per Street Design Manual.
20. Prior to the final plat, remove the fence encroachment located in Kemrock Drive right-of-way and provide written confirmation and pictures to Real Estate division.
21. On the final plat, identify the property as Lots 18A & 18B in City Block 23/6890.

**EXISTING AREA ANALYSIS MAP**

Case no: **S245-151**

Date: **05/07/2025**

1:2,400

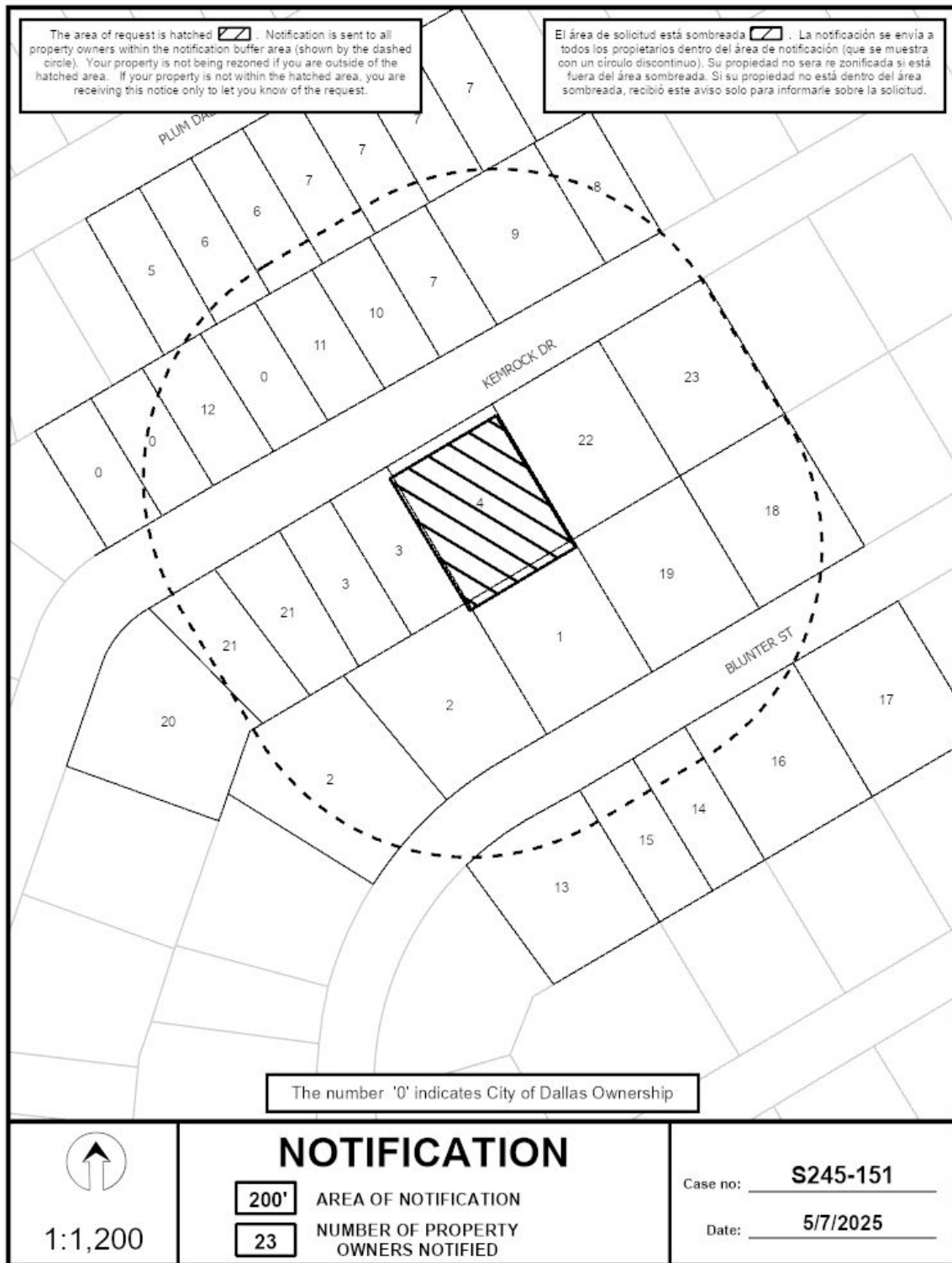
Area Of Request

Recent History









# ***Notification List of Property Owners***

## ***S245-151***

### ***23 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	6039 BLUNTER ST	MORADO INVESTMENR
2	6105 BLUNTER ST	HUTCHINSON VIRGINIA
3	6042 KEMROCK DR	HARRIS MAXINE S ET AL
4	6038 KEMROCK DR	WILLIAMS EARLEY T
5	6039 PLUM DALE RD	POJU HOMES LLC
6	6043 PLUM DALE RD	HOINVEST 400 LLC
7	6051 PLUM DALE RD	NOTRE DAME PLACE INC
8	6019 KEMROCK DR	AMAN SUSAN
9	6049 KEMROCK DR	BANDARU HIMAGIRI
10	6065 KEMROCK DR	Taxpayer at
11	6039 KEMROCK DR	FORTSON JOHNNY J
12	6103 KEMROCK DR	SAMPSON AND SONS INC
13	6106 BLUNTER ST	LINSYS LLC
14	6090 BLUNTER ST	Taxpayer at
15	6090 BLUNTER ST	PHIFER WILLONDA A
16	6076 BLUNTER ST	SANCHEZ JOSUE RUIZ
17	6062 BLUNTER ST	BENJAMIN RICHARD & FERRYDENE
18	6023 BLUNTER ST	SMITH WILBERT & REBECCA
19	6031 BLUNTER ST	HAYS JANA D &
20	6128 KEMROCK DR	WAYFARING HOLINESS CHURCH
21	6102 KEMROCK DR	THOMAS TED L
22	6030 KEMROCK DR	HAYS JANA &
23	6022 KEMROCK DR	MEDRANO JOSE & NICKTHE A



