

CITY PLAN COMMISSION

THURSDAY, April 23, 2026

FILE NUMBER: PLAT-25-000168

SENIOR PLANNER: Hema Sharma

LOCATION: Southgate Lane, north of Elam Road

DATE FILED: March 27, 2026

ZONING: CR

CITY COUNCIL DISTRICT: 5

SIZE OF REQUEST: 1.400-acres

APPLICANT/OWNER: Dallas County Mental Health & Mental Retardation Center

REQUEST: An application to replat a 1.400-acre tract of land containing all of Lots 4 through 8 in City Block 16/6666 and abandoned portion of alleys, to create one lot and to remove an existing 30-foot platted building line along Southgate Lane on property located on Southgate Lane, north of Elam Road.

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

BUILDING LINE REMOVAL: The Commission may approve a reduction or removal of the platted building lines with a minimum front, side, or rear yard setback greater than required by zoning regulation only:

- 1) Upon the affirmative vote of at least three-fourths of the commission members present; and
- 2) If the Commission finds that relocation or removal of the platted building line will not:
 - (i) "Require a minimum front, side, or rear yard setback less than required by zoning regulation"
 - The property is in the CR Community Retail District. Minimum required front yard setback is 15 feet for Community Retail District.
 - (ii) "Be contrary to the public interest;"
 - Notices were not sent as this is a nonresidential zoning district.
 - (iii) "Adversely affect neighboring properties; and"
 - The removal of the 30-foot building line along Southgate Lane will allow for the property to develop according to regulations of CR Community Retail District and City of Dallas development code.
 - (IV) "adversely affect the plan for the orderly development of the subdivision."
 - The removal of the 30-foot platted building line will not impact the adjoining properties.

STAFF RECOMMENDATION ON BUILDING LINE REMOVAL: The request is to remove existing 30-foot building line along Southgate Lane. Staff finds that the request

complies with the requirements of Section 51A-8.505 of the Dallas Development Code; therefore, staff recommends approval of the removal of the 30-foot platted building line.

STAFF RECOMMENDATION ON REPLAT: The request complies with the requirements of the CR Community Retail District.

STAFF RECOMMENDATION: The request complies with the requirements of Section 51A-8.505, and the Community Retail District; therefore, staff recommend 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 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 one.

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. "Lot-to-Lot drainage will not be allowed without proper City of Dallas Engineering Division approval" (Note must be on the Plat). 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 Southgate Lane. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).
16. Plans must comply with sidewalk design standards: sidewalks must comply with a minimum five-foot width plus five-foot buffer.
17. Plans must comply with City's street lighting standards. See illumination standards in Street Design Manual

Survey (SPRG) Conditions:

18. Prior to final plat, submit a completed final plat checklist and all supporting documents.
19. On the final plat, choose a new or different plat name.
20. Show approximate location of abstract line.
21. Clarify prior building line not shown (Vol. 20, Pg. 363 M.R.D.C.T.

Dallas Water Utilities Conditions:

22. 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.
23. Water and Wastewater main improvements is required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.


Real Estate/ Street Name/ GIS, Lot & Block Conditions:

24. Prior to the final plat, please see Real Estate Division to process the four alley abandonments noted on the plat.

25. On the final plat, change “Southgate Lane” to “Southgate Lane (FKA Brookside Drive)”. Section 51A-8.403(a)(1)(A)(xii).
26. On the final plat, identify the property as Lot 4A in City Block 16/6666.





 1:2,400	<h2 style="text-align: center;">AERIAL MAP</h2> <p style="text-align: center;"><input type="checkbox"/> Area Of Request <input type="checkbox"/> Recent History</p>	Case no: PLAT-25-000168 Date: 04/03/2026
--	---	---

