

CITY PLAN COMMISSION**THURSDAY, January 15, 2026****FILE NUMBER:** PLAT-25-000163**SENIOR PLANNER:** Hema Sharma**LOCATION:** Lyndon B. Johnson Freeway/Interstate Highway No. 635 at Skillman Street, southwest corner**DATE FILED:** December 18, 2025**ZONING:** MC-1**CITY COUNCIL DISTRICT:** 10**SIZE OF REQUEST:** 0.95-acres**APPLICANT/OWNER:** NNN Reit, LP

REQUEST: An application to replat a 0.95-acre tract of land containing portion of Lot 2 in City Block A/8100 to create one lot and to remove an existing 45-foot platted building line along Lyndon B. Johnson Freeway/Interstate Highway No. 635 and Skillman Street on property located on Lyndon B. Johnson Freeway/Interstate Highway No. 635 at Skillman Street, southwest corner.

SUBDIVISION HISTORY:

1. S201-761 was a request south of the present request to replat a 5.562-acre tract of land containing part of Lots 3B, 4A, and 4B in City Block 8103 to create an 85-lot shared access development with 12 common areas on property located between Skillman Street and Valmarie Drive, west of Audelia Road. Amending Plat Minor S201-761A was accepted and recorded on August 22, 2025.

STAFF RECOMMENDATION: 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 on MC-1 Multiple Commercial District. Minimum required front yard setback is 15 feet for MC-1 Multiple Commercial District 1.
 - (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 an existing 45-foot platted building line along Lyndon B. Johnson Freeway/Interstate Highway No. 635 and Skillman Street will allow the property to develop according to regulation of MC-1 Multiple Commercial District 1 and City of Dallas development code.

(IV) “adversely affect the plan for the orderly development of the subdivision.”

- The removal of an existing 45-foot platted building line along Lyndon B. Johnson Freeway/Interstate Highway No. 635 and Skillman Street will not impact the adjoining properties.

STAFF RECOMMENDATION ON BUILDING LINE REMOVAL: The request is remove an existing 45-foot platted building line along Lyndon B. Johnson Freeway/Interstate Highway No. 635 and Skillman Street. 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 an existing 45-foot platted building line along Lyndon B. Johnson Freeway/Interstate Highway No. 635 and Skillman Street

STAFF RECOMMENDATION ON REPLAT: The request complies with the requirements of the MC-1 Multiple Commercial District 1; 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 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 50 feet of right-of-way (via fee simple) from the established center line of Skillman Street. *Section 51A 8.602(c)*
16. TXDOT approval may be required for any driveway modifications or new access.
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.
19. On the final plat, show recording information on all existing easements within 150 feet of the property.
20. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.

Dallas Water Utilities Conditions:

21. 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/ Street Name/ GIS, Lot & Block Conditions:

22. Street Lighting requirements are waived due to the adjacent 635 reconstruction project and LBJ Skillman bridge project. No additional illumination improvements are required.
23. On the final plat, change "Interstate Highway 635 LBJ Freeway" to "Lyndon B. Johnson Freeway/Interstate Highway No. 635". Section 51A-8.403(a)(1)(A)(xii).
24. On the final plat, identify the property as Lots 2A in City Block A/8100.





