

CITY PLAN COMMISSION

THURSDAY, JANUARY 23, 2025

FILE NUMBER: S245-046

SENIOR PLANNER: Hema Sharma

LOCATION: Atwell Street at Lemmon Avenue, southeast corner

DATE FILED: December 26, 2024

ZONING: IR/CS

CITY COUNCIL DISTRICT: 13

SIZE OF REQUEST: 15.817-acres

APPLICANT/OWNER: Jeff Lam, Asbury Dallas POR, LLC.

REQUEST: An application to replat a 15.817-acre tract of land containing all of Lots 1 and 2 in City Block 2/5696 to create one 4.925-acre lot and one 10.892-acre lot and to remove 15-foot platted building line along Lemmon Avenue and Atwell Street and to remove 30-foot building line between Atwell Street and Inwood Road on property located on Atwell Street at Lemmon Avenue, southeast corner.

SUBDIVISION HISTORY:

1. S223-234 was a request east of the present request to create one 3.0203-acre lot from a tract of land in City Block 2477 on property located on Inwood Road, west of Fairfax Avenue. The request was approved on September 21, 2023 but has not been recorded.

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 dual zoning district, IR Industrial Research District and CS Commercial Service District.
 - Minimum required front yard setback is 15 feet and minimum side/rear yard setback is 30 feet where property abuts directly to MF(A) district on IR Industrial Research District.
 - Minimum required front yard setback is 15 feet where adjacent to an expressway or a thoroughfare, no minimum in all other cases on CS Commercial Service 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 15-foot building line along Lemmon Avenue and Atwell Street and the removal of 30-foot platted building line between Atwell Street and Inwood Road will allow for the property to develop according to regulation of IR Industrial Research District and CS Commercial Service District and City of Dallas development code.
- (IV) “adversely affect the plan for the orderly development of the subdivision.”
 - The removal of the 15-foot platted building line and 30-foot platted building line will not impact the adjoining properties.

STAFF RECOMMENDATION ON BUILDING LINE REMOVAL: The request is to remove existing 15-foot platted building line along Lemmon Avenue and Atwell Street and to remove 30-foot platted building line between Atwell Street and Inwood Road. 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 15-foot and 30-foot platted building lines.

STAFF RECOMMENDATION ON REPLAT: The request complies with the requirements of the IR Industrial Research District & CS Commercial Service District; 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 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 Atwell Street. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*
16. On the final plat, dedicate a minimum 10-foot by 10-foot corner clip (via fee simple or street easement) at the intersection of Lemmon Avenue & Atwell Street. Section 51A 8.602(d)(1)
17. A larger corner clip may be requested during engineering plan and traffic review to accommodate an adequate turning radius, or to maintain public/traffic appurtenances, within the area of the corner clip. *Section 51A 8.602(d)(1), 51A 8.608(a)*
18. On the final plat, include a note that the site is within the 55 LDN contour of Dallas Love Field and this noise level may require special construction standards for certain uses per the building code. Dallas Building Code, Section 425.
19. 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:

20. Prior to final plat, submit a completed final plat checklist and all supporting documents.
21. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
22. On the final plat, show recording information on all existing easements within 150 feet of the property.
23. 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:

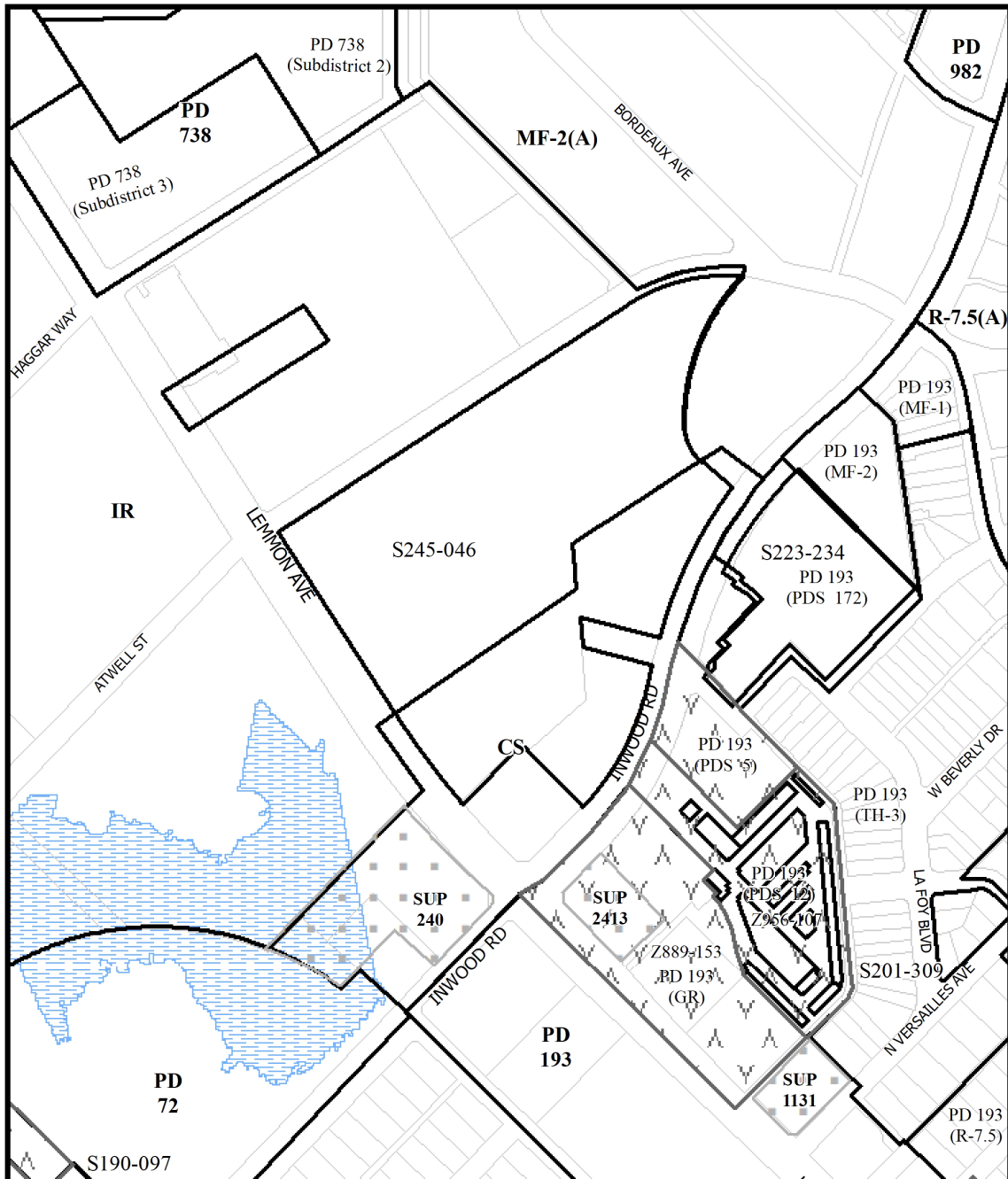
24. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f).
25. Additional design information is required for assessment. Site plan must be submitted showing proposed development, 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.
26. 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.
27. Existing and any proposed Water and Wastewater Easements must be shown and/or increased to conform to current design standards. **Notice:** Minimum DWU easement size 20' for one utility and 25' for both water and sewer. Larger diameter or deeper mains may require additional width.


Real Estate/ GIS, Lot & Block Conditions:

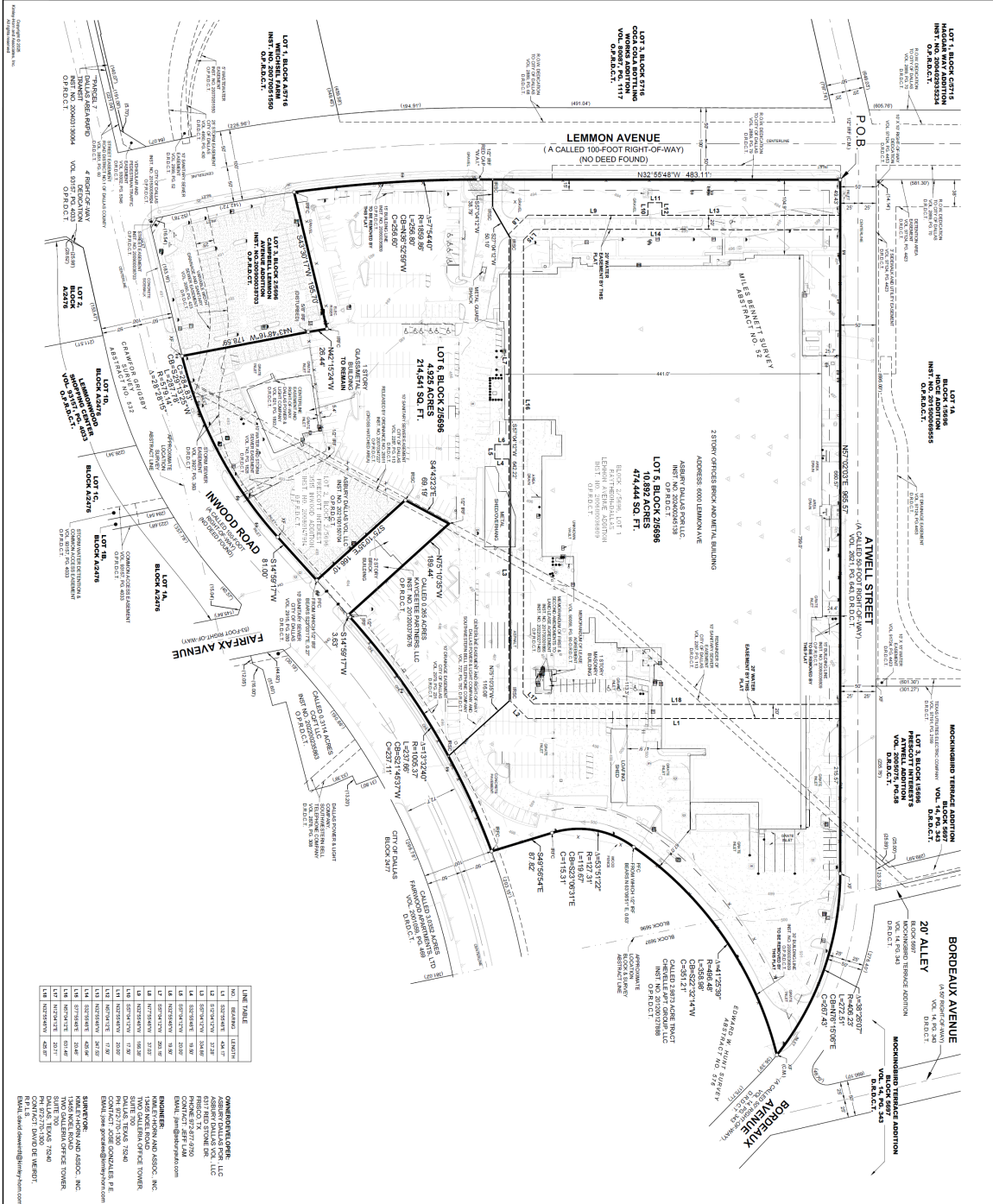
28. Prior to final plat, please re word our language for 10" Sanitary Sewer easement to Real Estate standard language as follows: Please show abandonment on the plat as follows: Abandonment authorized by Ordinance No. _____, recorded as Inst. No. _____.
29. On the final plat, identify the property as Lots 1A & 1B in City Block 2/5696.



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 1:3,600	<h2 style="margin: 0;">ZONING MAP</h2> <div style="display: flex; justify-content: center; gap: 20px; margin-top: 10px;"> <div style="display: flex; align-items: center;"> <div style="border: 1px solid black; width: 15px; height: 10px; margin-right: 5px;"></div> Area of Request </div> <div style="display: flex; align-items: center;"> <div style="border: 1px solid black; width: 15px; height: 10px; margin-right: 5px; background-color: #e0e0e0;"></div> Recent History </div> </div>	Case no: S245-046 Date: 1/6/2025
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OWNER/DEVELOPER:
 ASBURY DALLAS FOR, LLC
 6517 BIRD STONE DR
 FORT WORTH, TX 76120
 PHONE: 817.977.9700
 EMAIL: jason@asburydallas.com

ENGINEER:
 KIMLEY-HORN AND ASSOCIATES, INC.
 13465 BOARD ROAD, THE CREEKS OFFICE
 SUITE 200
 FORT WORTH, TEXAS 76155
 PHONE: 817.733.7240
 FAX: 817.733.7240
 WWW.KIMLEY-HORN.COM

REGISTERED PROFESSIONAL ENGINEER:
 JAMES HORN AND ASSOC., INC.
 13465 BOARD ROAD, THE CREEKS OFFICE
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PRELIMINARY PLAT
ASBURY DALLAS ADDITION
BEING A REPLAT OF LOT 2, BLOCK 2/5696
PRESCOTT INTEREST 3516 INWOOD ADDITION
AND LOT 1, BLOCK 2/5696
RAYTHEON-DALLAS LEMMON AVENUE ADDITION
MILES BENNET SURVEY, ASSTRACT NO. 52
EDWARDS DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. S245-046
 ENGINEERING NO. _____

- NOTES:**
1. Buildings based on the state three Computer System, Texas North Central Zone 2021 North American Datum of 1983 Adjustment (Reprojection 2011).
 2. The purpose of this plat is to replat, lay out, develop and create lots of land to be used for various purposes of office, retail, and engineering services.
 3. Lots of land to be used for various purposes of office, retail, and engineering services.
 4. Buildings shown herein within dashed boundary line to be demolished unless otherwise noted.
 5. Dotted lines to be removed by the plat.

LINE TYPE LEGEND

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