

CITY PLAN COMMISSION**THURSDAY, AUGUST 6, 2026****FILE NUMBER:** PLAT-26-000150**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Lemmon Avenue, northwest of Prescott Avenue**DATE FILED:** June 30, 2026**ZONING:** PD 193 (GR)**PD LINK:** <https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=193-l>**CITY COUNCIL DISTRICT:** 14**SIZE OF REQUEST:** 1.222-acres**APPLICANT/OWNER:** Meadow Lomo Alto Properties, LP

REQUEST: An application to replat a 1.222-acre tract of land containing all of Lot 1R in City Block 3/2041 to create one 0.4052-acre lot and one 0.8169-acre lot on property located on Lemmon Avenue, northwest of Prescott Avenue.

SUBDIVISION HISTORY:

1. S245-098 was a request north of the present request to replat a 0.551-acre tract of land containing all of Lots 4, 5 and 6 in City Block 4/2042 to create one lot on property located on Bowser Avenue, southeast of Hawthorne Avenue. The request was approved on March 6, 2025, but has not been recorded.
2. S234-177 was a request north of the present request to replat a 0.37-acre tract of land containing all of Lots 5 and 6 in City Block 4/2042 to create on lot on property located on Bowser Avenue, southeast of Hawthorne Avenue. The request was approved on September 5, 2024, and withdrawn on February 6, 2025.
3. S212-167 was a request south of the present request to create one 0.442-acre lot from a tract of land in City Block B/2054 on property located on Lemmon Avenue at Herschel Avenue. The request was approved on April 21, 2022, and was withdrawn on July 19, 2024.

STAFF RECOMMENDATION: The request complies with the requirements of PD 193 (GR); 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 submitting 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. "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 Conditions:

15. On the final plat, dedicate 45 feet of right-of-way (via fee simple) from the established center line of Lemmon Ave 51A 8.602(c).
16. On the final plat, dedicate a minimum 10-foot by 10-foot corner clip (via fee simple or street easement) at Lemmon Avenue and Prescott Avenue. *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. 51A 8.602(d)(1), 51A 8.608(a)
18. On the final plat, dedicate 15-foot by 15-foot alley sight easement at Prescott Avenue & Alley 51A 8.602(e).
19. On the final plat, include a note that the site is within the 60 DNL contour of Love field airport, and this noise level may require special construction standards for certain uses per the building code. Dallas Building Code, Section 425.

Survey (SPRG) Conditions:

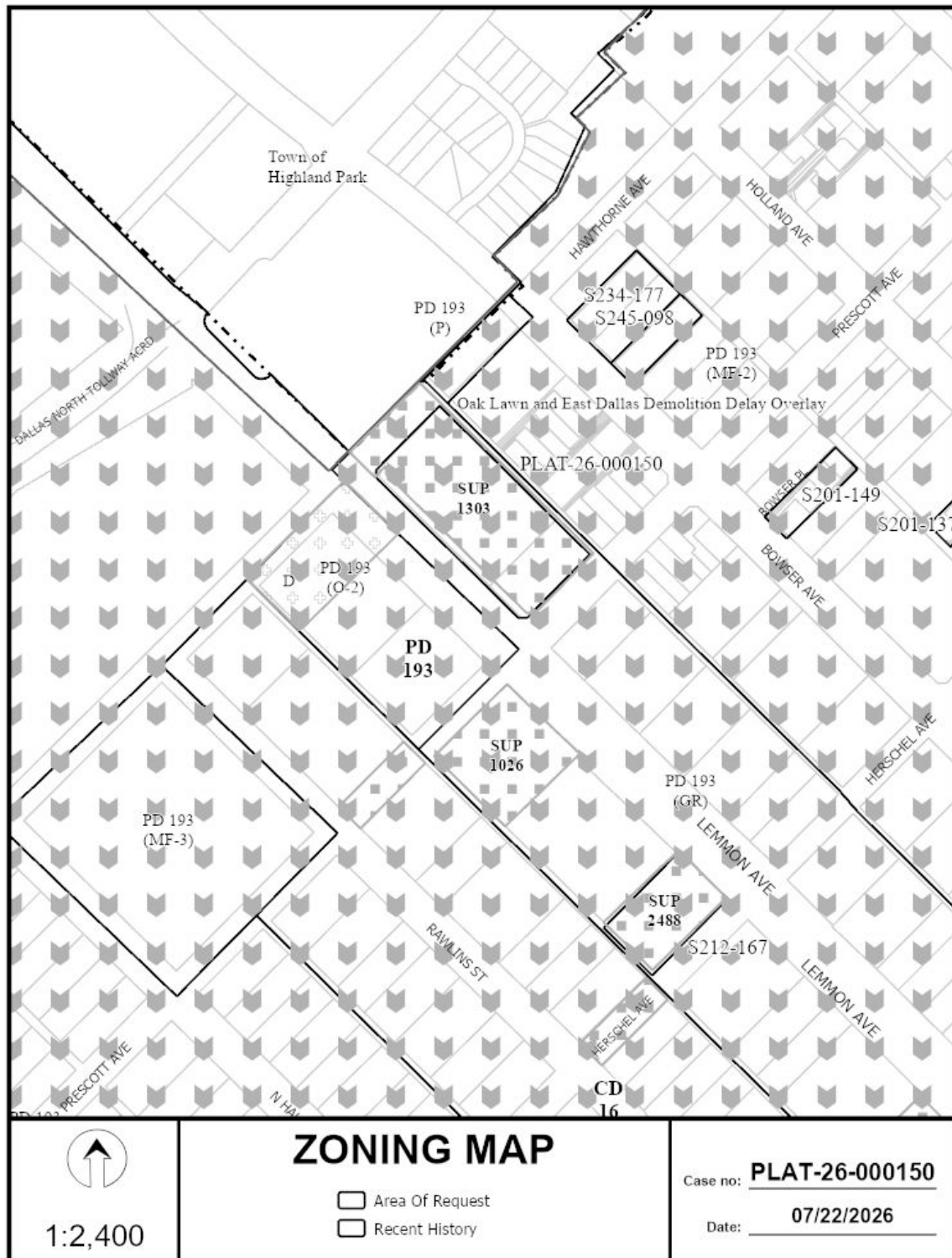
20. Prior to final plat, submit a completed final plat checklist and all supporting documents.
21. Need Lien Holder's Subordination Agreement.
22. Show how all adjoining right-of-way was created.
23. Show recording information on all existing easements within 150 feet of property.
24. Show all additions or tracts of land within 150' of property with recording information.

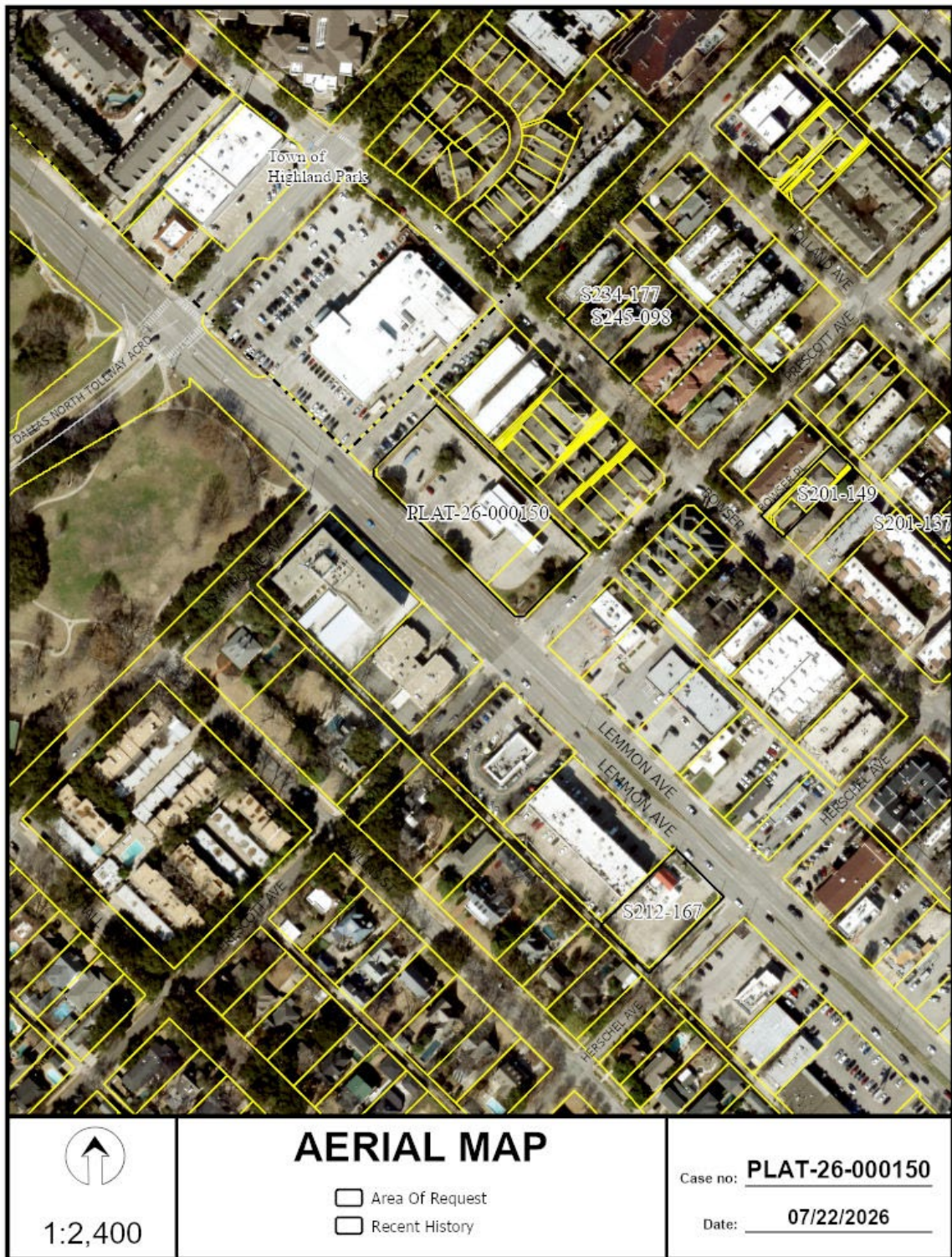
Dallas Water Utilities Conditions:

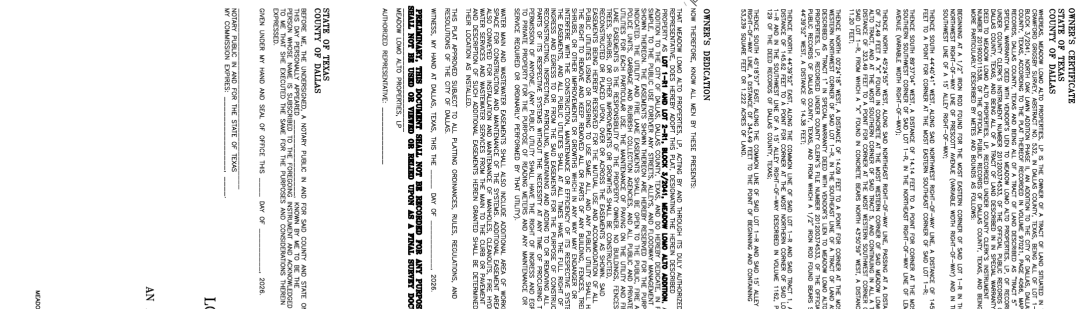
25. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
26. Water and wastewater main improvement are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

Street Light/ Arborist/ GIS, Lot & Block Conditions:

27. Plans must comply with City's street lighting standards. See illumination standards in Street Design Manual.
28. Detailed tree survey is required.
29. On the final plat, identify the property as Lots 1A and 2 (northwest lot) in City Block 3/2041.







y Plan Commission Date: 08/06/2026	16(f)	PLAT
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