

**CITY PLAN COMMISSION****THURSDAY, MARCH 6, 2025****FILE NUMBER:** S245-095**SENIOR PLANNER:** Hema Sharma**LOCATION:** Regal Row and Stemmons Freeway/ Interstate Highway No. 35E, north of Viceroy Drive**DATE FILED:** February 5, 2025**ZONING:** MU-3**CITY COUNCIL DISTRICT:** 2**SIZE OF REQUEST:** 2.296-acres**APPLICANT/OWNER:** Nash Patel, Northwest Hospitality LLC.

**REQUEST:** An application replat a 2.296-acre tract of land containing portion of Lot 2A in City Block B/6374 to create one 0.824-acre lot and one 1.472-acre lot and to remove 25-foot platted building line along Stemmons Freeway/ Interstate Highway No. 35E and along Regal Row on property located on Regal Row and Stemmons Freeway/ Interstate Highway No. 35E, north of Viceroy Drive.

**SUBDIVISION HISTORY:**

1. S212-257 was a request southwest of the present request to replat a 5.372-acre tract of land containing part of Lot 1 in City Block 4/7941 to create one 2.505-acre lot and one 2.867-acre lot on property located on Stemmons Freeway/ Interstate Highway No. 35E, south of Regal Row. The request was approved on July 21, 2022 and recorded on December 26, 2024.

**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 MU-3 Mixed Use District 3. Minimum required front yard setback is 15 feet for MU-3 Mixed Use District 3.
  - (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 25-foot building line along Stemmons Freeway/ Interstate Highway No. 35E and along Regal Row will allow for the property to develop according to regulation of MU-3 Mixed Use District 3 and City of Dallas development code.

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

- The removal of the 25-foot platted building line will not impact the adjoining properties.

**STAFF RECOMMENDATION ON BUILDING LINE REMOVAL:** The request is to remove existing 25-foot platted building line along Stemmons Freeway/ Interstate Highway No. 35E and along Regal Row. 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 25-foot platted building lines.

**STAFF RECOMMENDATION ON REPLAT:** The request complies with the requirements of the MU-3 Mixed Use District 3; 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)
15. Existing drainage conveyance within the property is required to be sized in compliance with Section 51A-8.611(a)(1) of the City of Dallas Code.

**Right-of way Requirements Conditions:**

16. On the final plat, dedicate 53.5 feet of right-of-way (via fee simple) from the established center line of Regal Row. *Section 51A 8.602(c)*
17. On the final plat, add the note: "TxDOT approval may be required for any driveway modification or new access point(s)."
18. 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*

**Flood Plain Conditions:**

19. On the final plat, determine the 100-year water surface elevation across this addition.
20. On the final plat, dedicate floodway easement, floodway management area or floodway easement (within common area), with the appropriate easement statement included on the face of the Plat. 51A 8.611(d); DWU Floodplain Management; Drainage Design Manual Addendum V
21. On the final plat, include additional paragraph in Owner's Certificate (pertaining to the floodplain). 51A 8.611(d); DWU Floodplain Management; Drainage Design Manual Addendum V
22. On the final plat, specify minimum fill and minimum finished floor elevations. *Section 51A-8.611(d), Trinity Watershed Management.*
23. On the final plat, show the natural channel set back from the crest of the natural channel. *Section 51A-8.611(d), Trinity Watershed Management.*

24. Prior to submission of the final plat, set floodway monument markers and provide documentation that the monuments have been set. *Section 51A-8.617(d)(1), (2), (3), and (4)*
25. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for.

**Survey (SPRG) Conditions:**

26. Prior to final plat, submit a completed final plat checklist and all supporting documents.
27. On the final plat, all access easement(s) must be recorded by separate instrument(s) and the recording information must be shown on the final plat. Platting Guidelines.
28. On the final plat, show recording information on all existing easements within 150 feet of the property.
29. 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:**

30. 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/ Street Name/ GIS, Lot & Block Conditions:**

31. Prior to final plat, compliance with City's street lighting standards including illumination standards, material, installation, and activation per Street Design Manual.
32. On the final plat, change "N. Stemmons Freeway Interstate Highway 35E" to "Stemmons Freeway/ Interstate Highway No. 35E". Section 51A-8.403(a)(1)(A)(xii).
33. On the final plat, change "Regal Row" to "Regal Row (FKA North Fort Worth Road)". Section 51A-8.403(a)(1)(A)(xii).
34. On the final plat, identify the property as Lots 2C & 2D in City Block B/6374.









