

**CITY PLAN COMMISSION****THURSDAY AUGUST 21, 2025****FILE NUMBER:** PLAT-25-000050 (S245-214)**SENIOR PLANNER:** Hema Sharma**LOCATION:** Lynbrook Drive at Lorwood Drive, southeast corner**DATE FILED:** July 24, 2025**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 10**SIZE OF REQUEST:** 0.289-acre**OWNER:** Lawson and Helen Short

**REQUEST:** An application to replat a 0.289-acre (12,605-square foot) tract of land containing all of Lot 26 in City Block H/7317 to remove an existing 30-foot platted building line including wrap around along Lorwood Drive, and to extend an existing 30-foot platted building line along the east line of Lynbrook Drive to Lorwood Drive and to create one lot on property located on Lynbrook Drive at Lorwood Drive, southeast corner.

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

**PROPERTY OWNER NOTIFICATION:** On August 6, 2022, 30 notices were sent to property owners within 200 feet of the proposed plat.

**BUILDING LINE REMOVAL:** The Commission may approve a reduction of the platted building line 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 reduction of the platted building line will not:
  - (i) "Require a minimum front, side, or rear yard setback less than required by zoning regulation"
    - The request is to remove a 30-foot platted building line including wrap around along Lorwood Drive, and to extend the 30-foot platted building line along the east line of Lynbrook Drive towards Lorwood Drive. Per zoning regulations, block continuity applies on this property which is 30 feet. The removal of 30-foot platted building line would not require a setback less than required by the zoning regulations.
  - (ii) "Be contrary to the public interest;"
    - 30 notices were sent on August 6, 2025 to owners within 200 feet of the plat boundaries.

- (iii) “Adversely affect neighboring properties; and”
  - The removal of the 30-foot platted building line including wrap around along Lorwood Drive will allow the property to develop according to R-7.5(A) Single Family District regulation and City of Dallas development code.
- (IV) “adversely affect the plan for the orderly development of the subdivision.”
  - Per zoning regulations, block continuity applies on this property which is 30 feet. So, the removal of the 30-foot platted building line including wrap around along Lorwood Drive will not adversely affect the plan for the orderly development of the subdivision and will allow the property to develop according to R-7.5(A) Single Family District regulation and City of Dallas development code.

**STAFF RECOMMENDATION ON BUILDING LINE REMOVAL:** The request is to remove an existing 30-foot platted building line including wrap around along Lorwood Drive, and to extend an existing 30-foot platted building line along the east line of Lynbrook Drive to Lorwood Drive. 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 along Lorwood Drive.

**STAFF RECOMMENDATION ON REPLAT:** Section 51A-8.503 states that “lots must conform in width, depth and area to the pattern already established in the adjacent areas, having due regard to the character of the area, its particular suitability for development, and taking into consideration the natural topography of the ground, drainage, wastewater facilities, and the proposed layout of the streets.”

The size of the existing lot will remain the same. The request complies with the requirements of Section 51A-8.503 and the R-7.5(A) Single Family 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 one.

**Paving & Drainage Conditions:**

12. Submit drainage, paving, etc. plans prepared by a licensed (TX) Professional Engineer to Permit Center, Oak Cliff Municipal Center (i.e. non-311T/DP). *Section 51A- 8.102 (c); 8.601(b)(4),(5),(6),(7),(8),(9)*
13. Place a note on the final plat stating "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:**

14. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of Lorwood Drive & Lynbrook Drive. *Section 51A 8.602(d)(1)*
15. 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)*
16. On the final plat, dedicate a 15-foot by 15-foot Alley Sight Easement at the intersection of Lorwood Drive & the alley. *Section 51A-8.602(e)*

**Survey (SPRG) Conditions:**

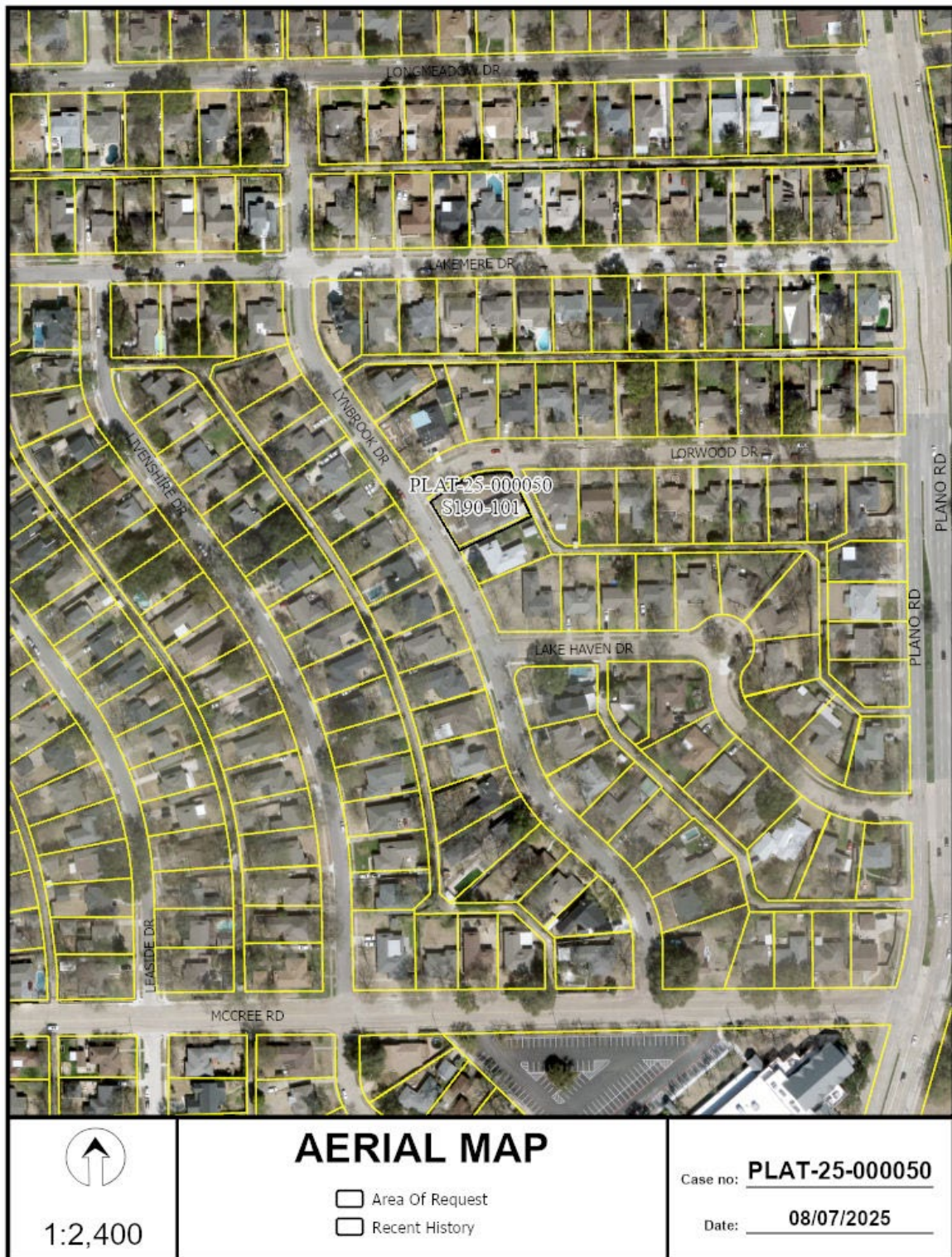
17. Submit a completed Final Plat Checklist and All Supporting Documentation.
18. On the final plat, show/list prior plat on map, in legal, and/or title block.
19. On the final plat, need new/different plat name

20. On the final plat, show the building line along Lorwood Drive as removed by this plat.
21. On the final plat, show the extension of the building line along Lynbrook Drive as created by this plat.
22. On the final plat, clarify Instrument Number 202200254757, Official Public Records, Dallas County, Texas.
23. On the final plat, clarify alley sight easement.

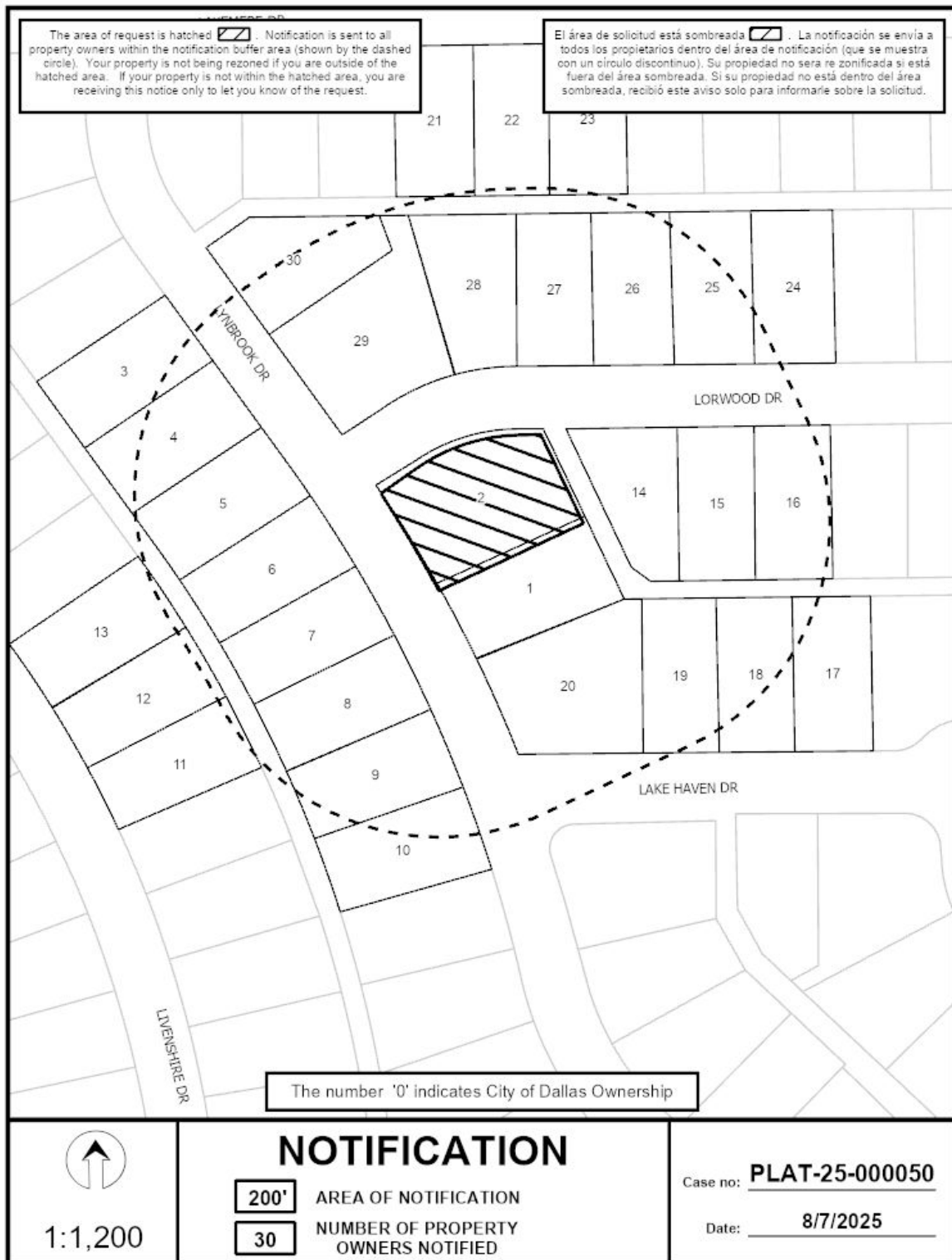
**GIS, Lot & Block Conditions:**

24. On the final plat, identify the property as Lot 26, and Block H/7317.









# ***Notification List of Property Owners***

***PLAT-25-000050***

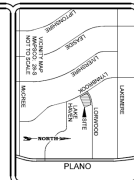
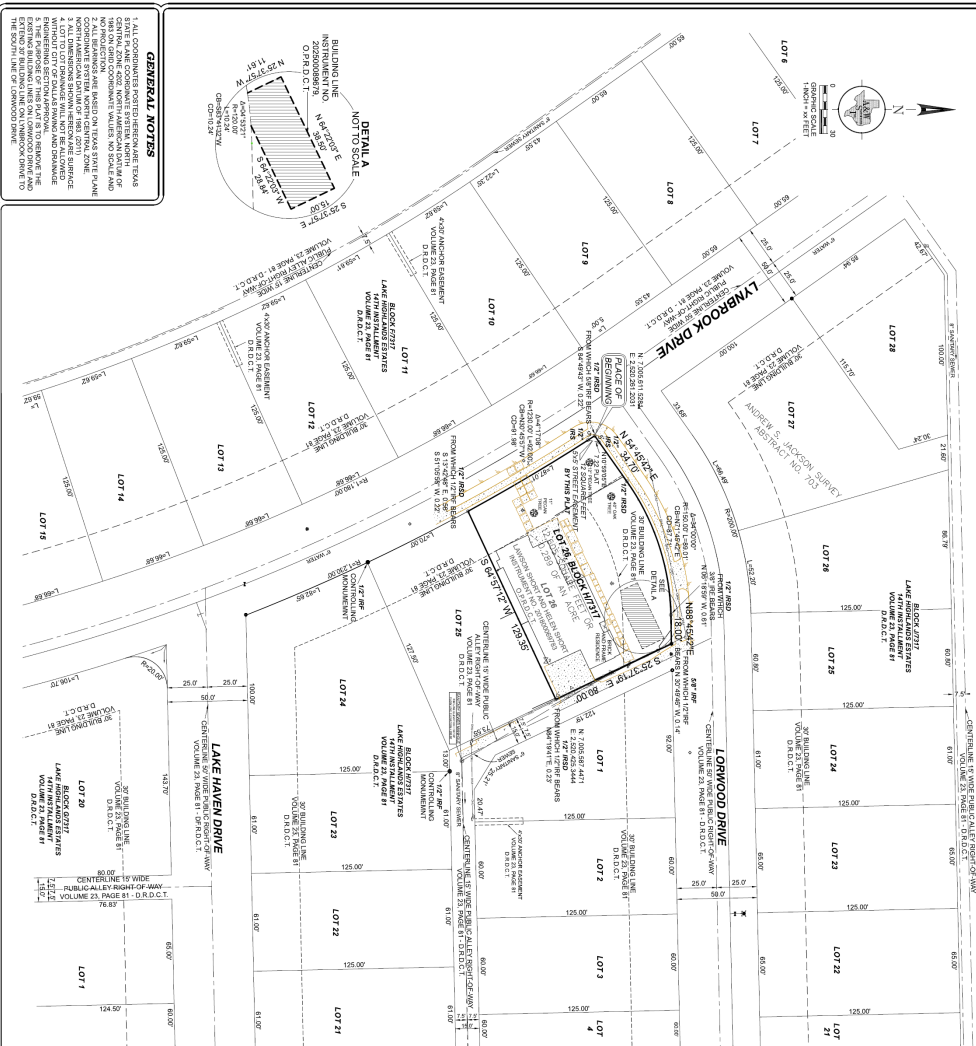
***30 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	9210 LYNBROOK DR	PERKINS KATHRYN E
2	9216 LYNBROOK DR	SHORT LAWSON & HELEN
3	9315 LYNBROOK DR	GUNTER JILL E
4	9309 LYNBROOK DR	LELAND LAUREN ELIZABETH
5	9305 LYNBROOK DR	PRICE ROBERT LOUIS &
6	9217 LYNBROOK DR	HAMILTON KIMBERLY
7	9211 LYNBROOK DR	HALES WILLIAM RYAN & ASHLEY
8	9207 LYNBROOK DR	BALDOCK HAYDEN M & MEGAN A
9	9203 LYNBROOK DR	MADRALA BOGUSLAW T &
10	9145 LYNBROOK DR	DURAN IRMA ANGELICA
11	9206 LIVENSHERE DR	BOWLING STEPHANIE & BRIAN JOHNSON
12	9210 LIVENSHERE DR	WELCH MARY LOU SCHRIEFER
13	9214 LIVENSHERE DR	BURKE DUSTIN &
14	10620 LORWOOD DR	LANCASTER JEREME D & LINDSAY A
15	10626 LORWOOD DR	SAVAGE BARBARA JANE
16	10630 LORWOOD DR	SANDERS TINA M
17	10621 LAKE HAVEN DR	WAHLQUIST RAYMOND W
18	10617 LAKE HAVEN DR	BAIN BRIAN & HAILEY
19	10611 LAKE HAVEN DR	WAGGONER LINDA CARROL
20	10607 LAKE HAVEN DR	MORRIS JAMES C EST OF
21	10620 LAKEMERE DR	Taxpayer at
22	10626 LAKEMERE DR	ROBERSON PATRICIA M
23	10630 LAKEMERE DR	THRASH AUSTIN & EMILY
24	10631 LORWOOD DR	BAKER CHRISTOPHER A & AMANDA L
25	10625 LORWOOD DR	POWELL PRESTON C &
26	10621 LORWOOD DR	HANNA CHARLES G EST OF &



08/06/2025

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	10615 LORWOOD DR	SCHELLHORN KYLE & TARA
28	10611 LORWOOD DR	BEEBOWER FAMILY TRUST
29	10607 LORWOOD DR	SHORT GLORIA JADE G & TUCKER
30	9316 LYNBROOK DR	STULTZ SARA A

[illegible]

OWNER'S CERTIFICATE

OWNER'S DEDICATION  
NOW, THEREFORE, KNOW ALL MEN BY THESE

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS, Lampson Short and Helen Short are the sole owners of a tract of land located in the ANDREWS, JACKSON SURVEY, Assessor No. 703, Dallas County, Texas, and being lot 36, Block #H7137, of Lake Highlands Estates, 14th installment, an Addition to the City of Dallas, Dallas County, Texas, according to the plat thereof recorded in Volume 23, Page 649, Records, Dallas County, Texas, and being the same tract of land described in General Warranty Deed, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

[illegible]

**SUREWORK'S CERTIFICATE**

I, John S. Turner, a Registered Professional Land Surveyor, licensed by the State of Texas, affirm that this plat was prepared under my direct supervision from recorded documentation, evidence collected on the ground during operations and other reliable documentation, and that this plat substantially complies with the Rules and Regulations of the Texas Board of Professional Engineers and Land Surveyors, the City of Dallas Government Code (Ordinance no. 19405, as amended), and Texas Local Government Code Chapter 712. I further affirm that instrumentation shown herein was either owned or used by me or under my direct control and management.

Dated this 6<sup>th</sup> day of May, A.D. 2008 at Dallas, Texas, Deed Document No. 014-0-017 (Book 104, Page 8) and that the accompanying map, accompanied by this plat, is a precise representation of this Signed Final Plat.

THIS DOCUMENT RELEASED FOR REVIEW OF 1-1-25  
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE  
John S. Turner  
Texas Registered Professional Land Surveyor No. 5310  
COUNTY OF DALLAS  
STATE OF TEXAS  
BEFORE ME, the undersigned, a Notary Public in and for the said County and State  
of Texas, on this \_\_\_\_\_ day of \_\_\_\_\_, 2025, personally appeared \_\_\_\_\_,  
known to me to be the person whose name is subscribed to the foregoing instrument,  
and he acknowledged to me that he executed the same for the purposes therein expressed  
and under oath stated that the contents of the same are true.  
The statements in the foregoing certificate are true.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_,  
2025.

History Practice is used for the State of Texas

~ PROPERTY ADDRESS: 9216 LY	
Owner: Lamson and Heide	
~ 9216 Lybrook Drive, Dallas	
~ 214-678-3875	
Job No. 15-0355	Drawn by: A/E      Date: 05-17-2025
* A professional company operating	

That Lawson Short and Helen Short do hereby adopt this plat,

simple, to the public use (over any streets, alleys and footways) management areas shown thereon. The easements shown thereon are hereby reserved for the purposes indicated. The utility and fire line easements shall be open to the public, fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire line easements is the responsibility of the property owner. No building, fences, trees, shrubs, or other improvement or growth shall be constructed, reconstructed or placed upon, over or across the easements as shown. Signs, advertising or other structures shall not be placed on the easements. Signs being hereby reserved for the initial use and accommodation

[illegible]

COUNTY OF JEFFERSON, the undersigned, a Notary Public in and for the said County of Jefferson, do hereby certify that the foregoing instrument, together with the power thereon, was duly presented to and read by the undersigned, a Notary Public in and for the said County of Jefferson, on this day personally appeared Helen Short, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed and that the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE  
this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

Notary Public in and for the State of Texas

PLACE COUNTY  
RECORDING LABEL HERE

CERTIFICATE OF APPROVAL

I, Tony Shind, Chairperson of Brent Rubin, Vice Chair  
of the City Plan Commission of the City of Dallas, Texas,  
hereby certify that the attached plan was duly  
approved with the City Plan Commission of the City of  
Dallas, Texas.

\_\_\_\_\_ A.U. \_\_\_\_\_ by said Com-  
Chairperson or Vice Chairperson  
City Plan Commission  
Dallas, Texas  
Attest:  
\_\_\_\_\_  
Secretary

LOT 28, BLOCK HW7317  
AN ADDITION TO THE CITY OF DALLAS, DALLAS COUNTY, TEXAS  
ANDREW S. JACKSON SURVEY, ABSTRACT 703  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
P.L.A.T. - 25-000050  
CITY PLAN FILE NO. 5246-214