

CITY PLAN COMMISSION**THURSDAY, NOVEMBER 6, 2025****RECORD NO.:** Plat-25-000106**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Samuel Boulevard at St. Francis Avenue, southwest corner**DATE FILED:** October 10, 2025**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 7**SIZE OF REQUEST:** 7.9937-acres**APPLICANT/OWNER:** Christian Stronghold Baptist Church

REQUEST: An application to replat a 7.9937-acre tract of land containing all of Lot 1 in City Block C/6127 to create one 2.6825-acre lot and one 5.3112-acre lot on property located on Samuel Boulevard at St. Francis Avenue, southwest corner.

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

PROPERTY OWNER NOTIFICATION: On October 13, 2025, 47 notices were sent to property owners within 200 feet of the proposed plat boundary.

STAFF RECOMMENDATION: 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.”

It is a policy of the city that institutional uses generally require greater land area than traditional residential or non-residential lots and generally serve, and are compatible with the neighborhood; therefore, staff concludes that the request is in compliance with Section 51A-8.503 and with the requirements of 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 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. 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 established center line of Cinnabar Drive. Section 51A 8.602(c); 51A 8.604(c)
16. Dedicate a minimum 5-foot by 5-foot corner clip (via Fee Simple or Street Easement) at Cinnabar Drive & Samuell Boulevard. Section 51A 8.602(d)(1).
17. Dedicate a minimum 20-foot by 20-foot corner clip (via Fee Simple or Street Easement) at St Francis Avenue & Samuell Boulevard. Section 51A 8.602(d)(1).

18. 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)
19. Dedicate 15-foot by 15-foot alley sight easement at Cinnabar Drive and Alley. Section 51A 8.602(e)
20. Dedicate 15-foot by 15-foot alley sight easement at St Francis Avenue & Alley 51A 8.602(e)
21. 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:

22. Submit a completed Final Plat Checklist and All Supporting Documentation.
23. Show recording information on all existing easements within 150' of property.

Dallas Water Utilities Conditions:

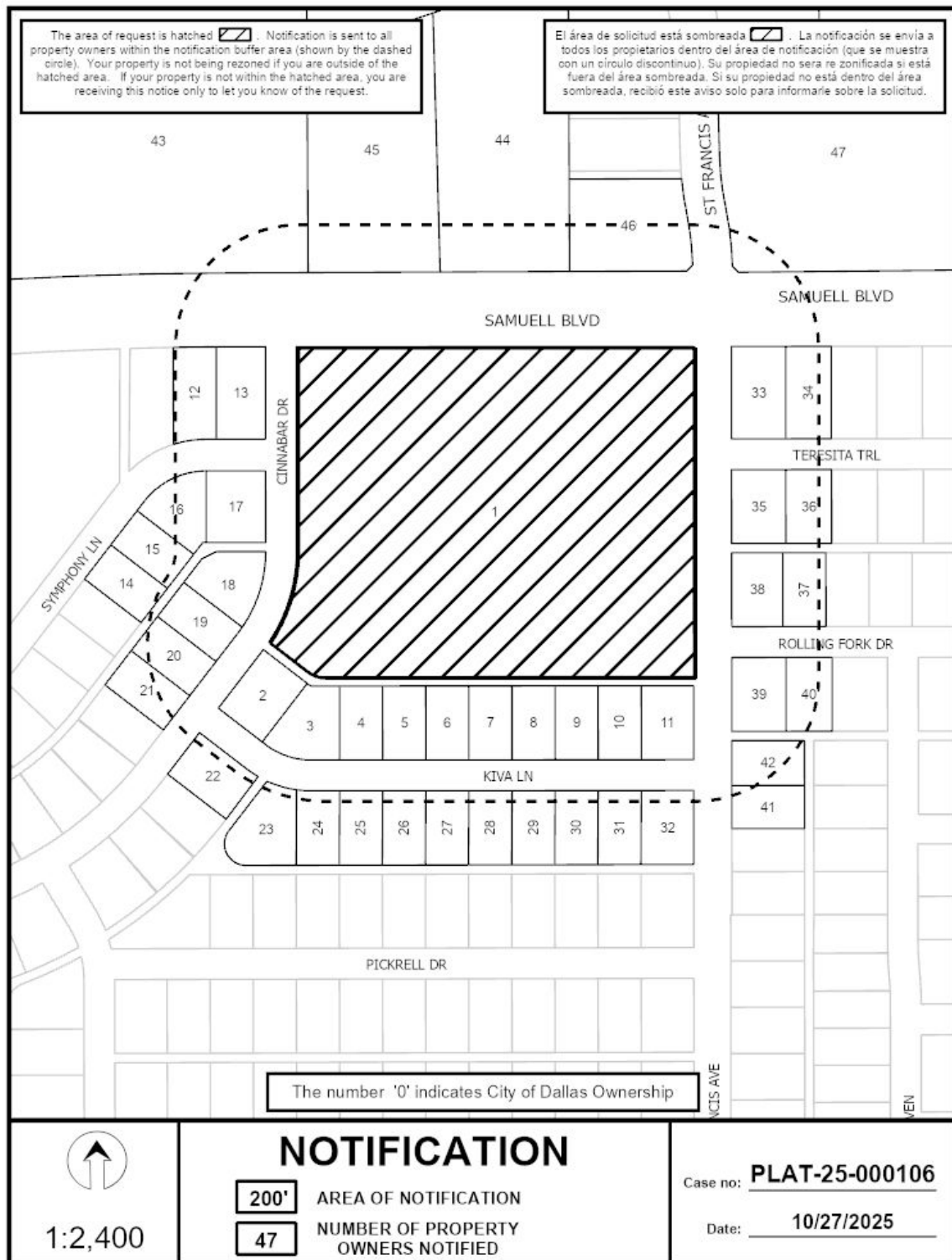
24. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering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

Street Light/ GIS, Lot & Block Conditions:

27. Additional design information needed to complete review. Provide a brief description of the proposed project and a copy of the site plan to daniel.silva1@dallas.gov to determine street lighting requirements.
28. On the final plat, identify the property as Lots 1A and 1B in City Block C/6127.







10/17/2025

Notification List of Property Owners

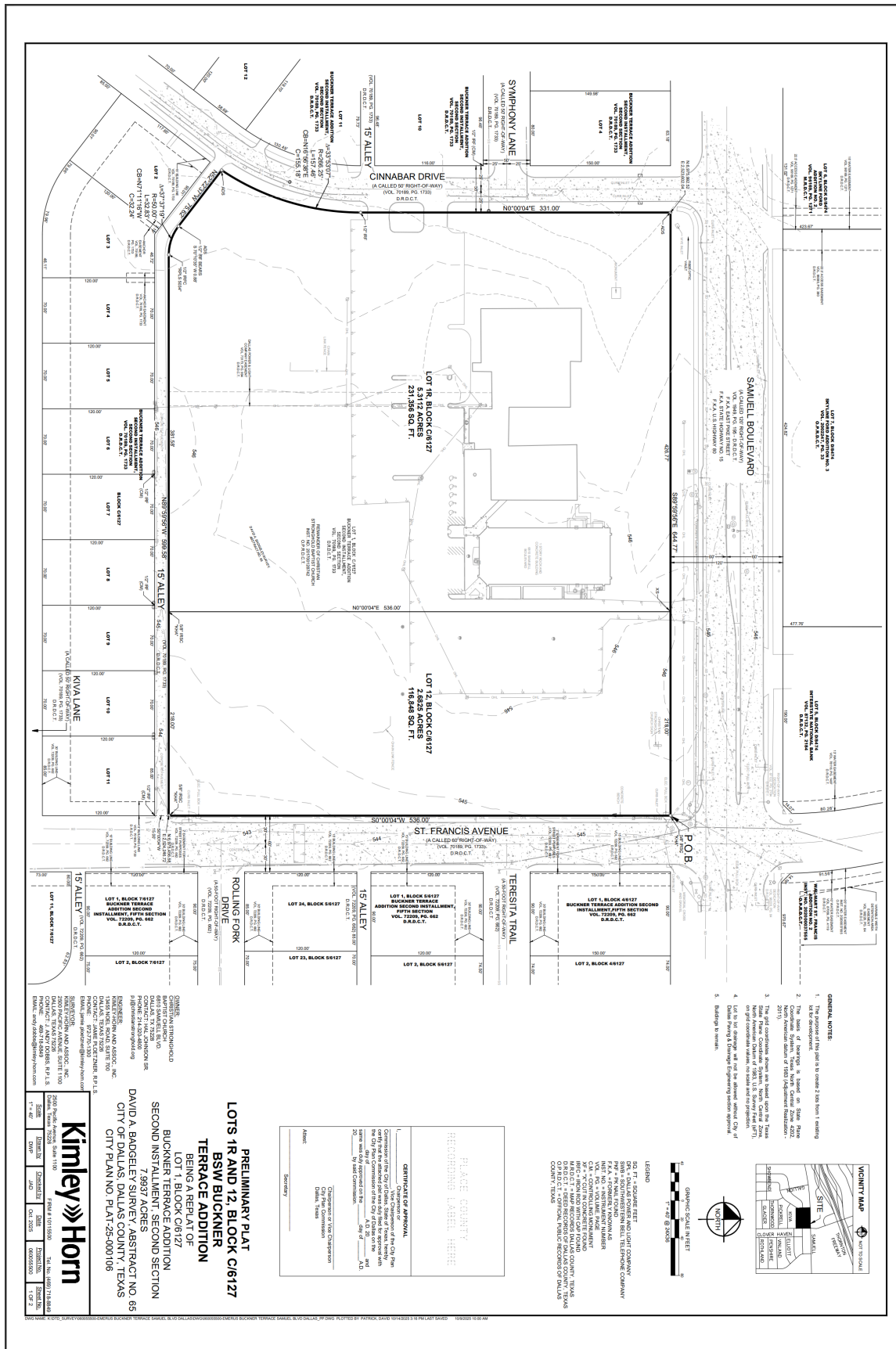
PLAT-25-000106

47 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	6810 SAMUELL BLVD	CHRISTIAN STRONGHOLD BAPTIST CHURCH
2	6903 KIVA LN	HENRY BILLYE J
3	6905 KIVA LN	HAWKINS HERBERT A & BARBARA
4	6909 KIVA LN	MOORE EARL T & NELLE
5	6915 KIVA LN	HERRERA JORGE EDUARDO &
6	7003 KIVA LN	COLLINS CLAUDENE
7	7007 KIVA LN	SMITH SARA
8	7011 KIVA LN	TINOCO MAYRA A
9	7017 KIVA LN	SMITH JOE L & MARY M
10	7021 KIVA LN	MACIAS JOEL & ANA L ANTUNIANIO
11	7031 KIVA LN	MYERSDAVIS BETTY
12	6705 SYMPHONY LN	RIVAS RAYMOND P &
13	6709 SYMPHONY LN	MARTIN JOHN W
14	6618 SYMPHONY LN	SAUCEDO ANDRES & NATALIA
15	6622 SYMPHONY LN	VARGAS JOSE R & SUSANA D
16	6704 SYMPHONY LN	HIPOLITO MANUEL V &
17	6708 SYMPHONY LN	GRIFFIN CHRISTIAN
18	4103 CINNABAR DR	GREENE ROBERT L
19	4107 CINNABAR DR	MCCRACKEN JOYCE DEAN
20	4111 CINNABAR DR	WATSON PATRICIA A
21	4203 CINNABAR DR	ROLLE LAWRENCE
22	4206 CINNABAR DR	WILLIAMS KEVIN S
23	6904 KIVA LN	HUMPHREY LARRY & KAREN
24	6906 KIVA LN	NOBLEHAUGH INVESTMENTS LLC
25	6910 KIVA LN	WATSON CHESTER
26	6916 KIVA LN	SANCHEZ CONCEPCION

10/17/2025

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	7004 KIVA LN	CARRUTH VICTORIA M
28	7008 KIVA LN	LEONARD GEORGE T &
29	7010 KIVA LN	TUCKER SHELIA J
30	7018 KIVA LN	TRUITT MARJORIE DORIS
31	7022 KIVA LN	DURAN TALISA CORIMA &
32	7030 KIVA LN	ZAVALA PEDRO & MARIA D
33	7105 TERESITA TRL	FLETCHER ARGELL ETAL
34	7111 TERESITA TRL	THOMAS K T
35	7106 TERESITA TRL	WASHINGTON SYLVESTER & ZELMA B
36	7112 TERESITA TRL	BROWN MARK D & DEBRA D
37	7111 ROLLING FORK DR	Taxpayer at
38	7105 ROLLING FORK DR	MAYES QUINCY LAVELL
39	7106 ROLLING FORK DR	SAYLES CLARA
40	7112 ROLLING FORK DR	BOWENS HAMPTON II
41	4218 ST FRANCIS AVE	VILLARREAL BERTHA GAMBOA
42	4212 ST FRANCIS AVE	VARUGHESE REVOCABLE TRUST
43	8630 E R L THORNTON FWY	VAZQUEZ HOLDINGS GROUP LP
44	8640 E R L THORNTON FWY	SHIV HOSPITALITY GROUP DALLAS LLC
45	8640 E R L THORNTON FWY	SHIV HOSPITALITY GROUP DALLAS II LLC
46	4025 ST FRANCIS AVE	RAE STRATEGIES CORP
47	7401 SAMUELL BLVD	WAL MART REAL EST BUS TR



COUNTY OF DALLAS

INFERRE WITH SAID NOTION AND ON THE 13TH DISTANTIONS:

71°11'16" Woz. 32.24 km

THESE with and out night-day line and distances:

a distance of 644.77 feet to the **POINT OF BEGINNING** and containing 348,204 square feet or 7.9337 acres of land.

THE CHRISTIAN STRONGHOLD BAPTIST CHURCH

the systems. Additional assessment of water services and wastewater

CHRISTIAN STRONGHOLD BAPTIST CHURCH

1

STATE OF TEXAS §
COUNTY OF DALLAS §

NOT BE RECORDED FOR
ANY PURPOSE AND

and State, on this day person

100

CERTIFICA

Author:

j)

5

1/