

CITY PLAN COMMISSION**THURSDAY, AUGUST 8, 2024****FILE NUMBER:** S234-148**SENIOR PLANNER:** Hema Sharma**LOCATION:** Singleton Boulevard at Normandy Brook Road, northeast corner**DATE FILED:** July 10, 2024**ZONING:** PD 508 (Tract 13A)**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20508.pdf>**CITY COUNCIL DISTRICT:** 6**SIZE OF REQUEST:** 0.854 -acres**APPLICANT/OWNER:** James Armstrong III; Greenleaf Ventures, LLC

REQUEST: An application to replat a 0.854-acre tract of land containing all of Common Area A and Lot 1 in City Block 16/7135 to create one 0.346-acre lot, one 0.436-acre lot and one Common Area on property located on Singleton Boulevard at Normandy Brook Road, northeast corner.

SUBDIVISION HISTORY:

1. S189-155 was a request northwest of the present request to replat a 3.116-acre tract of land containing all of Lots 1 through 4 and all of Lots 13 through 16 in City Block 6/7135; all of Lots 1 through 4 and all of Lots 13 through 16 in City Block 11/7135; and part of Lots 1 through 4 in City Block 12/7135 to create a 36-lot Shared Access Development and 4 common areas on property located on Singleton Boulevard F.K.A. Eagle Ford Road, east of Westmoreland Road. The request was approved on April 4, 2019 and was recorded on July 21, 2022.
2. S189-122 was a request northwest of the present request to replat an 11.599-acre tract of land containing part of Lots 7 through 12, and all of Lots 1 through 6 in City Block 5/7135; part of Lots 1 through 4, 7, 19 and 20, and all of Lots 5, 6, 17, and 18 in City Block 6/7135; all of Lots 5 through 8, and all of Lots 17 through 20 in City Block 11/7135; part of Lots 1 through 4, all of Lots 5 through 8 and Lots 13 through 20 in City Block 12/7135; and all of Lots 1 through 8, and 13 through 20 in City Block 15/7135 to create a 47 lot subdivision and 6 common areas on property located on Singleton Boulevard, east of Westmoreland Road. The request was approved on March 7, 2019 and was recorded on August 13, 2022.

STAFF RECOMMENDATION: The request complies with the requirements of the PD 508 (Tract 13A); 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 and one common area.

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 28 feet of right-of-way (via fee simple or Street Easement) from the established center line of Normandy Brook Road. *Section 51A 8.602(c) 51A 8.604(c)*

Survey (SPRG) Conditions:

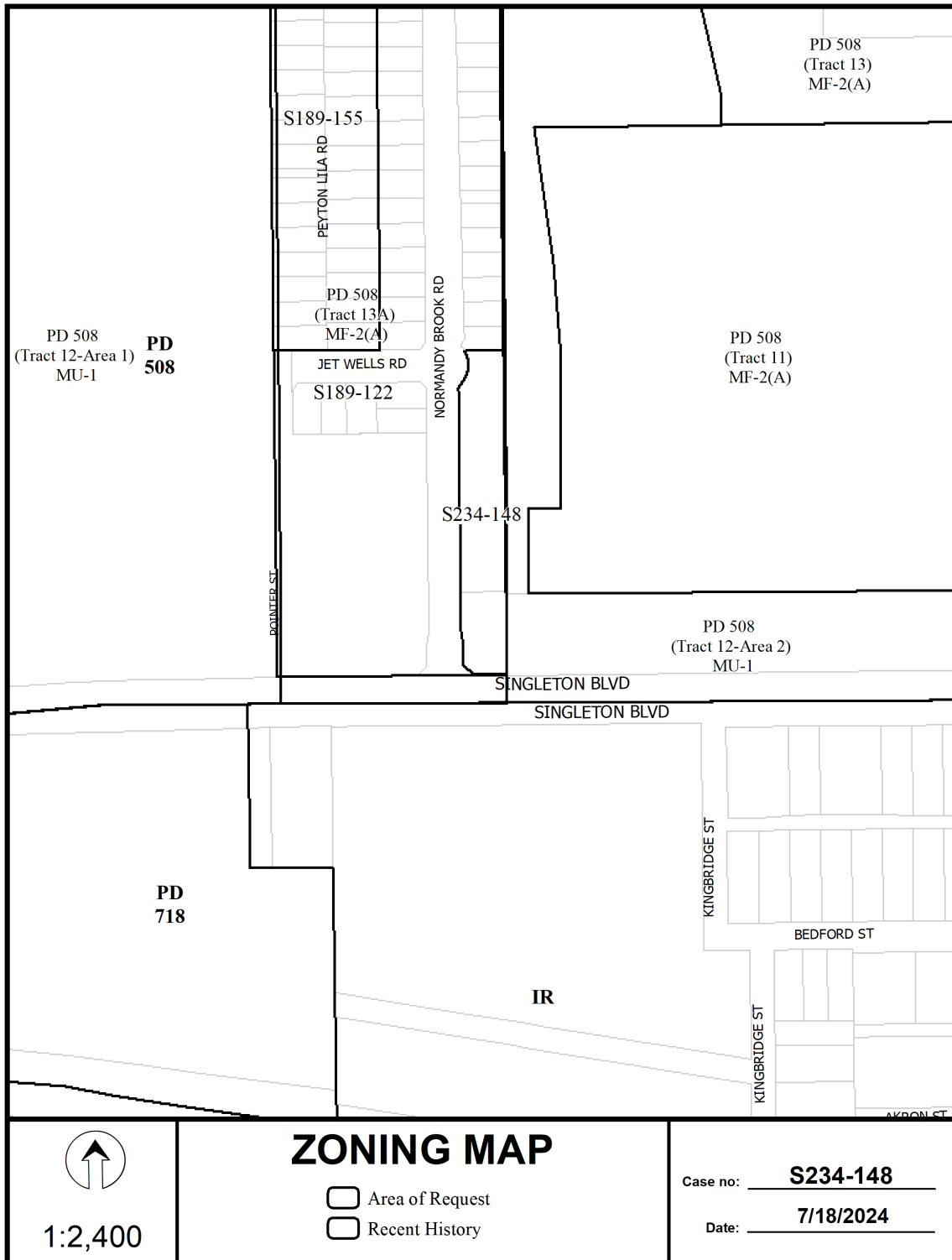
17. Prior to final plat, submit a completed final plat checklist and all supporting documents.
18. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
19. On the final plat, show distances/width across all adjoining right-of-way. Platting Guidelines.
20. On the final plat, show recording information on all existing easements within 150 feet of the property.
21. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
22. On the final plat, chose a new or different plat name. Platting Guidelines.

Dallas Water Utilities Conditions:

23. 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 Name / GIS, Lot & Block Conditions:

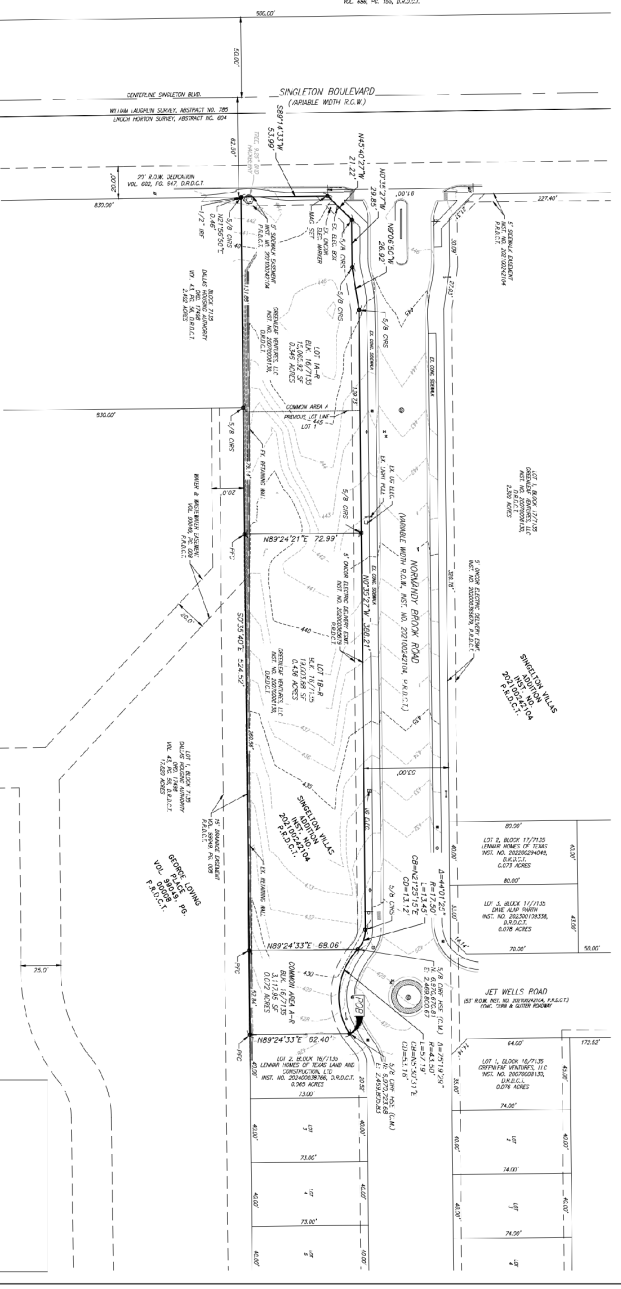
24. On the final plat, change “Singleton Boulevard” to “Singleton Boulevard (FKA Eagle Ford Road”. Section 51A-8.403(a)(1)(A)(xii).
25. On the final plat, identify the property as Lots 1A & 1B and CA “A”in City Block 16/7135.





OWNER'S COMMENTS

DATE: 08/08/2024
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO: [Number]
 SHEET NO: [Number]



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PRELIMINARY PLAT
SINGLETON VILLAS ADDITION
LOTS 1A-R & 1B-R, AND COMMON AREA A
BLOCK 167133
 BEING A REPLAT OF COMMON AREA A, AND LOT 1, BLOCK 167135, OF THE SINGLETON VILLAS ADDITION SITUATED IN THE ENCOCH HORTON SURVEY, ABSTRACT NO. 604, CITY OF DALLAS, DALLAS COUNTY, TEXAS
 FILE NO. S234-148

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