

CITY PLAN COMMISSION**THURSDAY, January 15, 2026****FILE NUMBER:** PLAT-25-000174**SENIOR PLANNER:** Hema Sharma**LOCATION:** between Singleton Boulevard and Bedford Street, east of Esmalda Drive**DATE FILED:** December 18, 2025**ZONING:** IM**CITY COUNCIL DISTRICT:** 6**SIZE OF REQUEST:** 0.881-acres**APPLICANT/OWNER:** Jose M. Rodriguez & Triple L Mechanical Services

REQUEST: An application to replat a 0.881-acre tract containing portion of Lots 2 and 7 in City Block B to create one 0.537-acre lot and one 0.344-acre lot on property located between Singleton Boulevard and Bedford Street, east of Esmalda Drive.

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

STAFF RECOMMENDATION: The request complies with the requirements of the IM Industrial Manufacturing 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 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)
15. Submit drainage, paving, etc. plans prepared by a licensed (TX) Professional Engineer to Permit Center, Oak Cliff Municipal Center (i.e., non-311T/DP). 51A-8.102 (c); 8.601(b)(4), (5), (6),(7),(8),(9)

Right-of way Requirements Conditions:

16. On the final plat, dedicate 50 feet of right-of-way (via fee simple) from the established center line of Singleton Boulevard. *Section 51A 8.602(c)*
17. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Bedford Street. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*
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*

Survey (SPRG) Conditions:

19. Prior to final plat, submit a completed final plat checklist and all supporting documents.
20. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
21. On the final plat, show distances/width across all adjoining right-of-way
22. On the final plat, show recording information on all existing easements within 150 feet of the property.

23. 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:

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 and Wastewater 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.

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

26. Street lighting requirements are waived due to the small frontage of the property and the presence of existing street lights in the median of Singleton. No additional illumination improvements are required.
27. On the final plat, change "Esmalda Lane" to "Esmalda Drive (FKA Alice Street FKA Albin Street)". Section 51A-8.403(a)(1)(A)(xii)
28. On the final plat, change "Singleton Boulevard (FKA Eagle Ford Pike)" to "Singleton Boulevard (FKA Eagle Ford Road)". Section 51A-8.403(a)(1)(A)(xii)
29. On the final plat, identify the property as Lots 2A & 7A in City Block B/7222.





