

CITY PLAN COMMISSION**THURSDAY, JULY 10, 2025****RECORD NO.:** PLAT-25-000030 (S245-197) **SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Singleton Boulevard, at the terminus of Duluth Street**DATE FILED:** June 13, 2025**ZONING:** PD 1049**PD LINK:** <https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=1049>**CITY COUNCIL DISTRICT:** 6**SIZE OF REQUEST:** 32.351-acres**APPLICANT/OWNER:** Villages at Soho Square, LLC

REQUEST: An application to replat a 32.351-acre tract of land containing part of City Block 7254, part of Lot 4, all of Lots 5, 9 through 12 in City Block 5/7252, all of Lots 1 through 12 in City Block 6/7252, all of Lots 2 through 6 and Lots 10 through 12 in City Block 7/7252 and abandoned portions of Munice Avenue and Bayonne Street to create one lot on property located on Singleton Boulevard, at the terminus of Duluth Street.

SUBDIVISION HISTORY:

1. S156-008R was a request southwest of the present request to revise a previously approved plat (S156-008) to create one 0.631-acre lot from a tract of land containing all of Lots 17, 18, 19 in City Block C/7248 and part of Lot 7 in City Block B/7248 on property located on Pollard Street at Vilbig Road, northwest corner. The request was approved on July 19, 2018, and was recorded on June 22, 2021.
2. S145-262 was a request east of the present request to create a Shared Access Development with 229 single family lots and 28 common areas from a 15.342-acre tract of land in City Block 7259 and a portion of abandoned Borger Street on property located on Borger Street between Duluth Street and Andy Street. The request was approved on September 17, 2015. S145-262A was submitted and recorded on June 22, 2018. S145-262C was submitted but has not been recorded.

STAFF RECOMMENDATION: The request complies with the requirements of PD 1049; 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 a full set of Civil Engineering Plans (drainage, paving, street signage/marketing/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 50 feet right-of-way (via fee simple) from the established centerline of Singleton Boulevard. *Section 51A 8.602(c)*
17. On the final plat, dedicate 30 feet right-of-way (via fee simple) from the established centerline of Vilbig Road. *Section 51A 8.602(c)*
18. On the final plat, dedicate 25 feet of right-of-way (via fee simple or street easement) from the established centerline of Pablo Street. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*
19. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Duluth Street. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*
20. 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:

21. Submit a completed Final Plat Checklist and All Supporting Documentation.
22. On the final plat, add/show Lien Holders Subordination Agreement.
23. On the final plat, show how all adjoining right-of-way was created.
24. List utility easements as retained within street abandonments when stated in ordinance or follow the City of Dallas standard affidavit requirements.
25. Ensure no building encroachments.

Transportation Conditions:

26. Plans must comply with the traffic barrier requirements. *Section 51A-8.618.*
27. Plans must comply with sidewalk design standards.

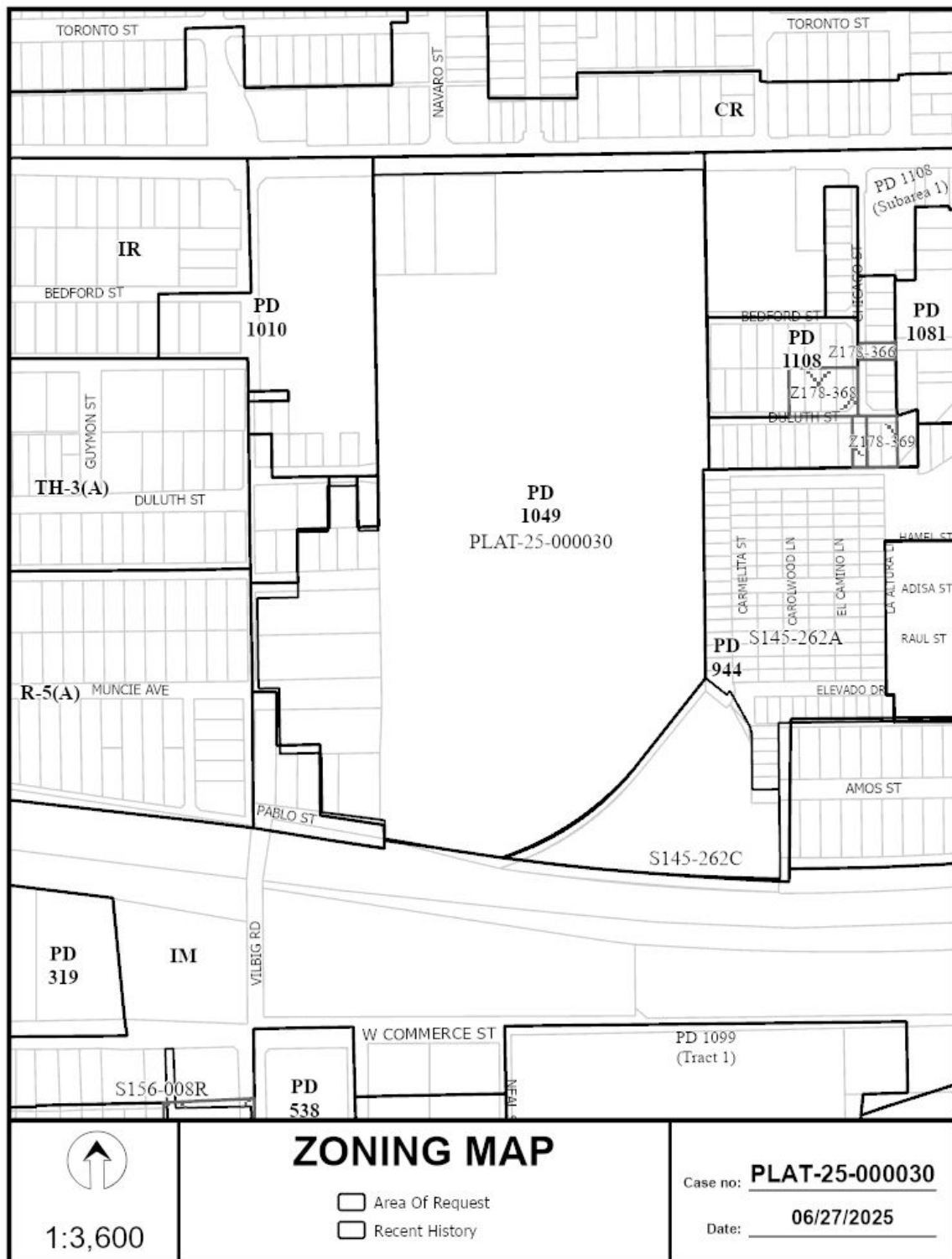
Dallas Water Utilities Conditions:

28. 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.
29. Water and wastewater main improvements are required by Private Development Contract. Submit water/wastewater Engineering Plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
30. Existing and any proposed Water and Wastewater Easements must be shown and/or increased to conform to current design standards. **Notice:** Minimum DWU

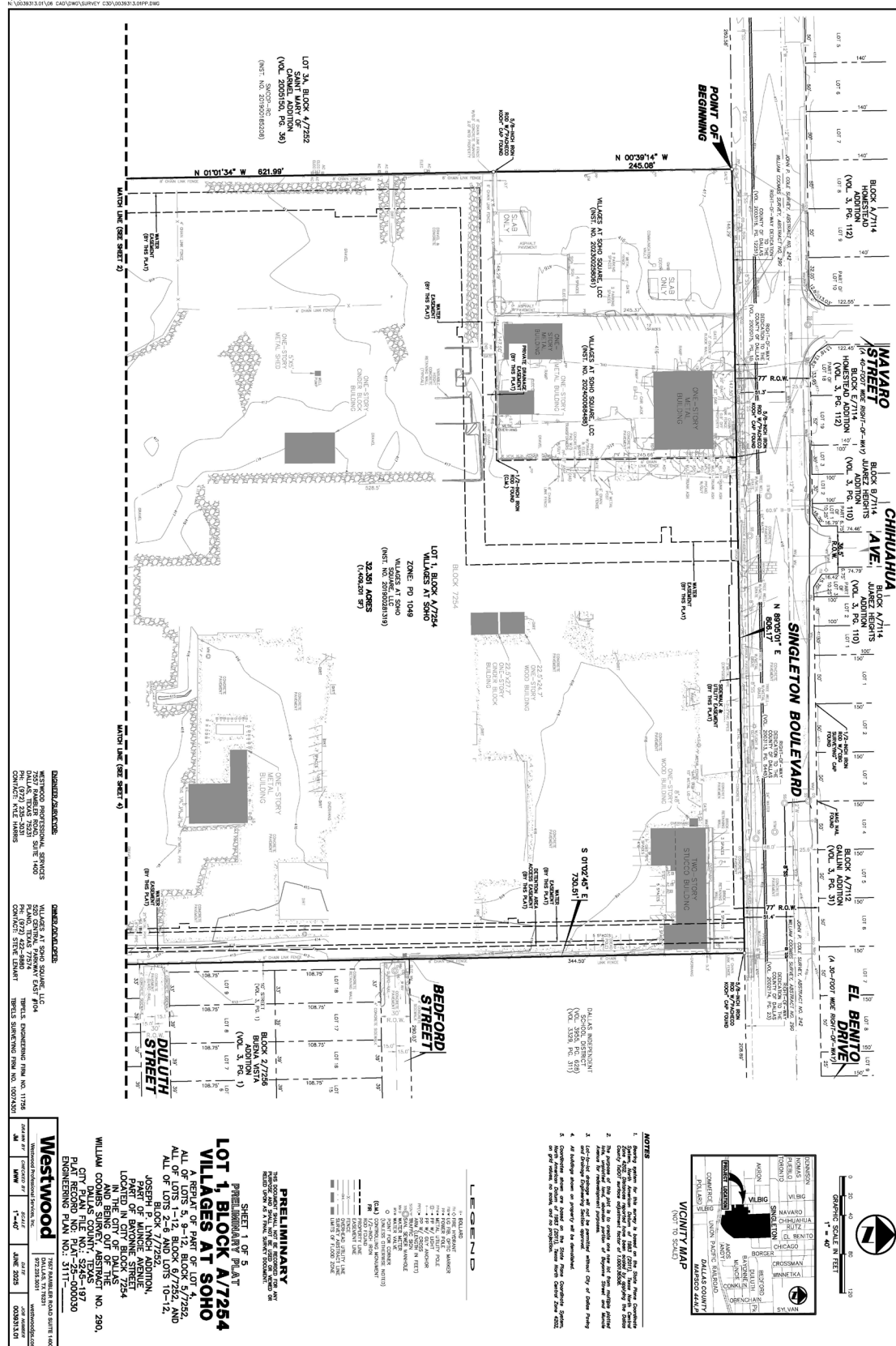
easement size 20' for one utility and 25' for both water and sewer. Larger diameter or deeper mains may require additional width.

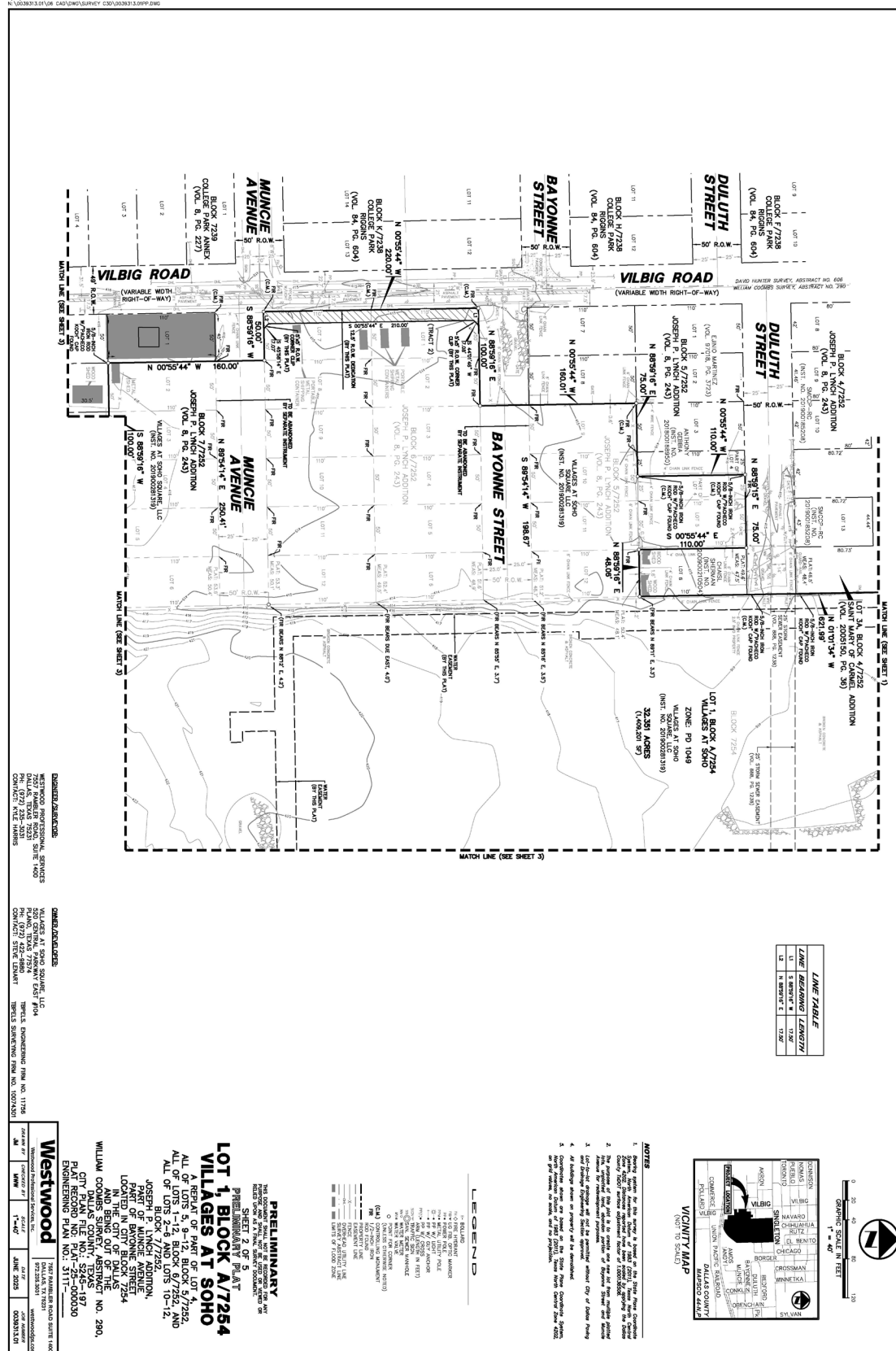
Streetlight/ Real Estate/ Street name Coordinator/ GIS, Lot & Block Conditions:

31. Submit a full set of Street Lighting plans prepared per City Standards to daniel.silva1@dallas.gov. Street Lighting requirements are determined during the initial phase of review. Additional street lighting installations may be required to meet the photometric requirements of the 2019 Street Design Manual, Section 6. Photometric analysis will be required to support the submitted street lighting plan.
32. On the final plat, show abandonment for Bayonne Street and Muncie Avenue as: Abandonment authorized by Ordinance No. _____, recorded as Vol. Nos. (Cert. ORD No. _____, QCD No. _____). Utility Easements retained.
33. On the final plat, change "Singleton Boulevard" to "Singleton Boulevard (FKA Eagle Ford Road)".
34. On the final plat, change "Navaro Street" to "Navaro Street (FKA Homestead Avenue)".
35. On the final plat, change "Bedford Street" to "Bedford Street (FKA Pate Street)".
36. On the final plat, change "Duluth Street" to "Duluth Street (FKA Kittrell Street)".
37. On the final plat, change "Vilbig Road" to "Vilbig Road (FKA Robinson Road)".
38. On the final plat, change "Elevato Drive" to "Elevado Drive".
39. On the final plat, identify the property as Lot 1 in City Block A/7254.









PRELIMINARY PLAT - LOT 1, BLOCK A / 7254, VILLAGES AT SOHO



