

CITY PLAN COMMISSION**THURSDAY, JUNE 12, 2025****RECORD NO.:** PLAT-25-000003 (S245-173) **SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Technology Boulevard, at the terminus of Connector Drive**DATE FILED:** May 16, 2025**ZONING:** MU-3**CITY COUNCIL DISTRICT:** 6**SIZE OF REQUEST:** 13.765-acres**APPLICANT/OWNER:** Social Church, Inc.

REQUEST: An application to replat a 13.765-acre tract of land containing a part of City Block D/6499 to create one lot on property located on Technology Boulevard, at the terminus of Connector Drive.

SUBDIVISION HISTORY:

1. S167-223 was a request west of the present request to replat 11.636-acre tract of land containing all of Lot 1A in City Block E/6499 and a tract of land in City Block E/6499 to create one 6.918-acre lot and one 4.717-acre lot on property located on Technology Boulevard East between Connector Drive and Technology Boulevard West, west corner. The request was approved on July 20, 2017. Phase A S167-223A was submitted and was recorded on August 8, 2018.

STAFF RECOMMENDATION: The request complies with the requirements of the MU-3 Mixed-Use 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 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 Conditions:

15. Dedicate 28 feet of right-of-way (via fee simple or street easement) from the established center line of Technology Boulevard. 51A 8.602(c); 51A 8.604(c)

Flood Plain Conditions:

16. Determine the 100-year water surface elevation across this addition.
17. Dedicate floodway easement, floodway management area or floodway easement (within common area), with the appropriate easement statement included on the face of the Plat. 51A 8.611(d); DWU FLOODPLAIN MANAGEMENT; Drainage Design Manual Addendum V
18. Include additional paragraph in Owner's Certificate (pertaining to the floodplain). 51A 8.611(d); DWU FLOODPLAIN MANAGEMENT; Drainage Design Manual Addendum V
19. Specify minimum fill and minimum finished floor elevations if Fill Permit exists.
20. Show natural channel set back from the crest of the natural channel.

21. Set floodway monument markers and provide documentation.
22. Provide information regarding Fill Permit or Floodplain Alteration Permit if applied for.

Survey (SPRG) Conditions:

23. Prior to final plat, submit a completed final plat checklist and all supporting documents.
24. On the final plat, show the correct recording information for the subject property.
25. On the final plat, show distances/width across all adjoining rights-of-way.
On the final plat, show recording information on all existing easements within 150 feet of the property.
26. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information.

Dallas Water Utilities Conditions:

27. 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.
28. 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/ GIS, Lot & Block Conditions:

29. Submit a full set of street lighting plans to Department of Transportation and Public Works for review. Attention: Daniel Silva
30. Photometric analysis is required demonstrating that proposed illumination improvements meet the illumination requirements of the 2019 Street Design Manual, Section 6.
31. New City of Dallas owned streetlights are required on Punjab Way.
32. On the final plat, identify the property as Lot 8 in City Block D/6499.









