

CITY PLAN COMMISSION**THURSDAY, SEPTEMBER 18, 2025****FILE NUMBER:** PLAT-25-000072 (S245-223)**SENIOR PLANNER:** Hema Sharma**LOCATION:** Singleton Boulevard, at the terminus of Conroe Street**DATE FILED:** August 20, 2025**ZONING:** PD 933 (Subarea D)**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20933.pdf>**CITY COUNCIL DISTRICT:** 6**SIZE OF REQUEST:** 3.4885-acres**APPLICANT/OWNER:** Singleton Trinity Groves, LP

REQUEST: An application to replat a 3.4885-acre tract of land containing portion of City Block 7258 and a tract of land in City Block 7257 to create one lot on property located on Singleton Boulevard, at the terminus of Conroe Street.

SUBDIVISION HISTORY:

1. S189-135 was a request southwest of the present request to replat a 2.265-acre tract of land containing all of Lots 1 through 4 in City Block 12/7265, all of Lots 1 through 12 in City Block 9/7265, part of abandoned Winnetka Avenue, and part of an abandoned alley to create a 27-lot shared access development with lots ranging in size from 2,071 square feet to 7,449 square feet on property located between Duluth Street and Bayonne Street, west of Conklin Street. The request was approved on March 21, 2019 and recorded on April 2, 2021.
2. S145-109 was a request southwest of the present request to replat a 19.756-acre tract of land containing part of the Cement City Addition and part of an unplatted tract of land in City Block 7257 into five lots on property located at the southeast corner of Borger Street and Singleton Boulevard. The request was approved on March 19, 2015. Phase A S145-109A was submitted and was recorded on November 15, 2016. Phase B S145-109B was submitted and was recorded on August 8, 2018.
3. S145-087 was a request at location of the present request to replat a 19.756-acre tract of land containing part of the Cement City Addition and part of an unplatted tract of land in City Block 7257 into five lots on property located at the southeast corner of Borger Street and Singleton Boulevard. The request was approved on February 19, 2015, but has expired. Phase A S145-087B was submitted and was recorded on June 21, 2017. Phase C S145-087C was submitted and was recorded on September 8, 2017.

STAFF RECOMMENDATION: The request complies with the requirements of the PD 933 (Subarea D); 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 Requirements Conditions:

15. On the final plat, dedicate 50 feet of right-of-way (via fee simple) from the established center line of Singleton Blvd. *Section 51A 8.602(c)*

Survey (SPRG) Conditions:

16. Prior to final plat, submit a completed final plat checklist and all supporting documents.
17. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
18. On the final plat, show distances/width across all adjoining right-of-way
19. On the final plat, show recording information on all existing easements within 150 feet of the property.
20. On the final plat, move subdivision recording block to sheet 2 of two.

Dallas Water Utilities Conditions:

21. 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.
22. 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.

Arborist/ GIS, Lot & Block Conditions:

23. Prior to final plat, revised tree survey requested. The survey does not have to include trees under 8", but please assure that DBH measurements are correct for all protected trees(8" and up).
24. On the final plat, identify the property as Lot 1 in City Block B/7264.







