

**CITY PLAN COMMISSION****THURSDAY, SEPTEMBER 4, 2025****RECORD NO.:** PLAT-25-000066 (S245-217)    **SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Samuell Boulevard at Gallon Drive, southwest corner**DATE FILED:** August 6, 2025**ZONING:** RR**CITY COUNCIL DISTRICT:** 7**SIZE OF REQUEST:** 5.290-acres**APPLICANT/OWNER:** DW Village II, LLC

**REQUEST:** An application to replat a 5.290-acre tract of land containing all Lot 22 in City Block A/6127 to create one 0.574-acre lot and one 4.716-acre lot on property located on Samuell Boulevard at Gallon Drive, southwest corner.

**SUBDIVISION HISTORY:**

1. S189-174 was a request northeast of the present request to replat an 8.301-acre tract of land containing all of Lot 6 in City Block D/8474 to create one 6.328-acre lot and one 1.973-acre lot on property located on Samuel Boulevard, south of R.L. Thornton Freeway/Interstate Highway No. 30. Phase A S189-174A was submitted and was recorded on March 8, 2021.

**STAFF RECOMMENDATION:** The request complies with the requirements of the RR Regional Retail District; therefore, staff recommend 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 submitting 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. 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 28 feet of right-of-way (via fee simple or street easement) from the established center line Gallon Dr Section 51A 8.602(c); 51A 8.604(c).

**Survey (SPRG) Conditions:**

16. Submit a completed Final Plat Checklist and All Supporting Documentation.

**Dallas Water Utilities Conditions:**

17. 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.
18. 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.

19. 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.

**GIS, Lot & Block Conditions:**

20. On the final plat, identify the property as Lots 22A and 22B in City Block A/6127.









