

**CITY PLAN COMMISSION****THURSDAY, MARCH 23, 2023****FILE NUMBER:** S223-090**CHIEF PLANNER:** Mohammad H. Bordbar**LOCATION:** Singleton Boulevard, between Borger Street and Crossman Avenue**DATE FILED:** February 23, 2023**ZONING:** CR**CITY COUNCIL DISTRICT:** 6 **SIZE OF REQUEST:** 0.967-acres**MAPSCO:** 44P**APPLICANT/OWNER:** FWLB Singleton, LP

**REQUEST:** An application to replat a 0.967-acre tract of land containing all of lots 1 through 6 in City Block 2/7108 to create one lot on property located on Singleton Boulevard, between Borger Street and Crossman Avenue.

**SUBDIVISION HISTORY:**

1. S212-013 was a request southwest of the present request to replat a 2.047-acre tract of land containing all of Lots 41 through 47, 50, 51, 52A in City Block 7257; all of Lots 60, 61, 62A, and 63A in City Block 1/7257; and abandoned Bedford Street to create one lot on property located on Borger Street, south of Singleton Boulevard. The request was approved on November 4, 2021 but has not been recorded.

**STAFF RECOMMENDATION:** The request complies with the requirements of the CR Community Retail 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 Requirements Conditions:**

15. 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)*
16. On the final plat, dedicate a minimum 10-foot by 10-foot corner clip (via fee simple or street easement) at the intersection of Singleton Boulevard and Crossman Avenue. *Section 51A 8.602(d)(1)*
17. On the final plat, dedicate a 15-foot by 15-foot Alley Sight Easement at the intersection of Borger Street and the alley. *Section 51A-8.602(e)*
18. On the final plat, dedicate a 15-foot by 15-foot Alley Sight Easement at the intersection of Crossman Avenue and the alley. *Section 51A-8.602(e)*
19. 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:**

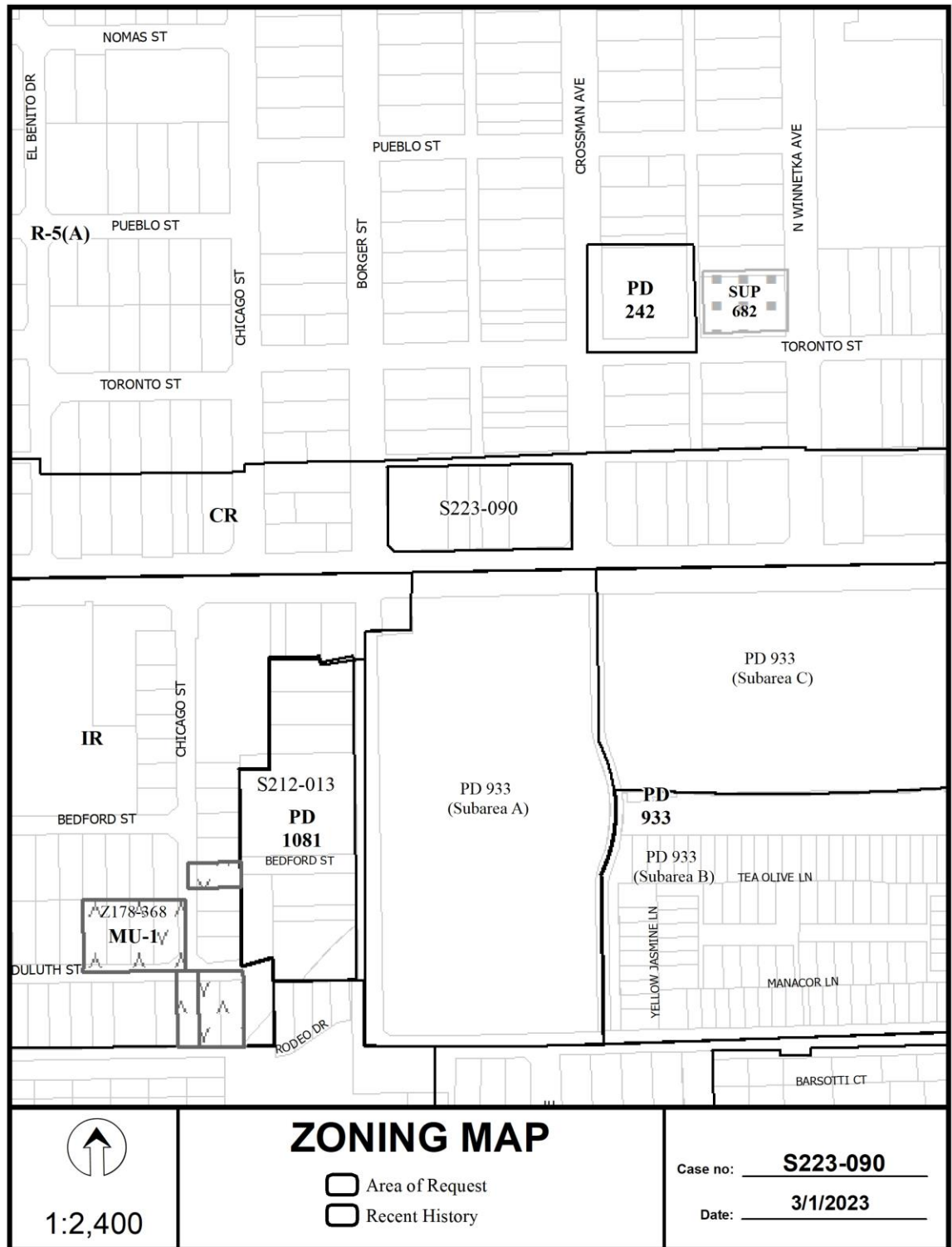
20. Prior to final plat, submit a completed final plat checklist and all supporting documents.
21. On the final plat, show recording information on all existing easements within 150 feet of the property.
22. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.

**Dallas Water Utilities Conditions:**

23. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f).
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. 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.

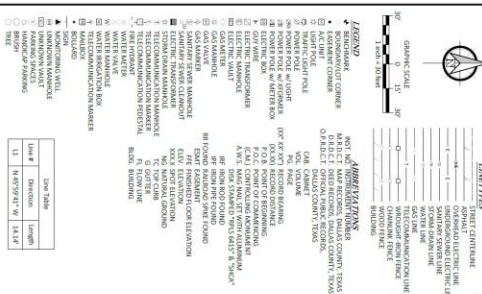
**Real Estate / Arborist / Street Name / GIS, Lot & Block Conditions:**

26. On the final plat, add a label for (F.K.A. Patrick Street) to Borger Street south of Singleton Boulevard. Section 51A-8.403(a)(1)(A)(xii)
27. On the final plat, identify the property as Lot 1A in City Block 2/7108. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).









**PURPOSE NOTE:**  
The purpose of this plot is to create one bit of record from an existing six plotted bits.

## GENERAL NOTES

1. BASES OF EASING IS STATE PLANT CONDUIT, NORTH TEXAS CENTER FOR E202, NORTH HARRIS COUNTY 318, ASSIGNMENT REALIZATION 2011
2. UTILITY DITCH IS WARDEN GEODITR, AS DEFINED BY CROSS FROM THE TRAILHEAD
3. EFT NETWORK
4. NOT ALL LOT LINES OUTSIDE OF THE BOUNDARY OF THE SUBJECT PROPERTY SHOWN HEREON HAVE BEEN SURVEYED AND ARE SHOWN AS APPROXIMATE DIRECTION BASED ON RECORDS INFORMATION AND TAX MAPS.
5. LOT TO LOT CHANNELS WILL NOT BE ALLOWED WITHOUT CITY OF DALLAS PERMITS. DAMAGED ENGINEERING SECTION APPROVAL.
6. ALL STRUCTURES ON SITE TO BE DEMOLISHED.

**OWNER'S DEDICATION**  
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS

There are two main ways to do this. A traditional way is to have a separate group of people who are responsible for the design and development of the system. This group is often called the 'design team' or 'development team'. They are responsible for the design and development of the system, and they are responsible for the implementation of the system. The other way to do this is to have a group of people who are responsible for the design and development of the system, and they are responsible for the implementation of the system. This group is often called the 'design team' or 'development team'. They are responsible for the design and development of the system, and they are responsible for the implementation of the system.

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SURVEYOR'S CERTIFICATE  
STATE OF TEXAS                    §  
COUNTY OF DALLAS           §

L. OLIPHANT, E. CAMERON, Registered Professional Land Surveyors, licensed by the State of Texas, affirm that this plat was prepared under their direct supervision, from recorded documentation, evidence collected on the ground during field operations, and other reliable documentation, and that this plat substantially complies with the rules and regulations of the Texas Board of Professional Land Surveyors and the City of Dallas, Texas development code and ordinances. I further affirm that monumentation shown hereon was either found or as shown hereon under my direction and supervision.

[illegible]

Notary Public, in and for the State of Texas

[illegible]

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**URBAN**  
STRATEGY

**PRELIMINARY PLAT**  
67 ACRES / 42,118 SQUARE FEET

LOT 1-4, BLOCK 2/7108  
SINGLETON HELLO CARWASH ADDITION  
A REPLAT OF LOTS 1-6, BLOCK 2/7108, EDGEFIELD ADDITION

MAP RECORDS OF DALLAS COUNTY, TEXAS  
OUT THE JOHN P. COLE SURVEY, ABSTRACT NO. 242  
CITY OF DALLAS, DALLAS COUNTY, TEXAS  
CITY PLAN FILE NO. 5223-090  
ENGINEERING PLAN NO. XXXX-\_\_\_\_\_