

**CITY PLAN COMMISSION****THURSDAY, MARCH 23, 2023****FILE NUMBER:** S223-092**CHIEF PLANNER:** Mohammad H. Bordbar**LOCATION:** Singleton Boulevard at Sylvan Avenue, southwest corner**DATE FILED:** February 23, 2023**ZONING:** PD 1086 (tract 1 and 2)**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%201086.pdf>**CITY COUNCIL DISTRICT:** 6    **SIZE OF REQUEST:** 5.7818-acres    **MAPSCO:**44P**APPLICANT/OWNER:** Lantower Singleton Dallas, LP

**REQUEST:** An application to create one 5.7818-acre lot from a tract of land in City Block 7264 on property located on Singleton Boulevard at Sylvan Avenue, southwest corner.

**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 April 2, 2021.

**STAFF RECOMMENDATION:** The request complies with the requirements of PD 1086 (tract 1 and 2); 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 centerline of Singleton Boulevard. *Sections 51A-8.602(c).*
16. On the final plat, dedicate 50 feet of right-of-way (via Fee Simple) from the established centerline of Sylvan Avenue. *Sections 51A-8.602(c).*
17. On the final plat, dedicate 28 feet of right-of-way (via Fee Simple or Street Easement) from the established centerline of Obenchain Street. *Sections 51A-8.602(c), 51A-8.604(c).*
18. 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).*
19. On the final plat, dedicate a minimum 20-foot by 20-foot corner clip (via Fee Simple or Street Easement) at the intersection of Duluth Street & Sylvan Avenue. *Section 51A 8.602(d)(1)*

20. On the final plat, dedicate a minimum 20-foot by 20-foot corner clip (via Fee Simple or Street Easement) at the intersection of Duluth Street & Obenchain Street. Section 51A 8.602(d)(1)
21. On the final plat, dedicate a minimum 20-feet by 20-feet corner clip (via Fee Simple or Street Easement) at the intersection of Obenchain Street and Singleton Boulevard. Section 51A 8.602(d)(1)
22. Prior to final plat, a larger corner clip may be requested during engineering plan and traffic review to accommodate an adequate turning radius, or to maintain public/traffic appurtenances, within the area of the corner clip. Section 51A 8.602(d)(1), 51A 8.608(a)
23. 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.
24. 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.
25. Comply with PD 1086 *City Code- per PD*

**Survey (SPRG) Conditions:**

26. Prior to final plat, submit a completed final plat checklist and all supporting documents.
27. On the final plat, show distances/width across all adjoining right-of-way. Platting Guidelines.
28. On the final plat, show recording information on all existing easements within 150 feet of the property.
29. 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:**

30. 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).
31. 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.
32. 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:**

33. On the final plat, change “Singleton Boulevard (Formerly Eagle Ford Road)” to “Singleton Boulevard (F.K.A. Eagle Ford Road)”. Section 51A-8.403(a)(1)(A)(xii)
34. On the final plat, change “Sylvan Avenue (Formerly Browder Street)” to “Sylvan Avenue (A.K.A. Sylvan Street) (F.K.A. Browder Street)”. Section 51A-8.403(a)(1)(A)(xii)
35. On the final plat, change “Benchain Street” to “Obenchain Street” on southern label. Section 51A-8.403(a)(1)(A)(xii)
36. On the final plat, change “Fabrication Street” to “Fabrication Street (F.K.A. Williams Street)”. Section 51A-8.403(a)(1)(A)(xii)
37. On the final plat, identify the property as Lot 1 in City Block A/7264. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).









