

**CITY PLAN COMMISSION****THURSDAY, OCTOBER 10, 2024****FILE NUMBER:** S234-189**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Burgess Boulevard at Iberia Avenue, southwest corner**DATE FILED:** September 11, 2024**ZONING:** IR**CITY COUNCIL DISTRICT:** 6**SIZE OF REQUEST:** 0.5207-acres**APPLICANT/OWNER:** HJ3 Ventures, LLC

**REQUEST:** An application to replat a 0.5207-acre tract of land containing all of Lots 34, 35, and 36 in City Block 12/8570 to create one lot on property located on Burgess Boulevard at Iberia Avenue, southwest corner.

**SUBDIVISION HISTORY:**

1. S234-068 was a request southwest of the present request to replat a 0.275-acre tract of land containing all of Lots 5 and 6 in City Block 10/8570 to create one lot on property located on Gretna Street, north of Mississippi Avenue. The request was approved on March 21, 2024, and has not been recorded.
2. S223-251 was a request north of the present request to replat a 0.839-acre tract of land containing all of Lot 1A in City Block 13/8570 and abandoned portion of a public right-of-way to create one lot on property located on Burgess Boulevard at Algiers Street, northeast corner. The request was approved on October 5, 2023, and has not been recorded.
1. S190-067 was a request southeast of the present request to replat a 0.808-acre tract of land containing part of Lot 11A in City Block 14/8570 to create one 0.607-acre lot, and one 0.201-acre lot on property located on Iberia Avenue, south of Burgess Boulevard. The request was approved on January 23, 2020, and recorded on July 21, 2020.
2. S189-172 was a request southwest of the present request to replat a 0.238-acre tract of land containing part of Lots 9 through 11 in City Block 1/8570 to create one lot on property located on Mississippi Avenue at the terminus of Vicksburg Street. The request was withdrawn on April 18, 2019.

**STAFF RECOMMENDATION:** The request complies with the requirements of the IR Industrial/Research 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 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Iberia Avenue. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*
16. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Burgess Boulevard. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*
17. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of Iberia Avenue & Burgess Boulevard. Section 51A 8.602(d)(1)

**Survey (SPRG) Conditions:**

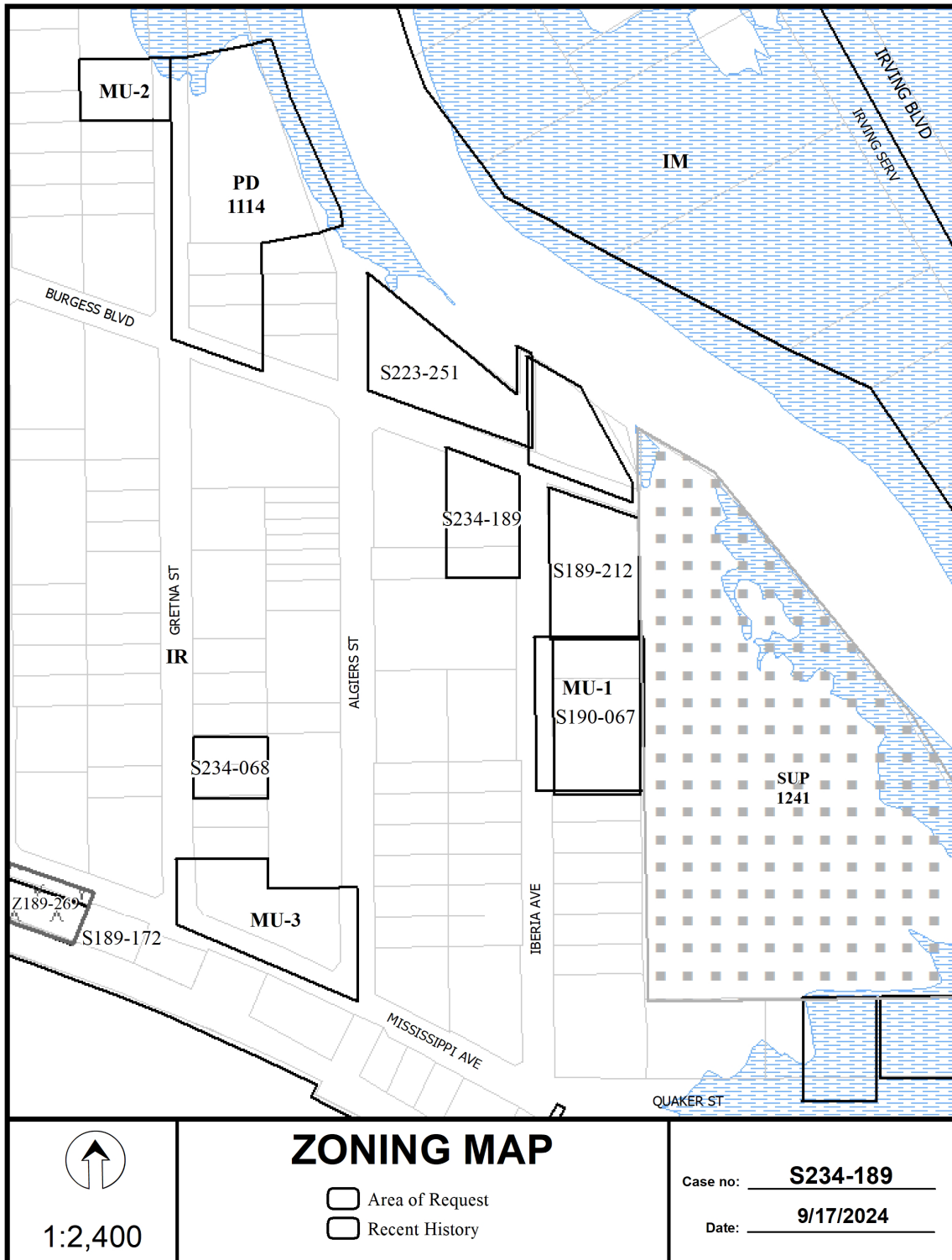
18. Prior to final plat, submit a completed final plat checklist and all supporting documents.
19. On the final plat, show recording information on all existing easements within 150 feet of the property.

**Dallas Water Utilities Conditions:**


20. 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.

**Street Name/ GIS, Lot & Block Conditions:**

21. On the final plat, change “Iberia Avenue” to “Iberia Avenue (AKA Iberia Street)”. Section 51A-8.403(a)(1)(A)(xii).
22. On the final plat, identify the property as Lot 34A in City Block 12/8570.





 1:2,400	<h2 style="text-align: center;">AERIAL MAP</h2> <p> <input checked="" type="checkbox"/> Area of Request  <input type="checkbox"/> Recent History         </p>	Case no: <u>          <b>S234-189</b>          </u> Date: <u>          <b>9/17/2024</b>          </u>
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