

CITY PLAN COMMISSION**THURSDAY, JANUARY 23, 2025****FILE NUMBER:** S245-050**SENIOR PLANNER:** Hema Sharma**LOCATION:** Burbank Street at Harry Hines Boulevard, northeast corner**DATE FILED:** December 26, 2024**ZONING:** IR**CITY COUNCIL DISTRICT:** 2**SIZE OF REQUEST:** 20.3319-acres**APPLICANT/OWNER:** Stephen Rogers, Viceroy Partners II, L.P.

REQUEST: An application to replat a 20.3319-acre tract of land containing all of Lot 1 in City Block A/5771 to create one 17.6447-acre lot and one 2.6872-acre lot on property located on Burbank Street at Harry Hines Boulevard, northeast corner.

SUBDIVISION HISTORY:

1. S223-117 was a request north of the present request to replat a 51.474-acre tract of land containing all of Lots 1A, 1B, 1C, a tract of land, and abandoned Wyman Street and to abandoned portion of Research Row in City Block B/5772 to create one lot on property located on Denton Drive, north of Burbank. The request was approved on April 20, 2023 but has not been recorded.

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 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)
15. 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.

Right-of way Requirements Conditions:

16. On the final plat, dedicate 30 feet of right-of-way (via fee simple) from the established center line of Burbank Street. *Section 51A 8.602(c)*
17. 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*

Flood Plain Conditions:

18. On the final plat, determine the 100-year water surface elevation across this addition.
19. On the final plat, dedicate floodway easement, floodway management area or floodway easement (within common area), with the appropriate easement statement included on the face of the Plat. *51A 8.611(d); DWU Floodplain Management; Drainage Design Manual Addendum V*

20. On the final plat, include additional paragraph in Owner's Certificate (pertaining to the floodplain). 51A 8.611(d); DWU Floodplain Management; Drainage Design Manual Addendum V
21. On the final plat, specify minimum fill and minimum finished floor elevations. *Section 51A-8.611(d), Trinity Watershed Management.*
22. On the final plat, show the natural channel set back from the crest of the natural channel. *Section 51A-8.611(d), Trinity Watershed Management.*
23. Prior to submission of the final plat, set floodway monument markers and provide documentation that the monuments have been set. *Section 51A-8.617(d)(1), (2), (3), and (4)*
24. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for.

Survey (SPRG) Conditions:

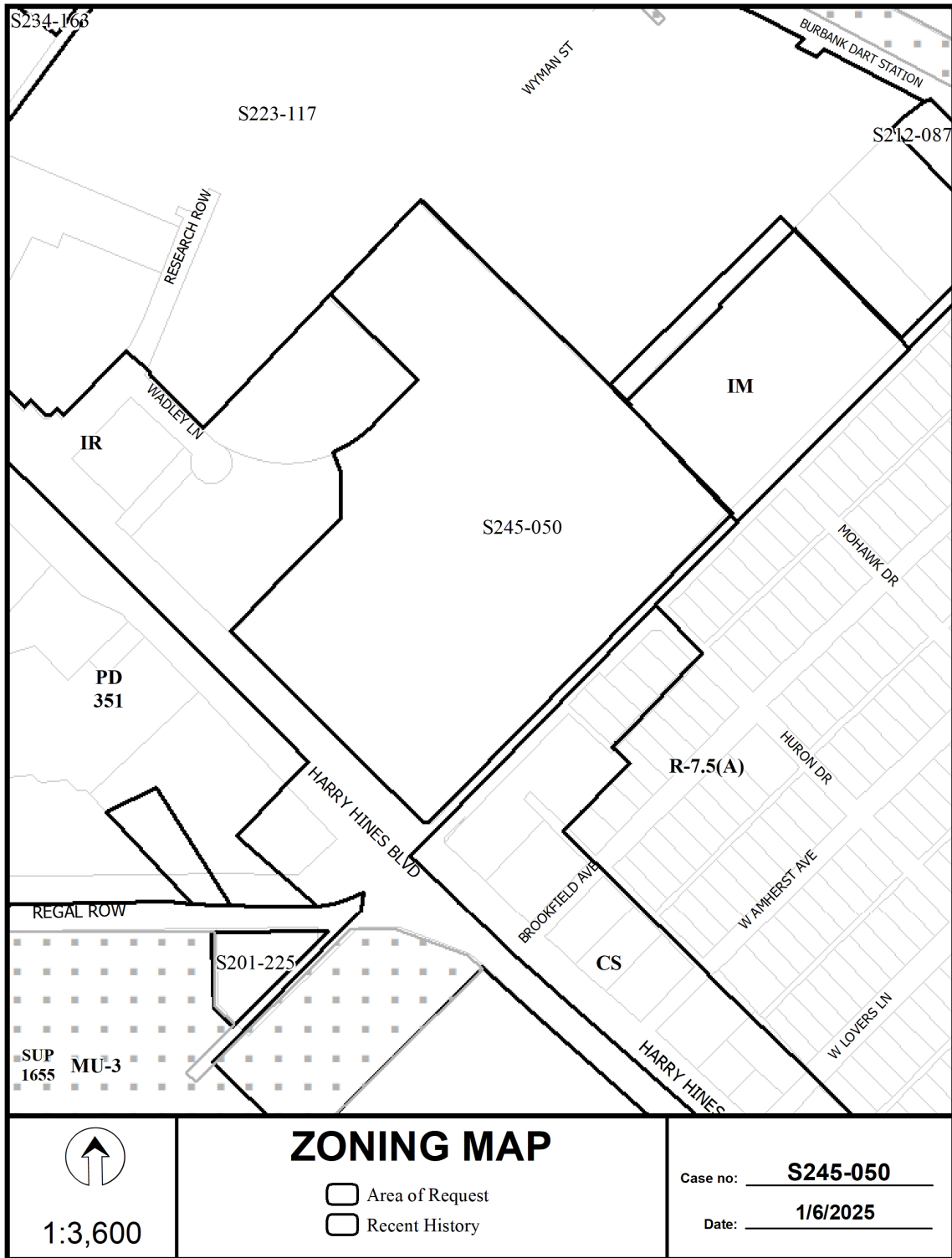
25. Prior to final plat, submit a completed final plat checklist and all supporting documents.
26. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
27. On the final plat, show distances/width across all adjoining right-of-way. Platting Guidelines.
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. 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.
31. Water main improvements is required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

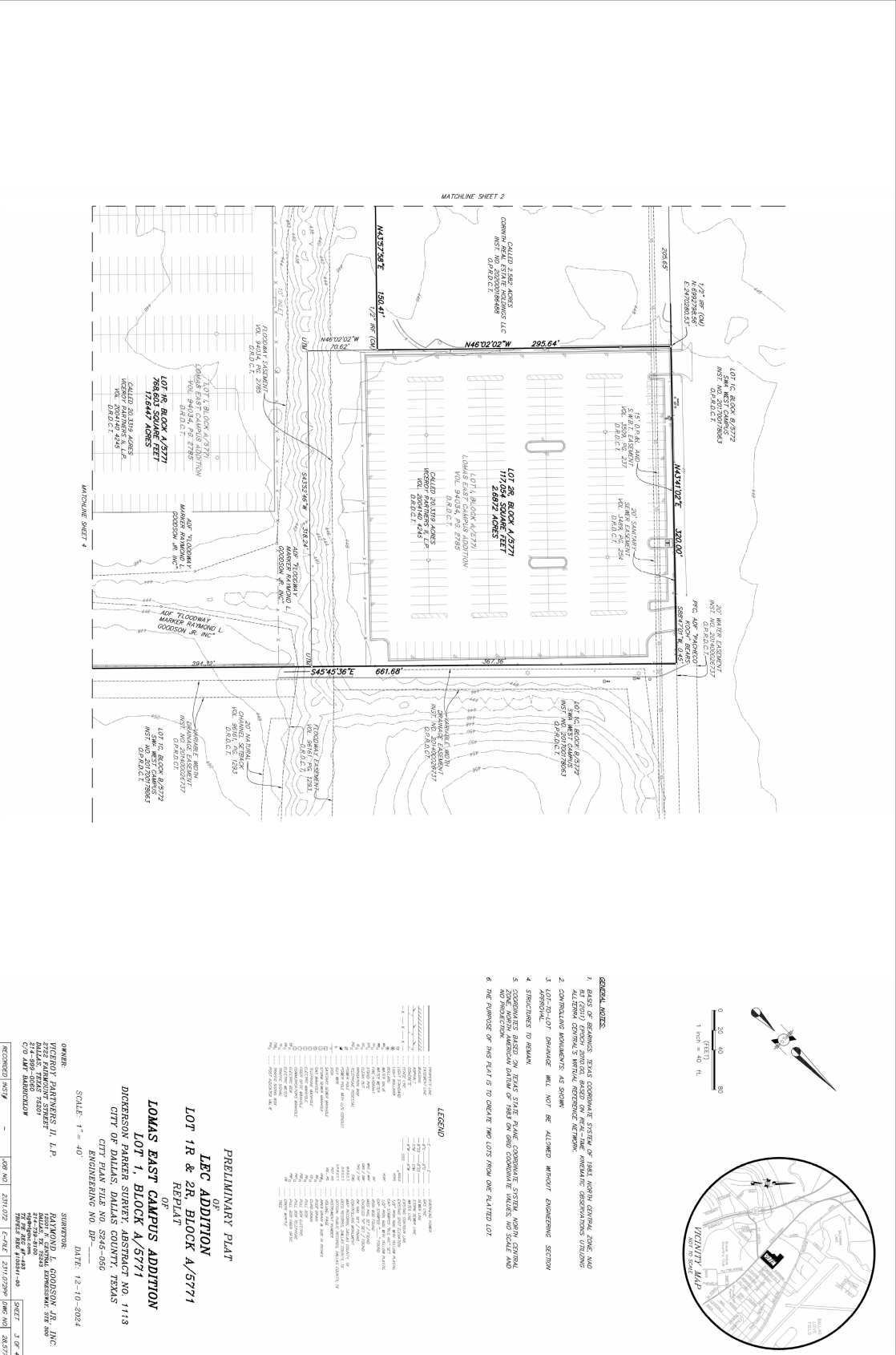
Street Name/ GIS, Lot & Block Conditions:

32. On the final plat, change "Burbank Street (FKA Norwood Avenue)" to "Burbank Street (FKA Norwood Avenue FKA Purdue Avenue". Section 51A-03(a)(1)(A)(xii).
33. On the final plat, change "Regal Row" to "Regal Row (FKA North Fort Worth Road)". Section 51A-03(a)(1)(A)(xii).
34. On the final plat, identify the property as Lots 1A & 1B in City Block A/5771.





 1:3,600	<h2 style="text-align: center;">AERIAL MAP</h2> <p> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History </p>	Case no: <u> S245-050 </u> Date: <u> 1/6/2025 </u>
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- GENERAL NOTES:**
1. BASIS OF RECORDS: 2024S GEODETIC SYSTEM OF 1984 NORTH CENTRAL ZONE, NAD 83. ALL OTHERS SHALL BE REFERENCED TO THIS SYSTEM. THE HORIZONTAL CONTROL SHALL BE THE NATIONAL GEODETIC SURVEY.
 2. CORRELATING MONUMENTS AS SHOWN.
 3. LOT-DILOT DIMENSIONS WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION.
 4. SYMBOLS TO BE SHOWN.
 5. THE USE OF THIS PRELIMINARY ENGINEERING SECTION IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE A PROFESSIONAL ENGINEERING DESIGN.
 6. THE PURPOSE OF THIS PLAN IS TO OBTAIN TWO LOTS FROM ONE PLATTED LOT.

LEGEND

[Symbol]	BOUNDARY LINE
[Symbol]	ADJACENT PROPERTY
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[Symbol]	EASEMENT
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[Symbol]	PROPOSED UTILITY
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[Symbol]	PROPOSED LOT
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[Symbol]	PROPOSED EASEMENT
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PRELIMINARY PLAT
OF
LEC ADDITION
LOT 1R & 2R, BLOCK A/5771
REPLAT
OF
LOMAS EAST CAMPUS ADDITION
LOT 1, BLOCK A/5771
DICKERSON PARKER SURVEY ABSTRACT NO. 1113
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. DP-
ENGINEERING NO. DP-

SCALE: 1" = 40'

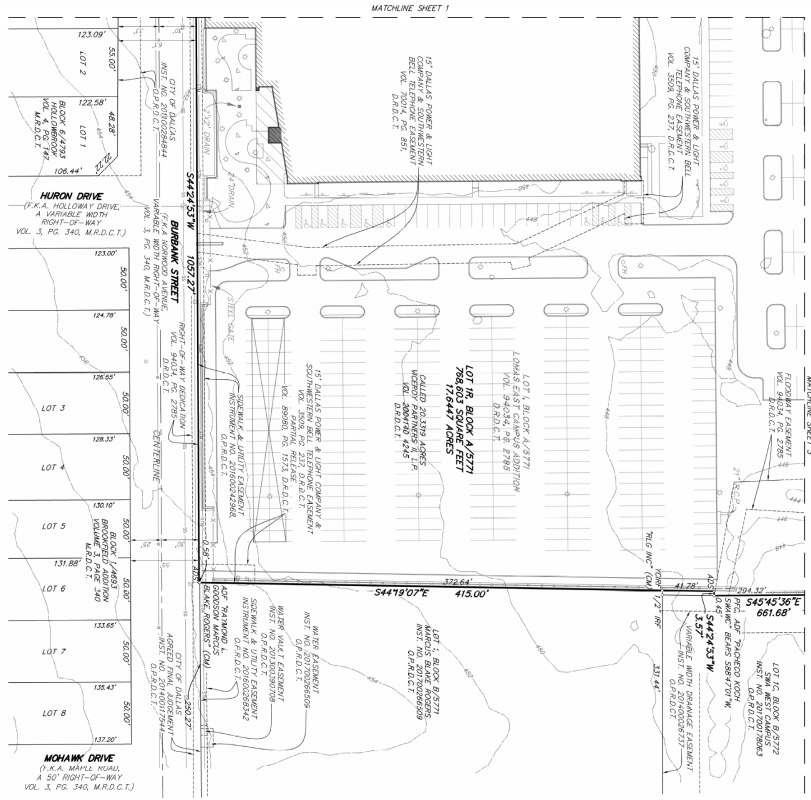
DATE: 12-10-2024

OWNER:
DICKERSON PARKER SURVEY ABSTRACT NO. 1113
DALLAS, TEXAS 75201
C/O ART BARBERCKLA

SUBMITTER:
HAROLD J. DICKERSON JR., NYC
1113 DICKERSON PARKER SURVEY ABSTRACT NO. 1113
DALLAS, TEXAS 75201
C/O ART BARBERCKLA

ENGINEER:
ART BARBERCKLA
1113 DICKERSON PARKER SURVEY ABSTRACT NO. 1113
DALLAS, TEXAS 75201
C/O ART BARBERCKLA

PLAT NO. 2311/022 - [ENCL. 2311/022P] [PAGE NO.] 26/57W



LEGEND

Symbol	Description
[Symbol]	1. 15' DALLAS ZONING & LIGHT COMPANY CAMPUS & OFFICE BUILDING
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GENERAL NOTES

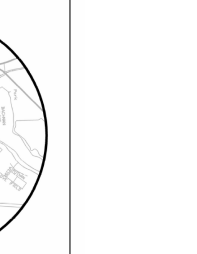
1. BASIS OF REVISIONS, TEXAS CONDUIT SYSTEM OF 1981, NORTH ZONING MAP 82 (ZON) ZONING ZONING, BASED ON NEA-TMC RELEVANT OBSERVATIONS
2. CONDUIT SYSTEMS, AS SHOWN
3. APPROXIMATE
4. STRUCTURES TO REMAIN
5. CONDUITS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH ZONING MAP 82 (ZON) ZONING ZONING, BASED ON NEA-TMC RELEVANT OBSERVATIONS
6. THE PURPOSE OF THIS PLAN IS TO OBTAIN THE LOTS FROM ONE PLATTED LOT

SURVEYORS STATEMENT

I, **DAVID R. BARKER**, a Registered Professional Land Surveyor, licensed by the State of Texas, certify that this plat was prepared under my direct supervision, from accurate and reliable survey data and that the plat substantially conforms with the data and that the same are true and correct as shown thereon. I am a duly licensed and active member of the Texas Surveyors' Association and the National Association of Professional Surveyors. I am duly sworn and my commission expires on 12/31/2024.

SCALE: 1" = 40'

DATE: 12-10-2024
 PREPARED BY: DAVID R. BARKER
 DRAWN BY: DAVID R. BARKER
 CHECKED BY: DAVID R. BARKER
 APPROVED BY: DAVID R. BARKER



PLACE COUNTY

RECORDING LABEL HERE

DATE: 12-10-2024

FILE NO. 241102

PAGE NO. 4 OF 4

PRELIMINARY PLAT
OR
LEC ADDITION
LOT 1R & 2R, BLOCK A/5771
REPLAT
OR
LOMAS EAST CAMPUS ADDITION
LOT 1, BLOCK A/5771
DICKERSON PARKER SURVEY, ABSTRACT NO. 1113
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S245-166
ENGINEERING NO. 08-4532

OWNER: DICKERSON PARKER SURVEY, ABSTRACT NO. 1113, CITY OF DALLAS, DALLAS COUNTY, TEXAS
 ENGINEERING NO. 08-4532

SCALE: 1" = 40'

DATE: 12-10-2024

PREPARED BY: DAVID R. BARKER

DRAWN BY: DAVID R. BARKER

CHECKED BY: DAVID R. BARKER

APPROVED BY: DAVID R. BARKER

FILE NO. 241102

PAGE NO. 4 OF 4