

CITY PLAN COMMISSION**THURSDAY, OCTOBER 10, 2024****FILE NUMBER:** S234-201**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Gretna Street, east of Vicksburg Street**DATE FILED:** September 12, 2024**ZONING:** IR**CITY COUNCIL DISTRICT:** 6**SIZE OF REQUEST:** 0.413-acres**APPLICANT/OWNER:** Gretna Townhomes, LLC

REQUEST: An application to replat a 0.413-acre tract of land containing all of Lots 25, 26, and 27 in City Block 7/8570 to create one lot on property located on Gretna Street, east of Vicksburg Street.

SUBDIVISION HISTORY:

1. S234-189 is a request northeast of the present request 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. The request is scheduled for City Plan Commission hearing on October 10, 2024.
2. 234-068 was a request southeast 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 but has not been recorded.
3. S223-251 was a request northeast 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 but has not been recorded.
4. S190-208 was a request northwest of the present request to replat a 0.639-acre tract of land containing all of Lots 15 through 18 in City Block 2/8570 and a portion of abandoned Burgess Boulevard to create one 0.223-acre lot and one 0.416-acre lot on property located on Memphis Street, at the terminus of Burgess Boulevard. The request was approved on September 3, 2020 but has not been recorded.
5. S189-314 was a request south of the present request to replat a 0.238-acre tract of land containing all of Lots 9, 10, and 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 approved on October 17, 2019 but has not been approved.
6. S189-212 was a request northeast of the present request to replat a 0.737-acre tract of land containing all of lots 16 through 19 in City Block 14/8570 to create one lot on property located on Iberia Avenue at Burgess Boulevard, southeast

corner. The request was approved on June 6, 2019 and recorded on November 27, 2023.

7. S189-196 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 0.126-acre lot and one 0.112-acre lot on property located on Mississippi Avenue at the terminus of Vicksburg Street. The request was withdrawn on October 21, 2019.
8. 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/marketing/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 Gretna Street. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*

Survey (SPRG) Conditions:

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

19. 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.

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

20. Prior to the final plat, remove the fence encroaching the public right-of-way and contact Real Estate with photo.
21. On the final plat, identify the property as Lot 25A in City Block 7/8570.





