

CITY PLAN COMMISSION**THURSDAY, JUNE 25, 2026****FILE NUMBER:** PLAT-26-000142**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Good Latimer Expressway at Swiss Avenue, southeast corner**DATE FILED:** May 28, 2026**ZONING:** PD 298 (Subarea 5)**PD LINK:** <https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=298>**CITY COUNCIL DISTRICT:** 14**SIZE OF REQUEST:** 0.2064-acres**APPLICANT/OWNER:** Dallas Area Rapid Transit

REQUEST: An application to replat a 0.2064-acre tract of land containing all of Lot 11 and part of Lot 10 in City Block 7/284 to create one lot on property located on Good Latimer Expressway at Swiss Avenue, southeast corner.

SUBDIVISION HISTORY:

1. S212-326 was a request northwest of the present request to create one 0.642-acre lot from a tract of land in City Block 271 on property located on Good Latimer Expressway at Swiss Avenue, north corner. The request was approved on October 6, 2022, but has not been recorded.
2. S212-320 was a request south of the present request to replat a 3.0932-acre tract of land containing all of Lot 2 in City Block A/280 and part of an abandoned right-of-way to create one lot on property located between Pacific Avenue and Elm Street, southwest of Good Latimer Expressway. The request was approved on September 15, 2022, and was recorded on September 21, 2023.

STAFF RECOMMENDATION: The request complies with the requirements of PD 298 (Subarea 5); therefore, staff recommend 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 submitting 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. "Lot-to-Lot drainage will not be allowed without proper City of Dallas Engineering Division approval" (Note must be on the Plat). 51A 8.611(e)
15. Comply with Mill Creek drainage requirements. Finish floor elevation must be 3' above nearest inlet, top of curb. 51A 8.611(d), C.9 of Mill Creek, Master Drainage Plan Study

Right-of-way Conditions:

16. Dedicate a minimum 20-foot by 20-foot corner clip (via fee simple or street easement) at Swiss Avenue and Good Latimer Expressway. Section 51A 8.602(d)(1).
17. 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. 51A 8.602(d)(1), 51A 8.608(a)

18. Dedicate 15-foot by 15-foot alley sight easement at Good Latimer Expressway and 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
20. Plans must comply with sidewalk design standards: sidewalks must comply with a minimum five-foot width plus five-foot buffer.
21. Plans must comply with City's street lighting standards. See illumination standards in Street Design Manual.

Survey (SPRG) Conditions:

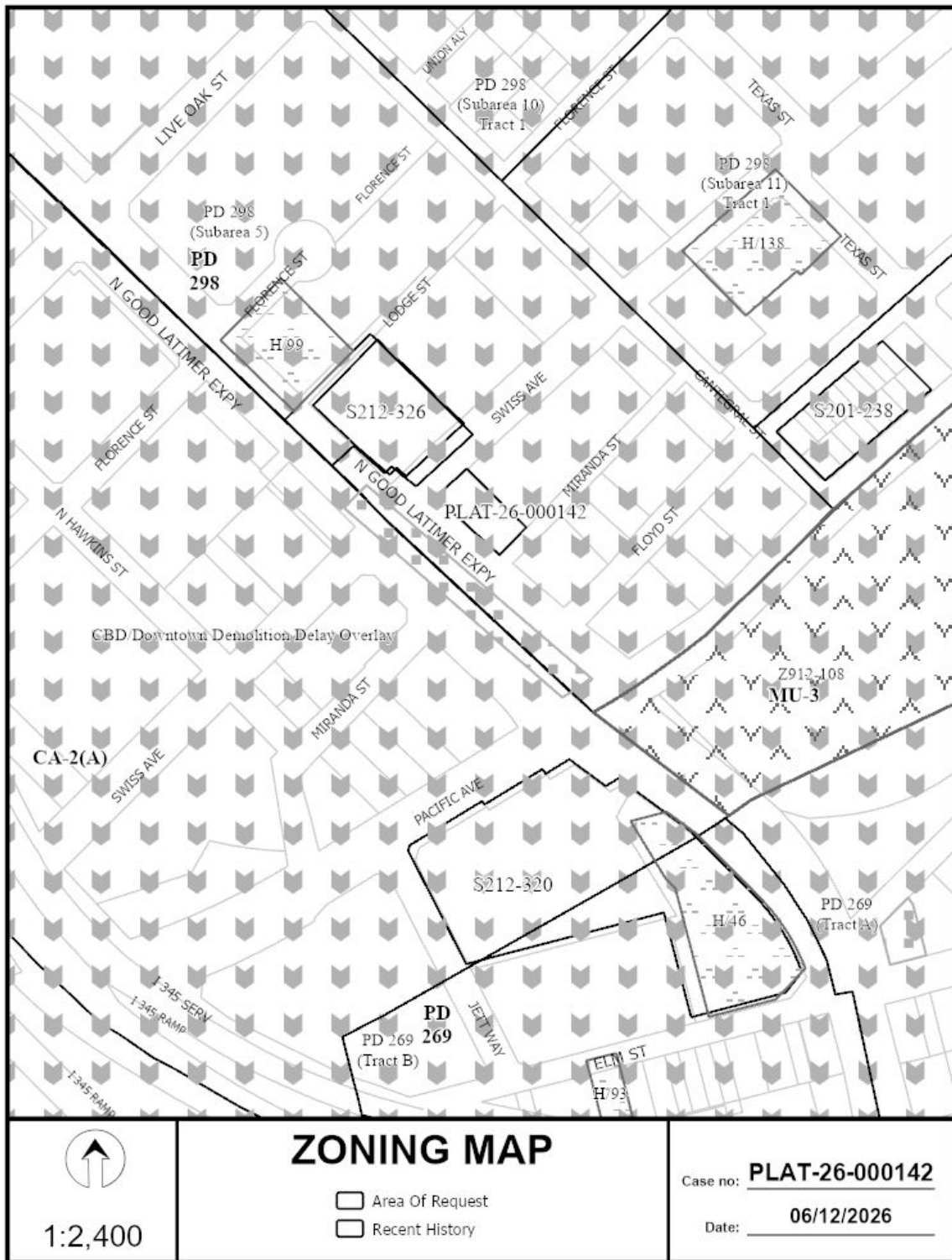
22. Prior to final plat, submit a completed final plat checklist and all supporting documents.

Dallas Water Utilities Conditions:


23. 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.
24. Wastewater main improvements may be required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

Arborist/ Street Name Coordinator, GIS, Lot & Block Conditions:

25. Prior to the final plat submittal, arborist release is required.
26. Provide documentation for "FKA Central Boulevard."
27. Change "Alley" to "Miranda Street."
28. On the final plat, identify the property as Lot 10A in City Block 7/284.





 1:2,400	<h2>AERIAL MAP</h2> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Area Of Request <input type="checkbox"/> Recent History 	Case no: PLAT-26-000142 Date: 06/12/2026
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