

CITY PLAN COMMISSION**THURSDAY, SEPTEMBER 4, 2025****RECORD NO.:** PLAT-25-000075 (S245-224) **SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Peak Street, north of Bryan Street**DATE FILED:** August 8, 2025**ZONING:** PD 298 (Subarea 3)**PD LINK:** <https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=298>**CITY COUNCIL DISTRICT:** 2**SIZE OF REQUEST:** 0.487-acres**APPLICANT/OWNER:** Dallas 24 Hour Club, INC.

REQUEST: An application to replat a 0.487-acre tract of land containing a part of Lot 4 and all Lot 4A in City Block 14/717 to create one lot on property located on Peak Street, north of Bryan Street.

SUBDIVISION HISTORY:

1. S190-170 was a request northwest of the present request to replat a 0.409-acre tract of land containing all of Lots 8 and 9 in City Block 3/649 to create one lot on property located on Ross Avenue at Peak Street, west corner. The request was approved on July 23, 2020, but has been recorded.
2. S190-132 was a request east of the present request to replat a 0.550-acre tract of land containing part of Lots 3, 4, and 5 in City Block 2/715 to create one lot on property located on Scurry Street at Burlew Street, south corner. The request was approved on June 4, 2020, but has not been recorded.
3. S190-118 was a request northeast of the present request to replat a 0.440-acre tract of land containing all of Lot 1 and part of Lot 2 in City Block 4/714 to create one lot on property located on Scurry Street at Burlew Street, west corner. The request was approved on April 9, 2020, but has not been recorded.
4. S189-275 was a request southeast of the present request to replat a 0.328-acre tract of land containing part of City Block 10/740 to create one lot on property located on Live Oak Street, southwest of Peak Street. The request was approved on August 15, 2019, and was recorded on September 1, 2022.
5. S189-274 was a request northeast of the present request to replat a 0.523-acre tract of land containing all of Lots and 2 in City Block 3/713 to create one lot on property located on Carroll Avenue at Scurry Street, west corner. The request was approved on August 15, 2019, but has not been recorded.
6. S189-002 was a request north of the present request to replat a 2.551-acre tract of land containing part of Lots 1 through 6, all of Lot 7 in City Block 16/647, and tract of land from Block 16/647, and a portion of an abandoned alley, to create one lot on property located on Peak Street, between Ross Avenue and San

Jacinto Street. The request was approved on November 1, 2018, and recorded on October 28, 2021.

7. S167-105R was a request south of the present request to revise previously approved preliminary plat S167-105 to replat a 2.046-acre tract of land containing all of Lots 25 through 30, all of Lots 46 through 48, all of Lots 43A and 43B in City Block 14/717; and part of an abandoned 20-foot alley to create one lot on property located on McKell Street between Bryan Street and San Jacinto Street. The request was approved on September 7, 2017, and was recorded on September 8, 2020.
8. S167-087 was a request east of the present request to replat a 0.3575-acre tract of land containing part of Lot 7 and all of Lot 8 in City Block 1/716 to create a 10 lot Shared Access Development on property located on Burlew Street at Scurry Street, east corner. The request was approved on February 16, 2017, and was recorded on May 2, 2019
9. S167-018 was a request west of the present request to replat a 0.5049-acre tract of land containing all of Lots 7 and 8 in City Block 15/646 and a portion of a 15-foot alley into one lot on property located on San Jacinto Street between Peak Street and Haskell Avenue. The request was approved on December 1, 2016, and was recorded on October 28, 2019.
10. S156-178 was a request northeast of the present request to create one lot from a 0.680-acre tract of land in City Block 2/648 and City Block 712 on property located on Carroll Avenue east of San Jacinto Street. The request was approved on April 21, 2016, and was recorded on December 27, 2018.
11. S145-210 was a request south of the present request to create one lot from a 1.145-acre tract of land in City Block 722 on property located at Bryan Street at Haskell Avenue. The request was administratively approved on June 22, 2015, and was recorded on July 21, 2017.
12. S145-209 was a request northwest of the present request to replat a 1.0277-acre tract of land containing all of Lot 4A, and part of Lots 1, 2, 3, and 5 in City Block 2/650 to create one lot on property located on 4301 through 4315 Ross Avenue between Peak Street and Ashby Street. The request was approved on June 22, 2015, and was recorded on January 22, 2016.

STAFF RECOMMENDATION: The request complies with the requirements of PD 298 (Subarea 3); 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/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)

Transportation Conditions:

15. Plans must comply with sidewalk design standards: sidewalks must comply with a minimum five-foot width plus five-foot buffer.

Survey (SPRG) Conditions:

16. Submit a completed Final Plat Checklist and All Supporting Documentation.
17. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
18. On the final plat, show recording information on all existing easements within 150 feet of the property.
19. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information.

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.
21. Water and 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.

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

22. Additional design information needed to complete review. Provide a brief description of the proposed project and a copy of the preliminary plat to daniel.silva1@dallas.gov to determine street lighting requirements.
23. On the final plat, change "Scurry Street" to "Scurry Street (AKA Scurry Avenue)".
24. On the final plat, identify the property as Lot 4B in City Block 14/717.





