

CITY PLAN COMMISSION**THURSDAY, JANUARY 23, 2025****FILE NUMBER:** S245-052**SENIOR PLANNER:** Hema Sharma**LOCATION:** Peak Street at Swiss Avenue, southeast corner**DATE FILED:** December 26, 2024**ZONING:** PD 298 (Subarea 9)**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20298.pdf>**CITY COUNCIL DISTRICT:** 2**SIZE OF REQUEST:** 1.12-acres**APPLICANT/OWNER:** Fenton Dallas, LLC

REQUEST: An application to replat a 1.12-acre tract of land containing all of Lot 8 and portion of Lot 7 in City Block 8/768 to create one lot on property located on Peak Street at Swiss Avenue, southeast corner.

SUBDIVISION HISTORY:

1. S245-028 was a request north of the present request to create one 0.175-acre (7,619 square feet) lot from a tract of land in City Block 737 on property located on Sycamore Street at North Carroll Avenue, east corner. The request was approved on December 5, 2024 but has not been recorded.

STAFF RECOMMENDATION: The request complies with the requirements of PD 298 (Subarea 9, MF-2(A)); 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 a minimum 10-foot by 10-foot corner clip (via fee simple or street easement) at the intersection of Peak Street & Swiss Avenue. Section 51A 8.602(d)(1)
16. 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. *Section 51A 8.602(d)(1), 51A 8.608(a)*

Flood Plain Conditions:

17. 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.

Survey (SPRG) Conditions:

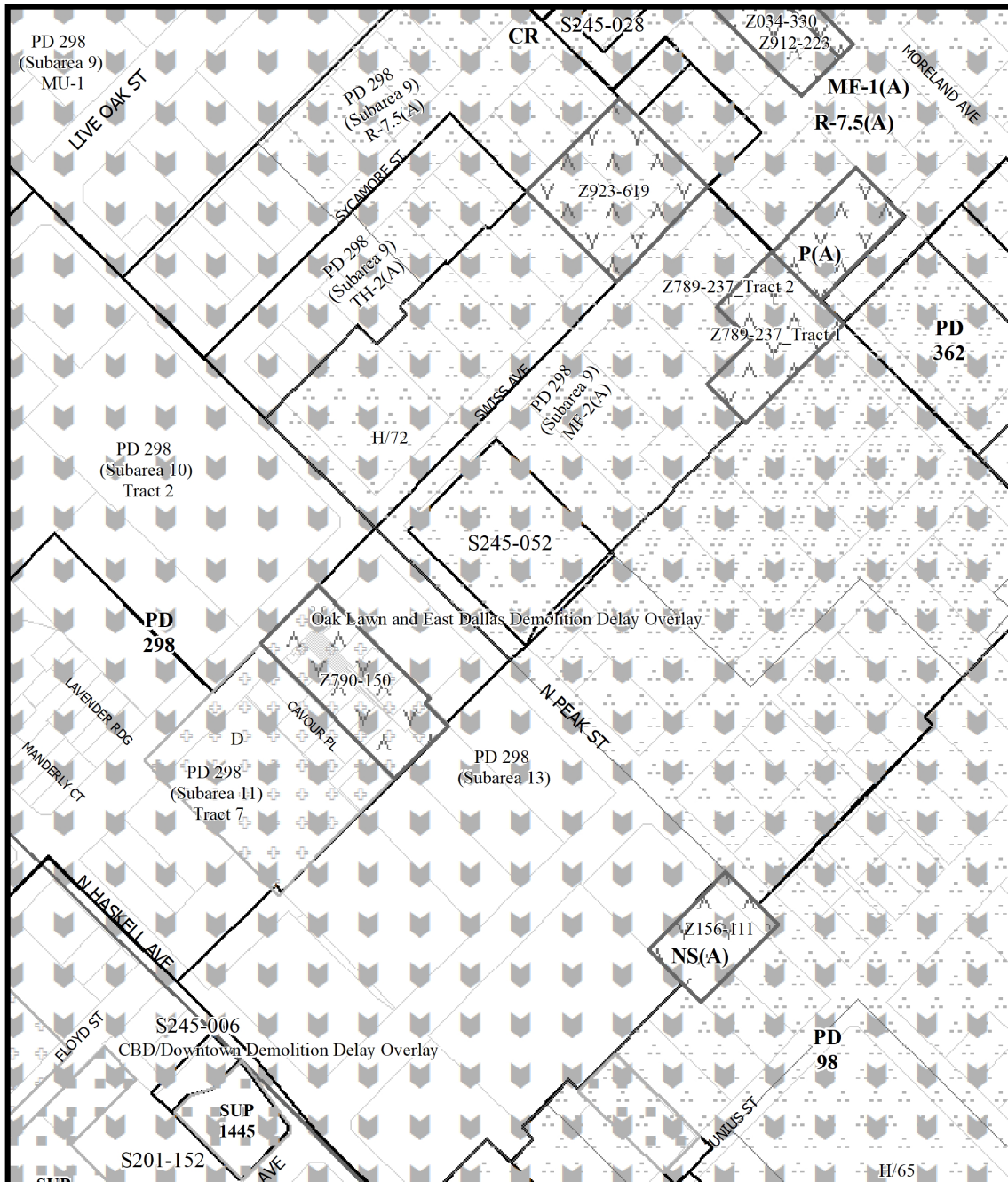
18. Prior to final plat, submit a completed final plat checklist and all supporting documents.
19. On the final plat, show recording information on all existing easements within 150 feet of the property.
20. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.




Dallas Water Utilities Conditions:

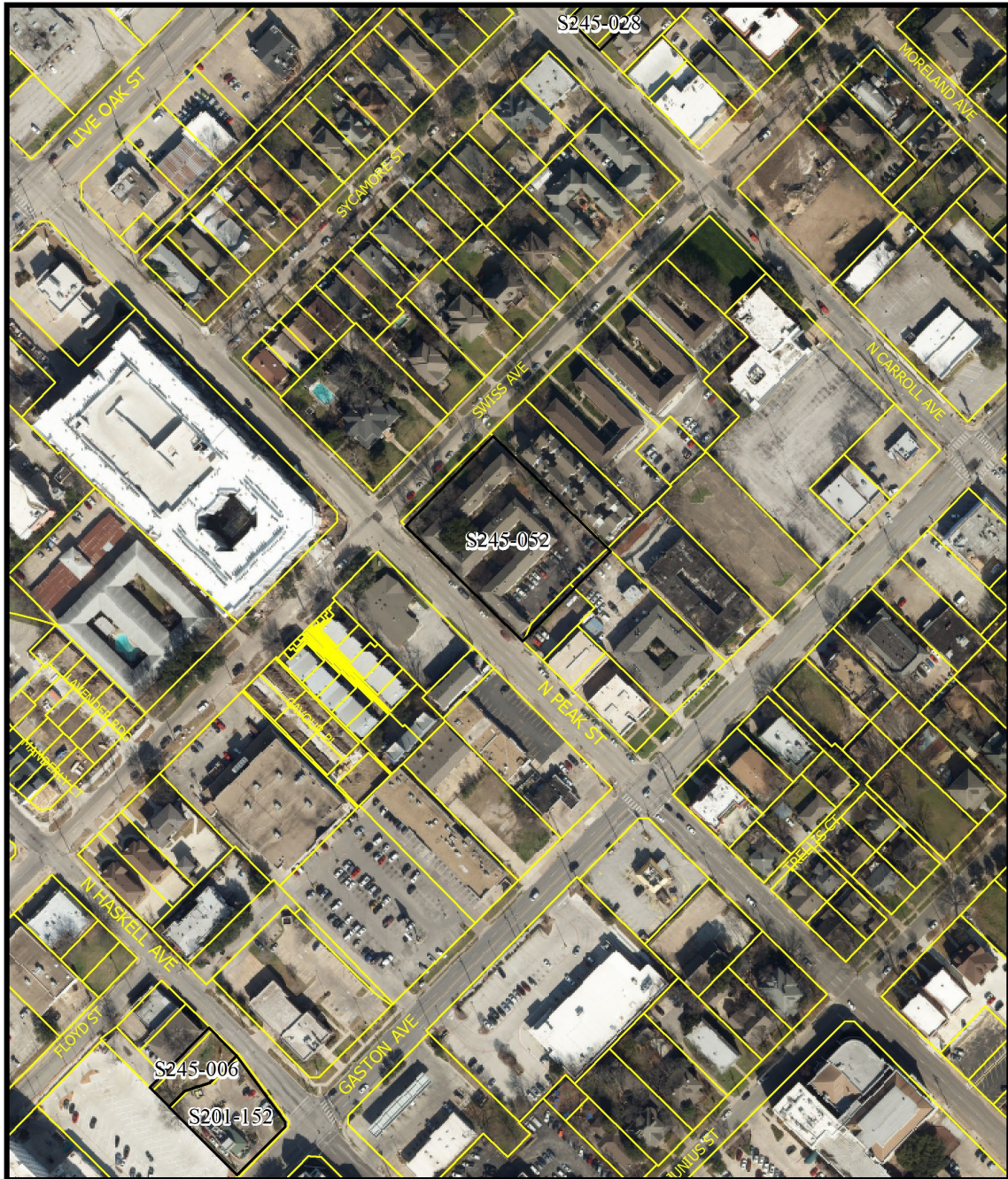
21. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
22. 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.
23. Existing and any proposed Water and Wastewater Easements must be shown and/or increased to conform to current design standards. **Notice:** Minimum DWU easement size 20' for one utility and 25' for both water and sewer. Larger diameter or deeper mains may require additional width.


GIS, Lot & Block Conditions:

24. On the final plat, identify the property as Lot 7A in City Block 8/768.



 1:2,400	<h2>ZONING MAP</h2> <ul style="list-style-type: none">  Area of Request  Recent History 	Case no: <u> S245-052 </u> Date: <u> 1/6/2025 </u>
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 1:2,400	<h2>AERIAL MAP</h2> <ul style="list-style-type: none"> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History 	Case no: <u> S245-052 </u> Date: <u> 1/6/2025 </u>
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- 1. State of Texas... Texas Commission on State Taxation...
- 2. Call... of this... of this... of this...
- 3. Call... of this... of this... of this...
- 4. Call... of this... of this... of this...
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GENERAL NOTES

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LEGEND

PROPERTY LINES

EASEMENTS

UTILITY LINES

PROPOSED IMPROVEMENTS

EXISTING IMPROVEMENTS

PROPOSED LOT LINES

PROPOSED SUBDIVISION LINES

PROPOSED SUBDIVISION AREAS

PROPOSED SUBDIVISION AREAS

PROPOSED SUBDIVISION AREAS

PROPOSED SUBDIVISION AREAS

LOT 8

LOT 7

LOT 6

LOT 5

LOT 4

LOT 3

LOT 2

LOT 1

PEAK STREET

SWISS AVENUE

SECTION 15

TOWNSHIP 15S

RANGE 7E

COUNTY OF DALLAS

STATE OF TEXAS

OWNER'S DECLARATION

I, **MARK B. BAIRD**, of the County of **DALLAS**, State of **TEXAS**, do hereby certify that I am the owner of the above described premises and that I have not been notified of any claim or interest in the same by any person other than myself.

NOTARIES STATEMENT

I, **MARK B. BAIRD**, of the County of **DALLAS**, State of **TEXAS**, do hereby certify that I am the owner of the above described premises and that I have not been notified of any claim or interest in the same by any person other than myself.



LOCATING MAP

PRELIMINARY PLAT OF PSA ADDITION LOT 1, BLOCK 8, 768 REPLAT OF PEAK'S SUBURBAN ADDITION

JOHN GROSSBY SUNEY ABSTRACT NO. 495
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLANS FILE NO. S241-028

DATE: NOVEMBER 11th, 2024

NO.	DESCRIPTION	DATE
1	PEAK'S SUBURBAN ADDITION	07/25/2014
2	PEAK'S SUBURBAN ADDITION	07/25/2014
3	PEAK'S SUBURBAN ADDITION	07/25/2014
4	PEAK'S SUBURBAN ADDITION	07/25/2014
5	PEAK'S SUBURBAN ADDITION	07/25/2014
6	PEAK'S SUBURBAN ADDITION	07/25/2014
7	PEAK'S SUBURBAN ADDITION	07/25/2014
8	PEAK'S SUBURBAN ADDITION	07/25/2014
9	PEAK'S SUBURBAN ADDITION	07/25/2014
10	PEAK'S SUBURBAN ADDITION	07/25/2014

RECORDING INFORMATION

THIS INSTRUMENT IS SUBJECT TO THE FOLLOWING RECORDING INFORMATION:

RECORDER: COUNTY OF DALLAS, TEXAS

BOOK: _____

PAGE: _____

DATE: _____