

CITY PLAN COMMISSION**THURSDAY NOVEMBER 17, 2022****FILE NUMBER:** S223-017**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Peru Street, west of Corinth Street**DATE FILED:** October 19, 2022**ZONING:** R-5(A)**CITY COUNCIL DISTRICT:** 4 **SIZE OF REQUEST:** 0.340-acres**MAPSCO:** 55F**OWNER:** Sammy S. Altaan

REQUEST: An application to replat a 0.340-acre (15,000-square foot) tract of land containing all of Lots 14 and 15 in City Block 7/3873 to move internal lot lines to create one 6,750-square foot lot and one 8,250-square foot lot on property located on Peru Street, west of Corinth Street.

SUBDIVISION HISTORY:

1. S212-331 was a request west of the present request to replat a 0.26-acre (11,510 square feet) tract of land containing all of Lots 3 and 4 in City Block F/4714 to create one lot on property located on Fayette Street, east of Gilroy Street. The request was approved on October 6, 2022 but has not been recorded.
2. S212-230 was a request southeast of the present request to replat a 4.563-acre tract of land containing part of Lots 3 through 5, all of Lots 6 through 19 in City Block 9/3875 to create one lot on property located on Corinth Street at Morrell Avenue, northeast corner. The request was approved on June 16, 2022 but has not been recorded.
3. S190-174 was a request northwest of the present request to replat a 5.641-acre tract of land containing all of Lots 1 through 23 in City Block D/5914, all of Lots 1 through 26 in City Block E/5914 and 17 common areas and abandoned portion of Fiji Street, Tonga Street, and Sphinx Street and the two alleys (Ordinance 31400) to create a 49 lots subdivision with lots ranging in size from 2,112 square feet to 2,698 square feet and 17 common areas and to create 3 private street and two alleys on property located on Fran Way at Compton Street, northwest corner. The request was approved on July 23, 2020 and recorded on April 14, 2021.

PROPERTY OWNER NOTIFICATION: On November 1, 2022, 31 notices were sent to property owners within 200 feet of the proposed plat.

STAFF RECOMMENDATION: Section 51A-8.503 states that "lots must conform in width, depth and area to the pattern already established in the adjacent areas, having due regard to the character of the area, its particular suitability for development, and taking into consideration the natural topography of the ground, drainage, wastewater facilities, and the proposed layout of the streets."

The request is in an R-5(A) Single Family District which has a minimum lot area requirement of 5,000 square feet. The request is to move internal lot lines between two lots to create one 6,750-square foot lot and one 8,250-square foot lot. The new lot line

will bring the existing structure on Lot 14 in compliance with the R-5(A) Single Family District side yard zoning requirement.

Staff finds that the proposed lots conform with the lot pattern established within the immediate vicinity of the request (*refer to the existing area analysis map*). Staff concludes that the request is in compliance with Section 51A-8.503 and also with the requirements of the R-5(A) Single Family 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 structure, new or existing, 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 submittal of the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to issuance of 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. Lot-to-Lot drainage will not be allowed without proper **City of Dallas Engineering Division** approval (Note must be on Plat). Section 51A 8.611(e)

13. Submit drainage, paving, etc. plans prepared by a licensed (TX) Professional Engineer to Permit Center, Oak Cliff Municipal Center (i.e. non-311T/DP). Section 51A- 8.102 (c); 8.601(b)(4), (5), (6), (7), (8), (9)

Right-of way Requirements Conditions:

14. On the final plat, dedicate 7.5 feet of right-of-way (via fee simple) from the established center line of Alley. Section 51A 8.602(c).
15. On the final plat, dedicate 25 feet of right-of-way (via fee simple or street easement) from the established centerline of Peru Street. Sections 51A-8.602(c), 51A-8.604(c)

Survey (SPRG) Conditions:

16. On the final plat, show recording information on all existing easements within 150 feet of property.
17. Show correct recording information for subject property.

Street Name/GIS, Lot & Block Conditions:

18. On the final plat, change "South Corinth Street" to "Corinth Street Road".
19. On the final plat, identify the property as Lots 14A and 15A in City Block 7/3873. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).

EXISTING AREA ANALYSIS MAP

Scale: 1:2,400

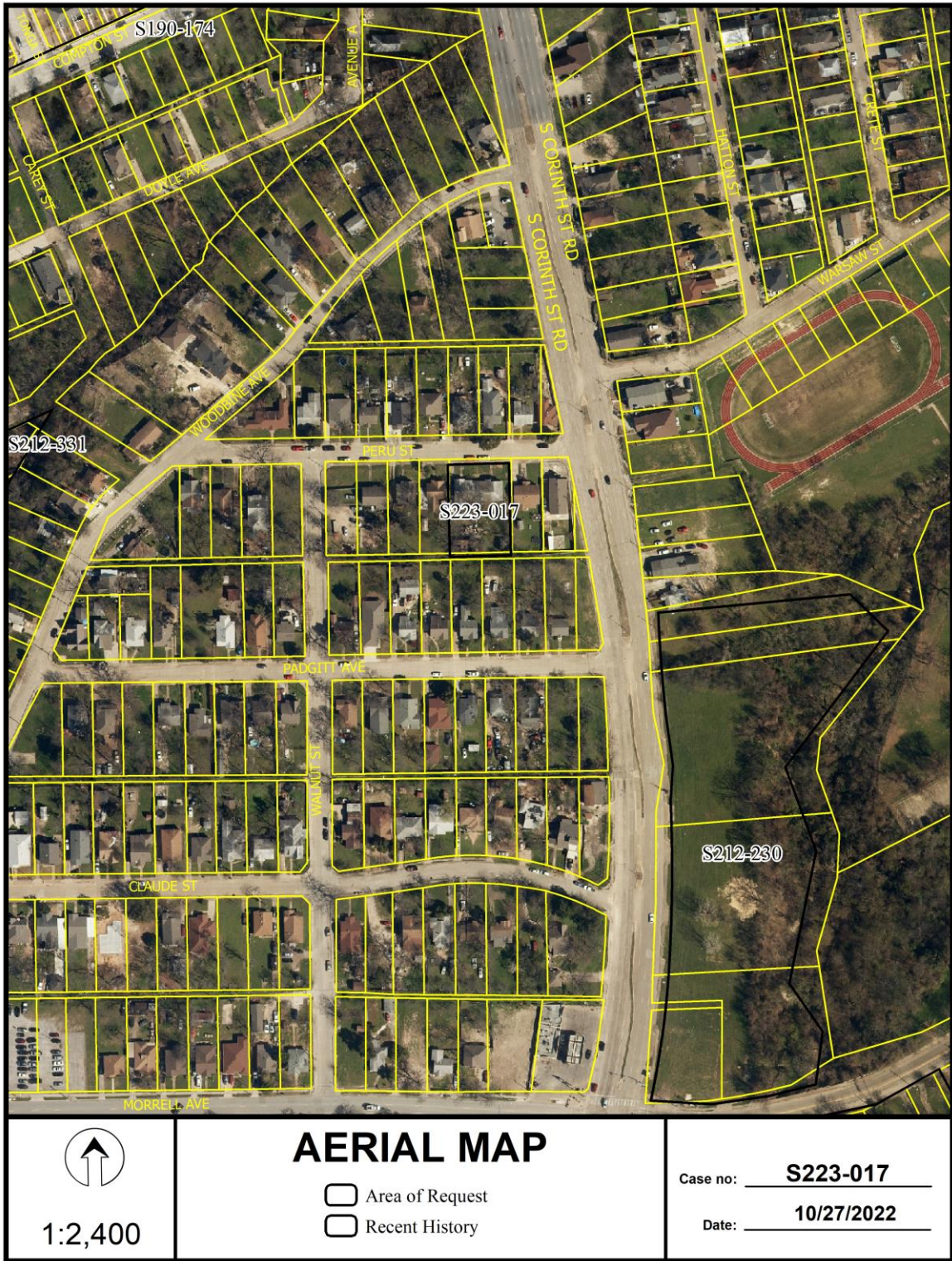
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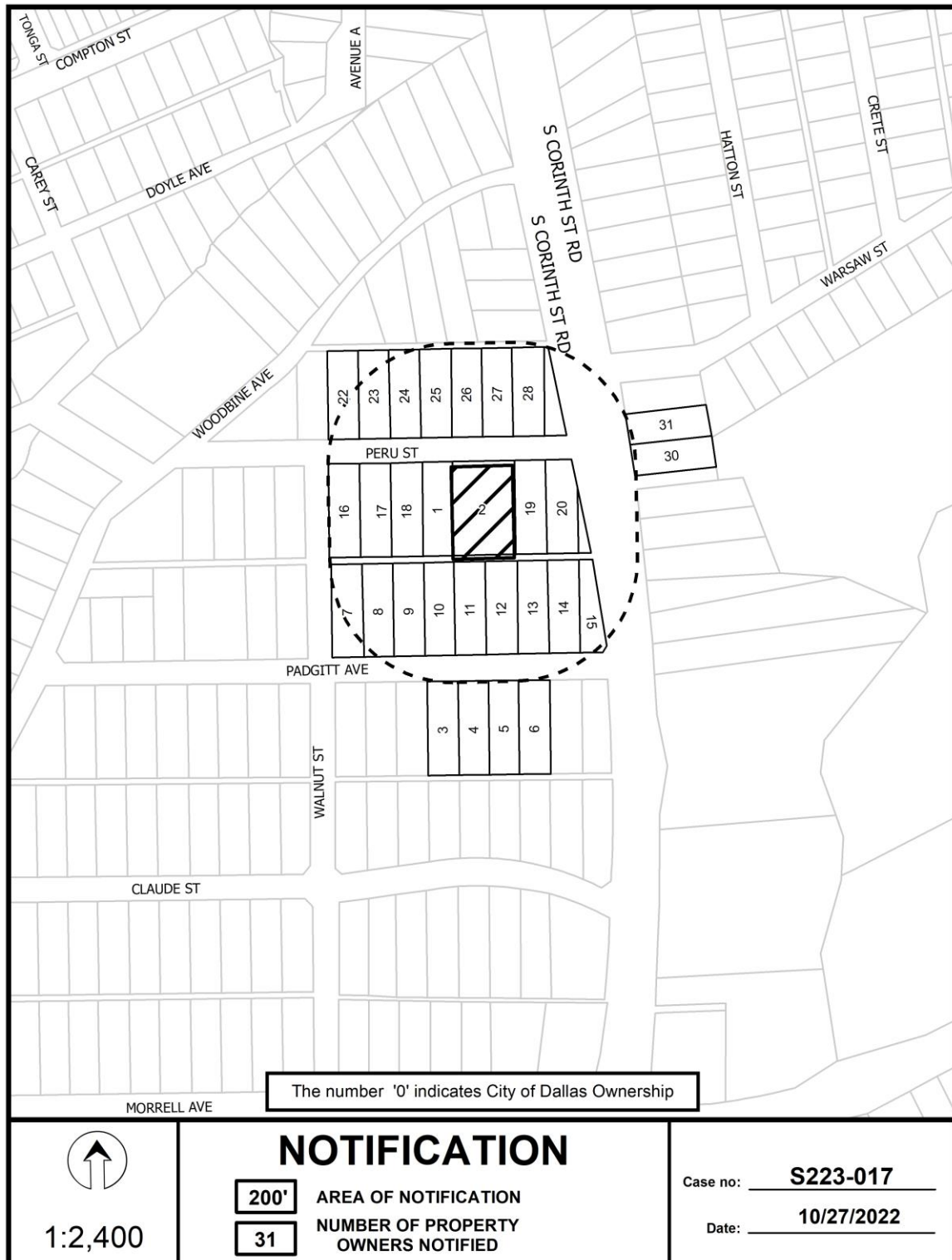
- Area of Request
- Recent History

Case no: **S223-017**

Date: **10/27/2022**







10/24/2022

Notification List of Property Owners

S223-017

31 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1514 PERU ST	SPENCER DOZIE
2	1518 PERU ST	ALTAAN SAMMY S
3	1514 PADGITT AVE	C GIPSON CONTRACTING LLC
4	1518 PADGITT AVE	DAVIS STEVENSON & STELLA
5	1522 PADGITT AVE	CALZADA VICTOR
6	1526 PADGITT AVE	Taxpayer at
7	1503 PADGITT AVE	WILLIAMS JAMES DARREN
8	1507 PADGITT AVE	CORTINA JONATHAN B & REBEKAH K
9	1511 PADGITT AVE	RICHARD VEOTIS JAMES
10	1515 PADGITT AVE	GRIFFIN LAJON OKEITH &
11	1519 PADGITT AVE	MUTREJA RAJEEV
12	1523 PADGITT AVE	MP LIMITED HOLDINGS LLC
13	1527 PADGITT AVE	FADAKAR FARSHID
14	1531 PADGITT AVE	BROWN CLARICE ESTATE OF
15	1535 PADGITT AVE	BROWN GILL
16	1502 PERU ST	QUIET GROUP LLC
17	1506 PERU ST	QUIET GROUP LLC
18	1510 PERU ST	DEREYNA AMELIA PUERTA &
19	1526 PERU ST	BEASLEY SANDRA J CHILDS
20	1530 PERU ST	ALADE MARIA JEIME
21	621 S CORINTH ST RD	CROFFORD ANNE LANE
22	1501 PERU ST	OCHOA MACARIO &
23	1507 PERU ST	TRIPLE VVV LLC
24	1511 PERU ST	CHAVEZ YSMAEL DEJESUS &
25	1515 PERU ST	LEVERSON JARVIS
26	1519 PERU ST	ACEVEDO JESUS &

10/24/2022

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	1523 PERU ST	GONZALEZ MODESTO & JARAIN M
28	1527 PERU ST	EDWARDS ALICE
29	1531 PERU ST	PANTOJA FERMIN FLORES
30	638 S CORINTH ST RD	AGUILAR JANELLE ANISSA
31	634 S CORINTH ST RD	AGUILAR JANELLE ANISSA

