

CITY PLAN COMMISSION**THURSDAY, OCTOBER 6, 2022****FILE NUMBER:** S212-335**SENIOR PLANNER:** Mohammad H. Bordbar**LOCATION:** Wink Street, east of Langford Street**DATE FILED:** September 9, 2022**ZONING:** PD 714 (Subdistrict 1A)**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20714.pdf>**CITY COUNCIL DISTRICT:** 6 **SIZE OF REQUEST:** 0.746-acres**MAPSCO:** 44R**APPLICANT/OWNER:** Dewayne Cooper

REQUEST: An application to replat a 0.746-acre tract of land containing all of Lots 1 and 2 in City Block 4/6810, part of City Block 4/6810, and an abandoned alley to create a 24-lot shared access development ranging in size from 654 square feet to 1,557 square feet and 2 common areas on property located on Wink Street, east of Langford Street.

SUBDIVISION HISTORY:

1. S212-325 was a request on the same property as the present request to replat a 0.746-acre tract of land containing all of Lots 1 and 2 in City Block 4/6810, part of City Block 4/6810, and an abandoned alley to create a 24-lot shared access development ranging in size from 654 square feet to 1,133 square feet and 2 common areas on property located on Wink Street, east of Langford Street. The request was withdrawn September 2, 2022.
2. S201-701 was a request southeast of the present request to replat a 1.6057-acre tract of land containing all of Lots 1 through 5, and part of Lot 6 in City Block A/6808 and tract of land in City Block 6809 to create one lot on property located between Beatrice Street and Beckley Avenue, north of Yorktown Street. The request was approved August 5, 2021 and has not been recorded.
3. S201-700 was a request southeast of the present request to replat a 0.8609-acre tract of land containing all of Lots 1 through 5, and part of Lot 6 in City Block F/6808 to create one lot on property between Beatrice Street and Beckley Avenue, south of Yorktown Street. The request was approved on August 5, 2021 but has not been recorded.
4. S201-602 was a request east of the present request to replat a 2.0238-acre tract of land containing all of Lot 1 in City Block 3404 and all of City Block 3404 to create one lot on property located on Beckley Avenue, south of Commerce Street. The request was approved on March 25, 2021 but has not been recorded.
5. S167-267 was a request southeast of the present request to replat a 4.748-acre tract of land containing all of Lots 1A, 2A, 3A, and 9A in City Block 2/6810; part of Lots 1, 2, 4, and all of Lot 3 in City Block 1/6810; all of Lots 14, 15, 18, 19, and 22 in City Block 2/6810; part of City Block 6809; an abandoned alley in City Block 2/6810; an abandoned alley sight easement on Commerce Street at the alley,

and part of Beatrice Street to be abandoned to create one 0.334-acre lot and one 4.414-acre lot on property located on Commerce Street between Langford Street and Beckley Avenue. The request was approved September 7, 2017 and recorded September 14, 2021.

STAFF RECOMMENDATION: The request complies with the requirements of PD 714 (Subdistrict 1A); 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 24 and 2 common areas.

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)

Shared Access Conditions:

15. Provide additional shared access area easement, up to 26 feet, for compliance to Dallas Fire Code when building height is 30 feet or greater.
16. A water and wastewater easement at least 12 feet wide to be used exclusively for public water and wastewater below grade must be provided within the Shared Access Area Easement & labeled on the plat. Section 51A-4.411(d)(2) and Sections 49-60(d), 49-61(c)(5)(B), and Development Design Procedure and Policy Manual Section 6.2
17. No building permit may be issued to authorize work in the Shared Access Area Development until the final plat and the Shared Access Area Agreement have been recorded in the real property records of Dallas County, and the recording information has been placed on the face of the plat, and all other requirements of the Shared Access Area development have been met. Section 51A-4.411(c)(3)
18. Prior to submittal of the final plat the Shared Access Area Development must meet all of the requirements of Section 51A-4.411. Section 51A-4.411(c)
19. The recording information of the "Shared Access Area Agreement" must be placed on the final plat prior to being submitted to the City Plan Commission Chairman for signature. The Shared Access Area Agreement shall include a metes and bounds description of the shared access area as part of an attachment to the document. Section 51A-4.411(e)
20. A shared access development is treated as one lot for the purpose of setbacks and lot coverage.
21. Regardless of the minimum front yard setback of the applicable zoning district, the minimum front yard setback must be at least 20 feet from the right-of-way line of a street or alley if the parking space for the lot(s) is located in an enclosed structure and if the space faces upon or can be entered directly from the street or alley. Section 51A-4.411(f)(2)
22. Include the words "Shared Access Development" in the title block of the final plat. Platting Guidelines

23. Place a note on the final plat stating: "No vehicular access is permitted to adjacent property outside the platted property from the shared access area except to a public or City Council approved Private Street." Section 51A-4.411(d)(3), and 51A-4.411(d)(10)
24. If a guard house is provided, it must be at least 30 feet from the shared access point. Section 51A-4.411(d)(8)
25. The Shared Access Area Easement must be terminated a minimum of 3 feet from the adjacent property or right-of-way. Section 51A-8.618(b)
26. Provide guest parking at a rate of 0.25 spaces per dwelling unit and with adequate maneuverability per the Shared Access Development requirements.

Right-of way Requirements Conditions:

27. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Beatrice Street. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).
28. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Wink Street. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).
29. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Langford Street. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).
30. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of Langford Street and Wink Street Section 51A 8.602(d)(1)
31. Prior to final plat, 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)*
32. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of Beatrice Street and Wink Street Section 51A 8.602(d)(1)
33. Provide 20 feet all-weather paving material for Beatrice Street along the proposed plat per the City of Dallas standard. 51A 8.604(b)(2)
34. 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

Flood Plain Conditions:

35. Location is in the Coombe Creek Sump (WSE Variable). All construction for any proposed development must be above the WSE. Any improvement proposed in the areas where the existing elevation is below the WSE requires a fill permit to

be applied for and approved by the Public Works and Transportation Department. A Minimum Finish Floor elevation for those areas will have to be established during the process and placed on the face of the final plat. Section 51A-8.611(a)(1) through (8)

Survey (SPRG) Conditions:

36. On the final plat, show the correct recording information for the subject property. Platting Guidelines.
37. On the final plat, add/show Lien Holders Subordination Agreement. Platting Guidelines.
38. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
39. On the final plat, show distances/width across all adjoining right-of-way. Platting Guidelines.
40. On the final plat, all access easement(s) must be recorded by separate instrument(s) and the recording information must be shown on the final plat. Platting Guidelines.
41. On the final plat, show recording information on all existing easements within 150 feet of the property.
42. On the final plat, list utility easements as retained within street abandonments when stated in the abandonment ordinance or follow the City of Dallas standard affidavit requirements.
43. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines
44. On the final plat, add centerline to adjoining right-of-way.

Dallas Water Utilities Conditions:

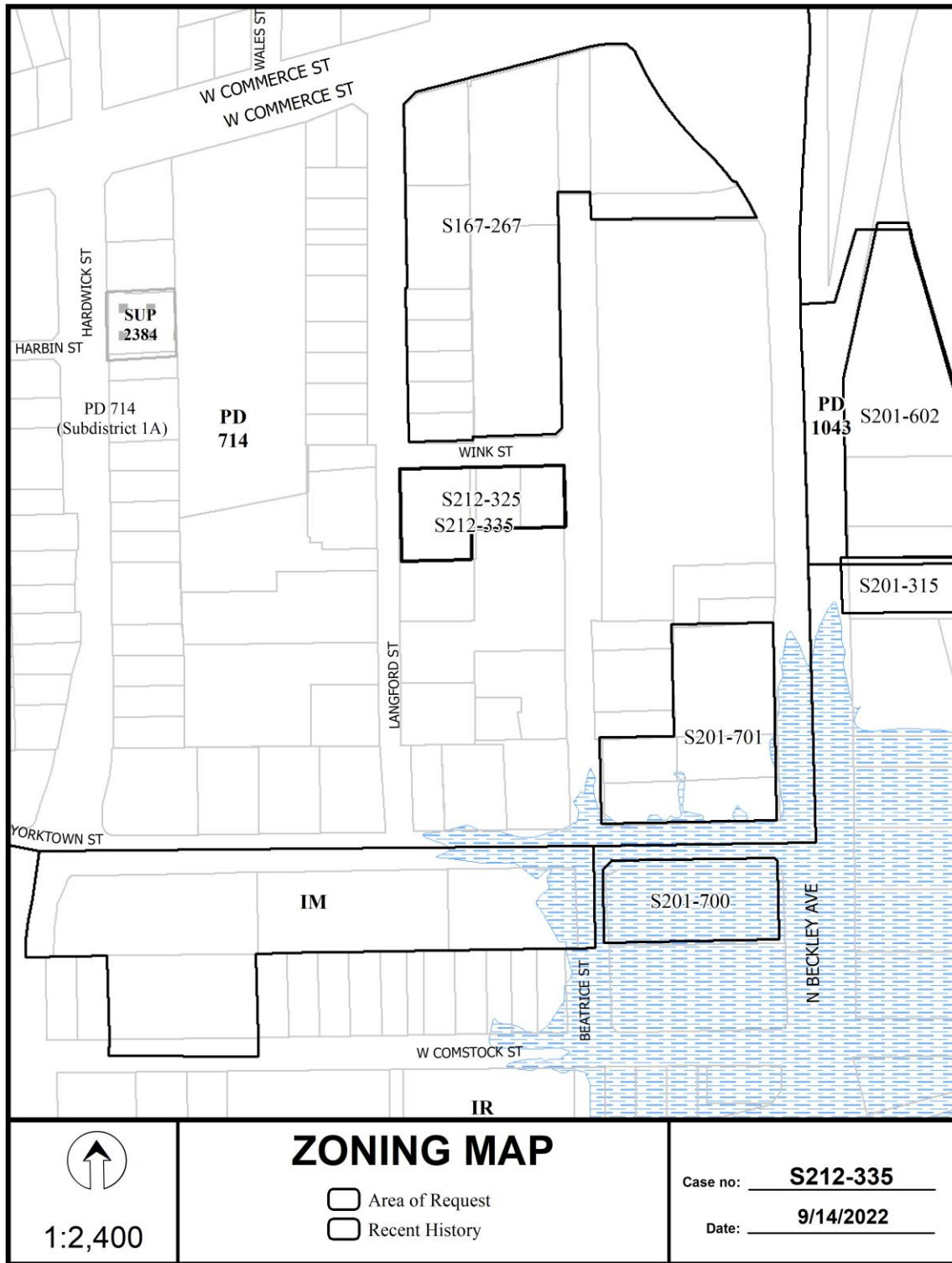
45. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and
46. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building 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.
47. Water and wastewater main improvements are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
48. 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.

49. Must comply with DWU design standard for all Water Wastewater construction in Shared Access Development.

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

50. On the final plat, change "Langford Street" to "Langford Street (F.K.A. Lamar Street)". Section 51A-8.403(a)(1)(A)(xii)
51. On the final plat, change "Wink Street." to "Wink Street (F.K.A. Warren Street)". Section 51A-8.403(a)(1)(A)(xii)
52. Prior to final plat, contact the Addressing Manager to obtain appropriate name for the proposed Shared Access Easement area. Sections 51A-8.403(a)(1)(A)(xii)
53. On the final plat, identify the property as Lot 1 through 24 and CA "A-B" in City Block 4A/6810. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).



1:2,400

ZONING MAP

- Area of Request
- Recent History

Case no: **S212-335**

Date: **9/14/2022**



1:2,400

AERIAL MAP

- Area of Request
- Recent History

Case no: S212-335

Date: 9/14/2022



GENERAL NOTES

1. Basis of Design: City of Dallas, Texas Subdivision Ordinance 52.022.
2. Vertical datum is NAVD83 (North American Vertical Datum of 1983). The horizontal datum is NAD83 (North American Datum of 1983).
3. All bearings and distances are shown in feet and inches, rounded to the nearest 1/16 of an inch. All bearings are true bearings.
4. All buildings and structures to be constructed are shown on this plan.
5. All buildings and structures to be demolished are shown on this plan.

PRELIMINARY: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES. IT SHALL NOT BE USED OR VIEWED OR REFERRED UPON AS A FINAL SURVEY DOCUMENT.

FILE NO. 10-21-2022-2311
 2022-10-21 10:21:23 AM

URBAN STRUCTURE

Blair/Wilford Hill Lane, Suite 909C Dallas, Texas 75241
 Phone: 214-255-5275
 Fax: 214-255-5275

PRELIMINARY PLAT

SHARED ACCESS DEVELOPMENT

0.746 ACRES / 32,507 SQUARE FEET
 LOTS 1 THRU 24, COMMON AREAS A & B, BLOCK 4/6810
 BEATRICE WINKS LANGFORD ADDITION

PROJECT LOCATION

OFFICE: 10200 NORTH CENTRAL EXPRESSWAY, SUITE 1100, DALLAS, TX 75245
 CITY OF DALLAS, TEXAS COUNTY: TARRANT

LEGEND

- RECORD MAP
- EXISTING LOT CORNER
- EXISTING LOT CORNER (E)
- EXISTING LOT CORNER (S)
- EXISTING LOT CORNER (W)
- EXISTING LOT CORNER (N)
- EXISTING LOT CORNER (SE)
- EXISTING LOT CORNER (SW)
- EXISTING LOT CORNER (NW)
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- EXISTING LOT CORNER (NW)
- EXISTING LOT CORNER (NE)

LOT	sq. ft. (ACTUAL)	sq. ft. (THEORY)
1	1,008.00	1,008.00
2	1,008.00	1,008.00
3	1,008.00	1,008.00
4	1,008.00	1,008.00
5	1,008.00	1,008.00
6	1,008.00	1,008.00
7	1,008.00	1,008.00
8	1,008.00	1,008.00
9	1,008.00	1,008.00
10	1,008.00	1,008.00
11	1,008.00	1,008.00
12	1,008.00	1,008.00
13	1,008.00	1,008.00
14	1,008.00	1,008.00
15	1,008.00	1,008.00
16	1,008.00	1,008.00
17	1,008.00	1,008.00
18	1,008.00	1,008.00
19	1,008.00	1,008.00
20	1,008.00	1,008.00
21	1,008.00	1,008.00
22	1,008.00	1,008.00
23	1,008.00	1,008.00
24	1,008.00	1,008.00
TOTALS	24,192.00	24,192.00

PERMISSION NOTE:

The purpose of this plat is to convey to the public the location of a particular block and the parcels within the block.

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ASSESSMENT PLANS

1. All parcels shown on this plan are in the unimproved condition as of the date of the plat.

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NEIGHBORHOOD CONTEXT

City of Dallas, Texas Subdivision Ordinance 52.022.

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VICINITY MAP

Map showing the location of the project area in relation to surrounding streets and landmarks.

