

LOCATION: Brown Street, between Hood Street and Enid Street**DATE FILED:** October 5, 2022**ZONING:** PD 193 MF-3**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20193.pdf>**CITY COUNCIL DISTRICT:** 14 **SIZE OF REQUEST:** 1.550-acres **MAPSCO:** 45A**APPLICANT/OWNER:** Wimbeldon Place Townhomes Condominium Association

REQUEST: An application to replat a 1.550-acre tract of land containing all of Lots 10 through 18 in City Block 10/1016 to create one lot on property located on Brown Street, between Hood Street and Enid Street.

SUBDIVISION HISTORY:

1. S212-128 was a request south of the present request to replat a 4.4369-acre tract of land containing all of Lots 1 through 11 in City Block 13/1019; part of Lots 8 through 14 in City Block 12/1019; portion of an abandoned Routh Street, Fullerton Drive, and Brown Street; to create one lot on property located between Enid Street and Turtle Creek Boulevard, at the terminus of Routh Street. The request was approved on April 7, 2022 but has not been recorded.
2. S190-166 was a request northeast of the present request to replat a 0.2942-acre tract of land containing all of Lot 23 in City Block A/1030 and part of City Block 1030 to create one lot on property located at 2917 Sale Street, south of Dickason Avenue. The request was approved July 9, 2020 and was withdrawn, March 30, 2021.
3. S189-263 was a request east of the present request to create one 1.521-acre lot, one 1.908-acre lot, and one 2.110-acre lot from a 5.539-acre tract of land in City Block 11/1017, 1026, and 1027 on property located on Turtle Creek Boulevard at the terminus of Park Ridge Court. The request was approved on August 15, 2019 and recorded on September 21, 2020.
4. S178-193 was a request west of the present request to replat a 0.433-acre tract of land containing all of Lots 11, 12, and 13 in City Block 7/1012 to create one lot on property located on Routh Street and Hood Street, south corner. The request was approved on June 7, 2018 but has not been recorded.
5. S178-192 was a request north of the present request to replat a 0.745-acre tract of land containing all of Lots 1 and 2 in City Block 7/1022 to create one lot on property located on Brown Street at Hood Street, north corner. The request was approved on June 7, 2018 and recorded August 1, 2022.
6. S178-191 was a request southwest of the present request to create one 0.28-acre tract of land containing all of Lots 2, part of Lots 3, 12, and 13 on a property

located on Hood Street at Fairmount Street, east corner. The request was approved on June 7, 2018 but has not been recorded.

7. S178-050 was a request west of the present request to replat a 0.203-acre tract of land containing part of Lot 7 in City Block 7/1012 to create four lots on property located on Routh Street at Welborn Street, south corner. The request was approved January 4, 2018 but has not been recorded.
8. S178-039 was a request north of the present request to replat a 1.319-acre tract of land containing part of Lot 9 and all of Lot 8 in City Blocks 1022 and all of Lots 6 and 7 in City Block 1023 to create one lot on property located on Welborn Street at Congress Avenue, south corner. The request was approved December 14, 2017 and has not been recorded.

STAFF RECOMMENDATION: The request complies with the requirements of PD 193 MF-3; 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 25 feet of right-of-way (via fee simple or street easement) from the established centerline of Hood Street. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).
16. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of Brown Street and Enid street. Section 51A 8.602(d)(1)
17. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of Hood Street and Brown Street. Section 51A 8.602(d)(1)
18. 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)
19. On the final plat, dedicate a 15-foot by 15-foot Alley Sight Easement at the intersection of Hood Street & the alley. *Section 51A-8.602(e)*
20. On the final plat, dedicate a 15-foot by 15-foot Alley Sight Easement at the intersection of Enid Street & the alley. *Section 51A-8.602(e)*

Survey (SPRG) Conditions:

21. Prior to final plat, submit a completed final plat checklist and all supporting documents.
22. On the final plat, show the correct recording information for the subject property. Platting Guidelines.

23. On the final plat, add/show Lien Holders Subordination Agreement. Platting Guidelines.
24. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
25. On the final plat, show distances/width across all adjoining right-of-way. Platting Guidelines.
26. On the final plat, show recording information on all existing easements within 150 feet of the property.
27. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
28. On the final plat, chose a new or different addition name. Platting Guidelines.
29. On the final plat, add a centerline to adjoining right-of-way.

Dallas Water Utilities Conditions:

30. 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 (f).
31. 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.
32. 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.

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

33. Prior to final plat, remove or relocate retaining wall encroachment into the alley on the plat.
34. On the final plat, change “Enid Street” to “Enid Street (F.K.A. Egan Street)”. Section 51A-8.403(a)(1)(A)(xii)
35. On the final plat, identify the property as Lot 10A in City Block 10/1016. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).





