

FILE NUMBER: S234-113**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Crozier Street, northwest of Carpenter Avenue**DATE FILED:** May 08, 2024**ZONING:** PD 595 (R-5(A))**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20595.pdf>**CITY COUNCIL DISTRICT:** 7**SIZE OF REQUEST:** 0.232-acres**APPLICANT/OWNER:** GSI Portfolio LLC

REQUEST: An application to replat a 0.232-acre tract of land containing part of Lot 7 in City Block 1747 to create one 5,049-square foot lot and one 5,050-square foot lot on property located on Crozier Street, northwest of Carpenter Avenue.

SUBDIVISION HISTORY:

1. S189-219 was a request northwest of the present request to create one 0.459-acre lot from a tract of land in City Block 1746 on property located on pine Street, at terminus of Latimer Street. The request was approved on June 20, 2019, and has not been recorded.

PROPERTY OWNER NOTIFICATION: On May 20, 2024, 33 notices were sent to property owners within 200 feet of the proposed plat boundary.

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 properties to the northeast line of Crozier Street have widths ranging in size from 50 feet 100 feet and areas ranging in size from 5,782 square feet to 15,674 square feet and are zoned PD 595 ((R-5(A)). (*Refer to the existing area analysis map and aerial map*)
- The properties to the southwest line of Crozier Street have widths ranging in size from 48 feet 80 feet and areas ranging in size from 6,490 square feet to 11,961 square feet and are zoned PD 595 ((R-5(A)). (*Refer to the existing area analysis map and aerial map*)

The request lies in PD 595 ((R-5(A)) which has a minimum lot area requirement of 5,000 square feet. The proposed lot areas are 5,049 square feet and 5,050 square feet and the widths are 52.50 feet each.

Staff finds that there is a variation in lot pattern within the immediate vicinity of the request. The request complies with the zoning requirement of PD 595 ((R-5(A)) and is in compliance with Section 51A-8.503; therefore, staff recommends approval 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 two.

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 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Carpenter Avenue. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*
16. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Crozier Street. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*
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 Carpenter Avenue & Crozier Street. Section 51A 8.602(d)(1)
18. 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)*

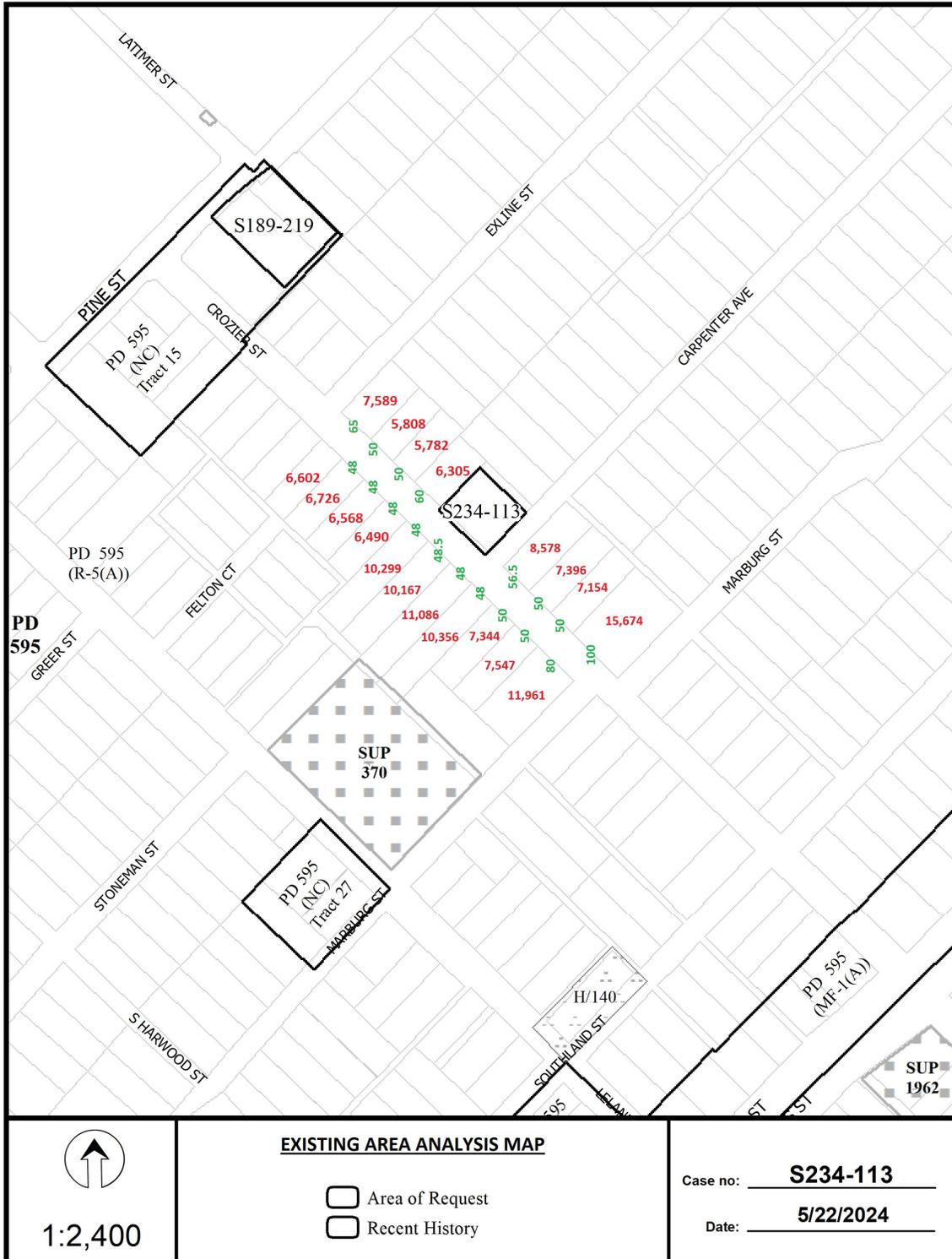
Survey (SPRG) Conditions:

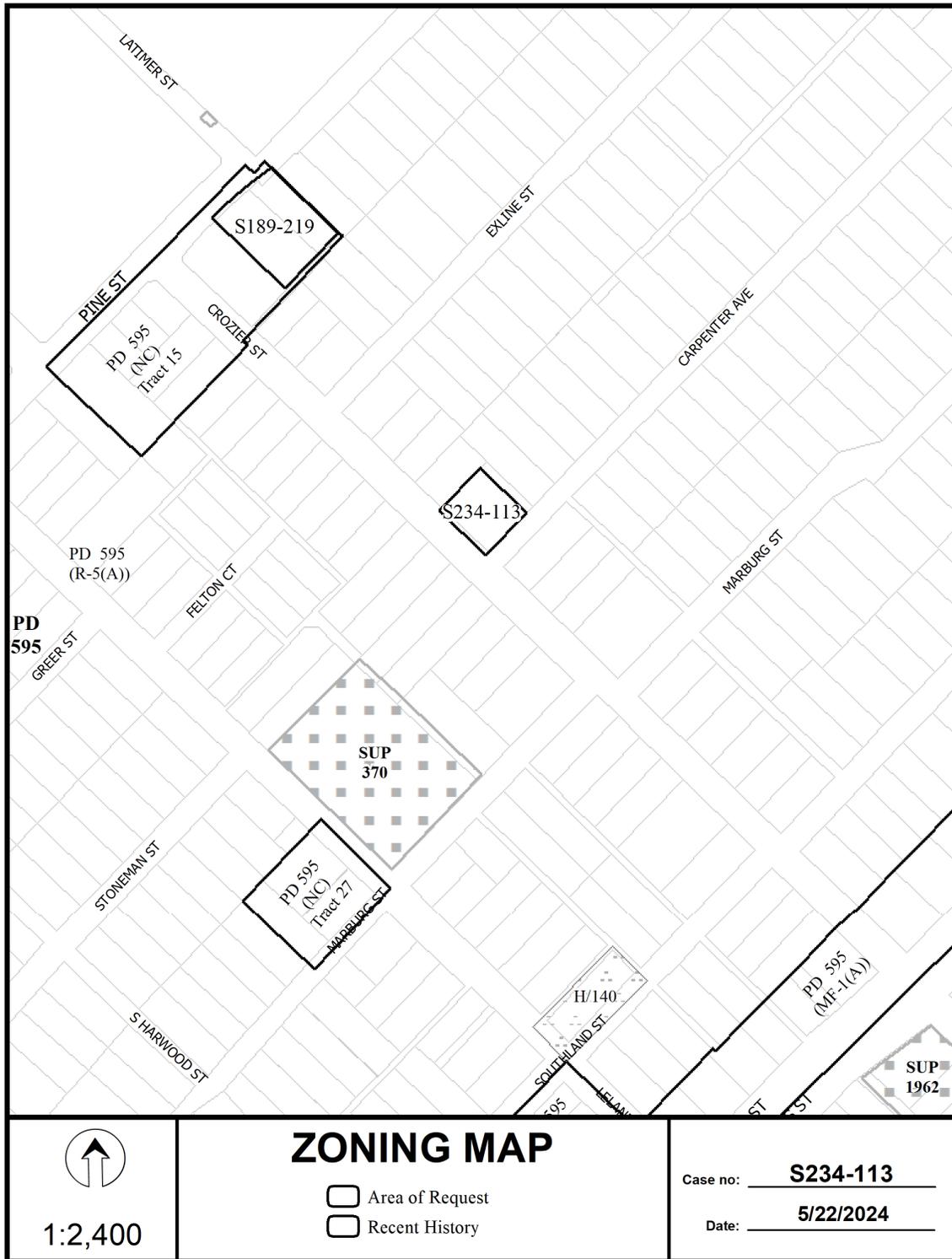
19. Prior to final plat, submit a completed final plat checklist and all supporting documents.

GIS, Lot & Block Conditions:

20. On the final plat, identify the property as Lots 7A & 7B in City Block 1747.

ALL AREAS ARE IN SQUARE FEET





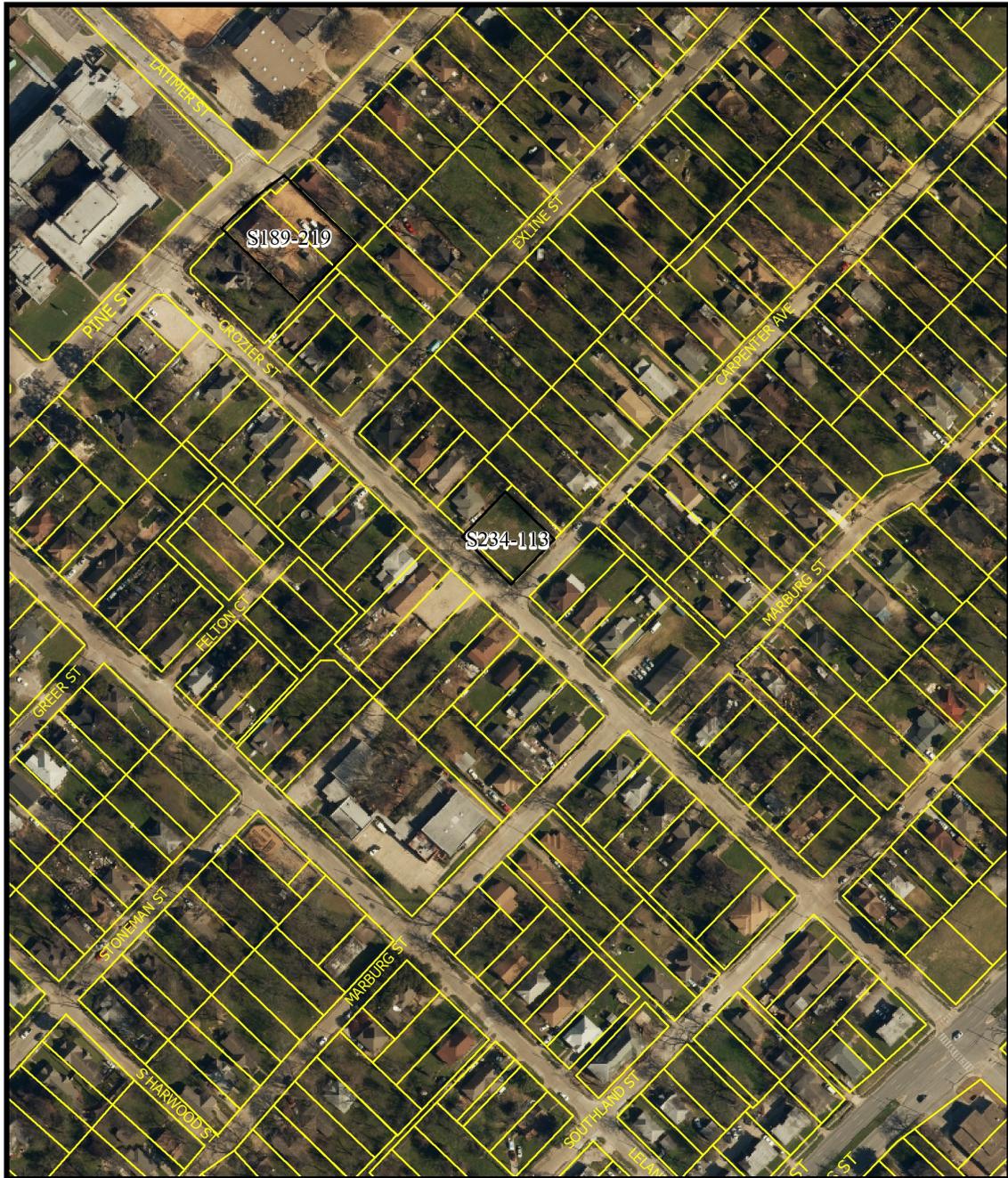
1:2,400

ZONING MAP

- Area of Request
- Recent History

Case no: **S234-113**

Date: **5/22/2024**



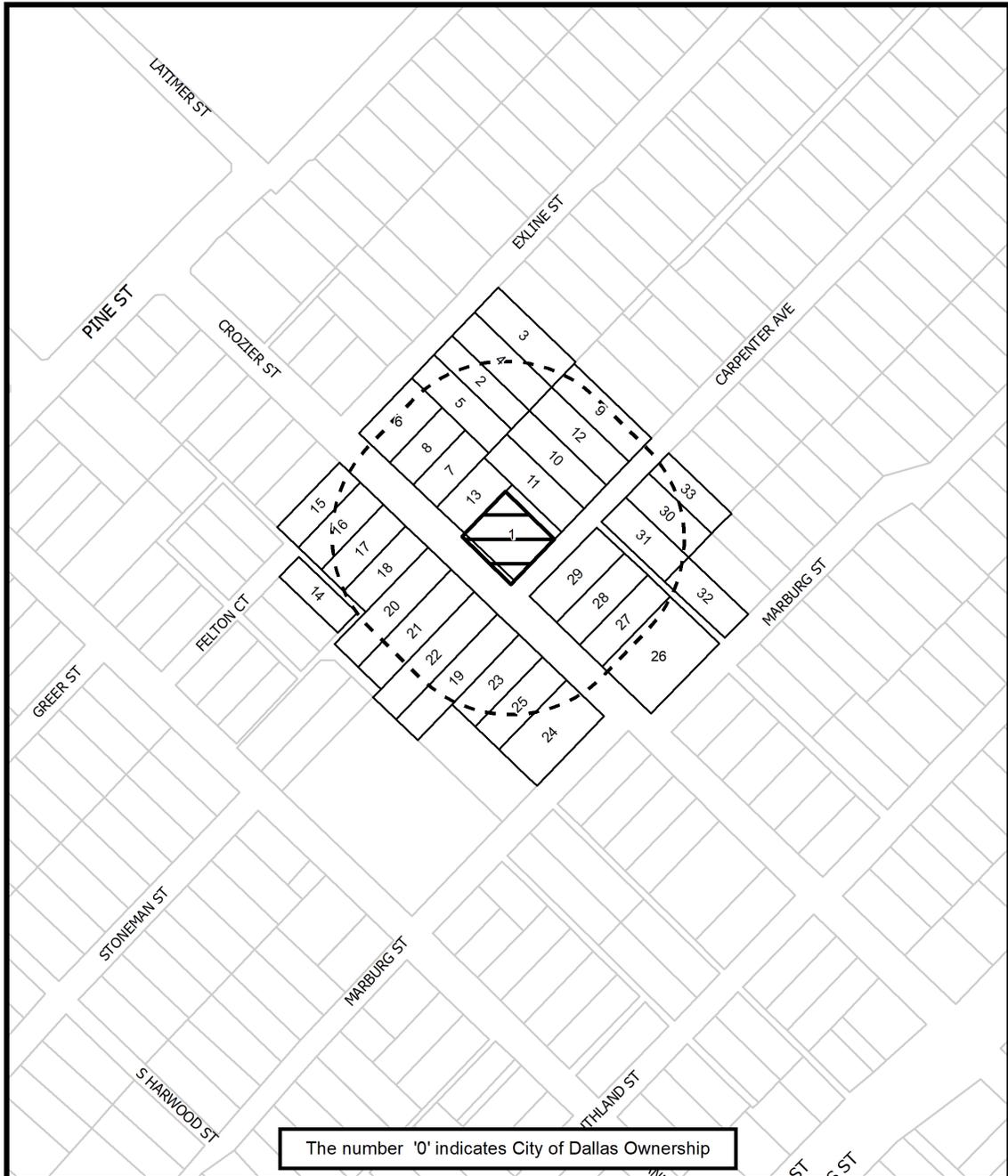
1:2,400

AERIAL MAP

- Area of Request
- Recent History

Case no: S234-113

Date: 5/22/2024



 1:2,400	<h2 style="text-align: center;">NOTIFICATION</h2> <table border="1" style="width: 100%;"> <tr> <td style="text-align: center;">200'</td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="text-align: center;">33</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	200'	AREA OF NOTIFICATION	33	NUMBER OF PROPERTY OWNERS NOTIFIED	Case no: S234-113 Date: 5/22/2024
200'	AREA OF NOTIFICATION					
33	NUMBER OF PROPERTY OWNERS NOTIFIED					

Notification List of Property Owners

S234-113

33 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2503 CARPENTER AVE	GSI PORTFOLIO LLC
2	2514 EXLINE ST	GREENWOLF DEVELOPMENT LLC
3	2522 EXLINE ST	BUSH JOE
4	2518 EXLINE ST	GAY LOLA
5	2510 EXLINE ST	LONZIE ELBERT
6	4318 CROZIER ST	HALL LACY B ESTATE OF
7	4326 CROZIER ST	CLEWIS O C
8	4322 CROZIER ST	TREMONT ENTERPRISES LLC
9	2521 CARPENTER AVE	JORDAN JEANETTE ET AL
10	2515 CARPENTER AVE	BROWN BETTY J EST OF
11	2511 CARPENTER AVE	GLOVER JOE T
12	2519 CARPENTER AVE	JACKSON ROBERT D
13	4402 CROZIER ST	Taxpayer at
14	2422 FELTON CT	HOLLEY BETTY EST OF
15	4319 CROZIER ST	BROWN LASHONIA
16	4323 CROZIER ST	RAULS ERIC
17	4325 CROZIER ST	LOPEZ LEOPOLDO
18	4329 CROZIER ST	WASHINGTON SHELIA L &
19	4415 CROZIER ST	TORRES J BENITO ROJAS
20	4403 CROZIER ST	BENITEZ TIOFILO & EDIS
21	4407 CROZIER ST	Taxpayer at
22	4411 CROZIER ST	PURPOSE BUILDERS &
23	4419 CROZIER ST	HENRY L M & VERESSA
24	4429 CROZIER ST	ORELLANA JOSE DAVID &
25	4423 CROZIER ST	HUBBARD JOHN
26	4430 CROZIER ST	BALDWIN CHAPEL CHURCH OF GOD IN CHRIST

05/09/2024

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	4426 CROZIER ST	Taxpayer at
28	4422 CROZIER ST	PLINDSEY PROPERTIES LLC
29	4418 CROZIER ST	WILLIAMS DARLENE A &
30	2520 CARPENTER AVE	SOLIS ANDRES
31	2514 CARPENTER AVE	MALDONADO MAURICIO
32	2515 MARBURG ST	WALLS VINCENT D
33	2522 CARPENTER AVE	DANIELS CHARLES G

