

**CITY PLAN COMMISSION****THURSDAY, SEPTEMBER 07, 2023****FILE NUMBER:** S223-221**SENIOR PLANNER:** Hema Sharma**LOCATION:** Neely Street at Crawford Street, northeast corner**DATE FILED:** August 9, 2023**ZONING:** PD 468 (Subarea A)**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20468.pdf>**CITY COUNCIL DISTRICT:** 1**SIZE OF REQUEST:** 0.377-acres**APPLICANT/OWNER:** 700 N Crawford St, LLC

**REQUEST:** An application to replat a 0.377-acres tract of land containing all of Lot 1 and Lot 2 in City Block B/3431 to create a 10-lot Shared Access Development with lots ranging in size from 1,215 square feet to 1,721 square feet on property located on Neely Street at Crawford Street, northeast corner.

**SUBDIVISION HISTORY:**

1. S212-178 was a request north of present request to replat a 1.4381-acre (62,642 square feet) tract of land containing all of Lots 4 through 7, and part of Lots 11 through 16 in City Block B/3431 to create a 21-lot shared access development with lots ranging in size from 1,211 square feet to 4,909 square feet on property located on Crawford Street at Neely Street, northeast corner. The request was approved on May 19, 2022 but has not been recorded.
2. S212-134 was a request north of present request to replat a 1.4381-acre tract of land containing all of Lots 4 through 7, and part of Lots 11 through 16 in City Block B/3431 to create a 21-lot shared access development ranging in size from 1,209 square feet to 4,883 square feet on property located on Crawford Street, north of Neely Street. The request was withdrawn on March 03, 2022.
3. S212-012 was a request located on north of present request to replat a 1.4381-acre tract of land containing all of Lots 4 through 7, part of Lots 11 through 16 in City Block B/3431 to create a 21-lot shared access development ranging in size from 1,209 square feet to 6,133 square feet on property located on Crawford Street, north of Neely Street. The request was withdrawn on October 26, 2021.
4. S190-173 was a request located on north of present request to create a 33-lot Shared Access Development with lots ranging in size from 1,446 square feet to 4,179 square feet and from a 1.453-acre tract of land containing all of Lots 4 through 7 and part of Lots 11 through 16 in City Block B/3431 on property located on Crawford Street, north of Neely Street. The request was denied by City Plan Commission on July 23, 2020.
5. S190-119 was a request west of the present request to replat a 2.2945-acre tract of land containing all of Lots 3, 4, 7,8, and part of Lots 6 and 10 in City Block C/3369 and all of Lot 1A in City Block C/3369 to create one lot on property

located on Beckley Avenue, south of Canty Street. The request was approved on April 9, 2020 but has not been recorded.

6. S190-116 was a request southeast of the present request to replat a 0.236-acre tract of land containing part of Lot 3 in City Block 91/3074 to create one lot on property located on Eighth Street, southwest of Denver Street. The request was withdrawn on June 23, 2023.
7. S190-103 was a request west of the present request to replat a 0.148-acre tract of land containing part of Lot 10 in City Block C/3369 to create one lot on property located on Beckley Avenue at Neely Street, northwest corner. The request was administratively approved on March 10, 2020 but has not been recorded.
8. S190-044 was a request southwest of the present request to replat a 0.3788-acre tract of land containing part of Lots 11 through 13 in City Block 20/3140 to create one lot on property located on Beckley Avenue at seventh Street, northwest corner. The request was approved on December 12, 2019 and recorded on January 1, 2020.
9. S189-015 was request north of the present request to replat a 1.453-acre tract of land containing all of Lots 4 through 7, and part of Lots 11 through 16 in City Block B/3431 to create a 31-lot Shared Access Area Development on property located on Neely Street, east of Crawford Street. The request was withdrawn on October 24, 2018.
10. S189-014 was a request located on the present request to replat a 0.377-acre tract of land containing all of Lots 1 and 2 in City Block B/3431 to create a 10-lot Shared Access Development on property located on Crawford Street at Neely Street, northwest corner. The request was withdrawn on July 20, 2023.
11. S189-013 was a request west of the present request to replat a 0.712-acre tract of land containing all of Lots 1, 2, 3, and 4 in City Block 4A/3431 to create a 20-lot Shared Access Area Development on property located on Neely Street at Crawford Street, northwest corner. The request was approved on November 1, 2018 and recorded on February 7, 2020.
12. S178-287 was a request located on north of present request to replat a 1.453-acre tract of land containing all of Lots 4 through 7, and part of Lots 11 through 16 in City Block B/3431 to create a 34-lot shared access development with one common area on property located on Neely Street, east of Crawford Street. The request was denied by City Plan Commission on September 6, 2018.
13. S178-286 was a request north of the present request to replat a 1.429-acre tract of land containing all of Lots 17, 18, and part of Lot 25 in City Block B/3432 to create a 25-lot shared access development on property located on Canty Street at Crawford Street, northeast corner. The request was approved on September 6, 2018 but has not been recorded.

14. S178-251 was a request on the same location of the present request to replat a 1.453-acre tract of land containing all of Lots 4 through 7, and part of Lots 11 through 16 in City Block B/3431 to create a 36-lot shared access development with one common area on property located on Neely Street at Crawford Street, northeast corner. The request was withdrawn on July 19, 2018.
15. S178-250 was a request north of the present request to replat a 1.263-acre tract of land containing all of Lots 17 and 18 and part of Lot 25 in City Block B/3432 to create a 22-lot shared access development on property located on Canty Street at Crawford Street, northeast corner. The request was withdrawn on September 11, 2018.

**PROPERTY OWNER NOTIFICATION:** On August 18, 2022, 50 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 property west of the present request is a 20-lot Shared Access Development ranging in size ranging from 1,201 square feet to 1,530 square feet; and are zoned PD 468 (Subdistrict A, RTN). *(refer to the existing area analysis map)*
- S212-178 was a request north of the present request to create a 21-lot Shared Access Development ranging in size ranging from 1,211 square feet to 4,909 square feet; and are zoned PD 468 (Subdistrict A, RTN). *(refer to the existing area analysis map)*
- The property on east of present request has lot areas ranging in size from 6,625 square feet to 6,901 square feet and have lot width of 50 feet and are zoned PD 468 (Subdistrict A, RTN). *(refer to the existing area analysis map)*
- The properties to the northeast of the request have lot areas ranging in size from 6,342 square feet to 6,918 square feet and have average lot width of 50 feet; and are zoned PD 468 (Subdistrict A, RTN). *(refer to the existing area analysis map)*
- The properties to the northwest of the present request have lot areas ranging in size from 6,990 square feet to 7,201 square feet and have lot width of 50 feet and are zoned PD 468 (Subdistrict A, RTN). *(refer to the existing area analysis map)*

The request is in PD 468 (Subdistrict A, RTN). Per Section 51P-468.106 (b)(1) states that PD 468 (Subdistrict A) must comply with the RTN Residential Transition district regulations and development standards in Article XIII. The RTN district has a minimum lot area requirement of 1,200 square feet for townhouse development and 3,500 square feet for single family structure. The minimum lot width for townhouse is 16 feet; and minimum and maximum lot widths for single family house are 35 feet and 45 feet respectively.

The request is to create 10-lot shared access development ranging in size from 1,215 square feet to 1,721 square feet. A review of the immediate vicinity shows that there is a variety of lot sizes. Staff concludes that the request is in compliance with Section 51A-8.503 and also with the requirements of PD 468 (Subdistrict A, RTN); 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 10.

**Paving & Drainage Conditions:**

12. Submit a full set of Civil Engineering Plans (drainage, paving, street signage/marketing/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 Crawford Street. *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 Neely 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 Neely Street & Crawford 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)*
19. On the final plat, provide guest parking with adequate maneuverability per Shared Access development requirements City Code 51A-4.411(g) and all other requirements set forth by City Code 51A-4.411.
20. Provide additional shared access area easement, up to 26 feet, for compliance to Dallas Fire Code when building height is 30 feet or greater.
21. If the location is within PD 468, Pd 595, PD 887 then must comply with Form District Article XIII set forth by City Code 51A-13

**Survey (SPRG) Conditions:**

22. Prior to final plat, submit a completed final plat checklist and all supporting documents.
23. On the final plat, show recording information on all existing easements within 150 feet of the property.
24. On the final plat, show three parking spaces.
25. On final plat, use standard owner's dedication language for shared access.

**Dallas Water Utilities Conditions:**

26. 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).
27. 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.
28. Water and Wastewater 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.
29. 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:**

30. On the final plat, identify the property as Lots 1A-1D & Lots 2A-2F in City Block B/3431. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).

ALL AREAS ARE IN SQUARE FEET













