

CITY PLAN COMMISSION**THURSDAY, DECEMBER 07, 2023****FILE NUMBER:** S234-022**SENIOR PLANNER:** Hema Sharma**LOCATION:** Strait Lane, south of Manson Court**DATE FILED:** November 13, 2023**ZONING:** R-1ac(A)**CITY COUNCIL DISTRICT:** 13**SIZE OF REQUEST:** 4.432-acres**APPLICANT/OWNER:** Bryan Shanin Wilbum

REQUEST: An application to replat a 4.432-acre tract of land containing all of Lot 4B in City Block 5519 and part of lot 7 in City Block 1/5520 to create one lot on property located on Strait Lane, south of Manson Court.

SUBDIVISION HISTORY: There has been no recent platting activity within close proximity to this request.

PROPERTY OWNER NOTIFICATION: On November 21, 2023, 17 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 properties to the north, east, south, and west of the request have lot areas ranging in size from 48,834 square feet to 204,575 square feet and are zoned as R-1ac(A) (*Please refer to the existing area analysis and aerial map*)

The request lies in an R-1ac(A) Single Family District which has a minimum lot area requirement of 1-acre (43,560 square feet). The request is to create one 4.432-acre lot.

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 the R-1ac(A) Single Family District 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 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 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Strait Lane. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*

Flood Plain Conditions:

16. On the final plat, determine the 100-year water surface elevation across this addition.

17. On the final plat, dedicate floodway easement, floodway management area or floodway easement (within common area), with the appropriate easement statement included on the face of the Plat. 51A 8.611(d); DWU Floodplain Management; Drainage Design Manual Addendum V
18. On the final plat, include additional paragraph in Owner's Certificate (pertaining to the floodplain). 51A 8.611(d); DWU Floodplain Management; Drainage Design Manual Addendum V
19. On the final plat, specify minimum fill and minimum finished floor elevations. *Section 51A-8.611(d), Trinity Watershed Management.*
20. On the final plat, show the natural channel set back from the crest of the natural channel. *Section 51A-8.611(d), Trinity Watershed Management.*
21. Prior to submission of the final plat, set floodway monument markers and provide documentation that the monuments have been set. *Section 51A-8.617(d)(1), (2), (3), and (4)*
22. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for.

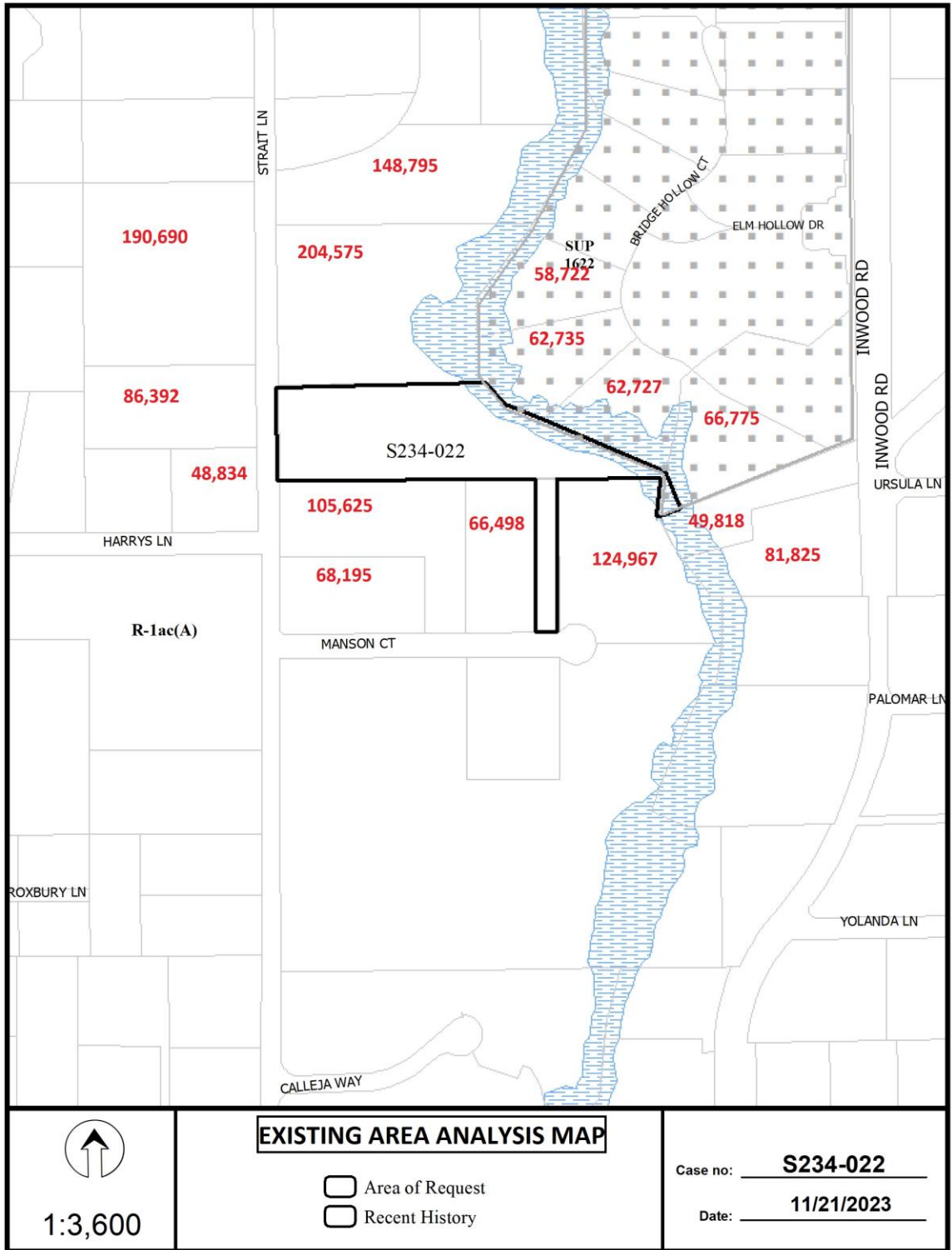
Survey (SPRG) Conditions:

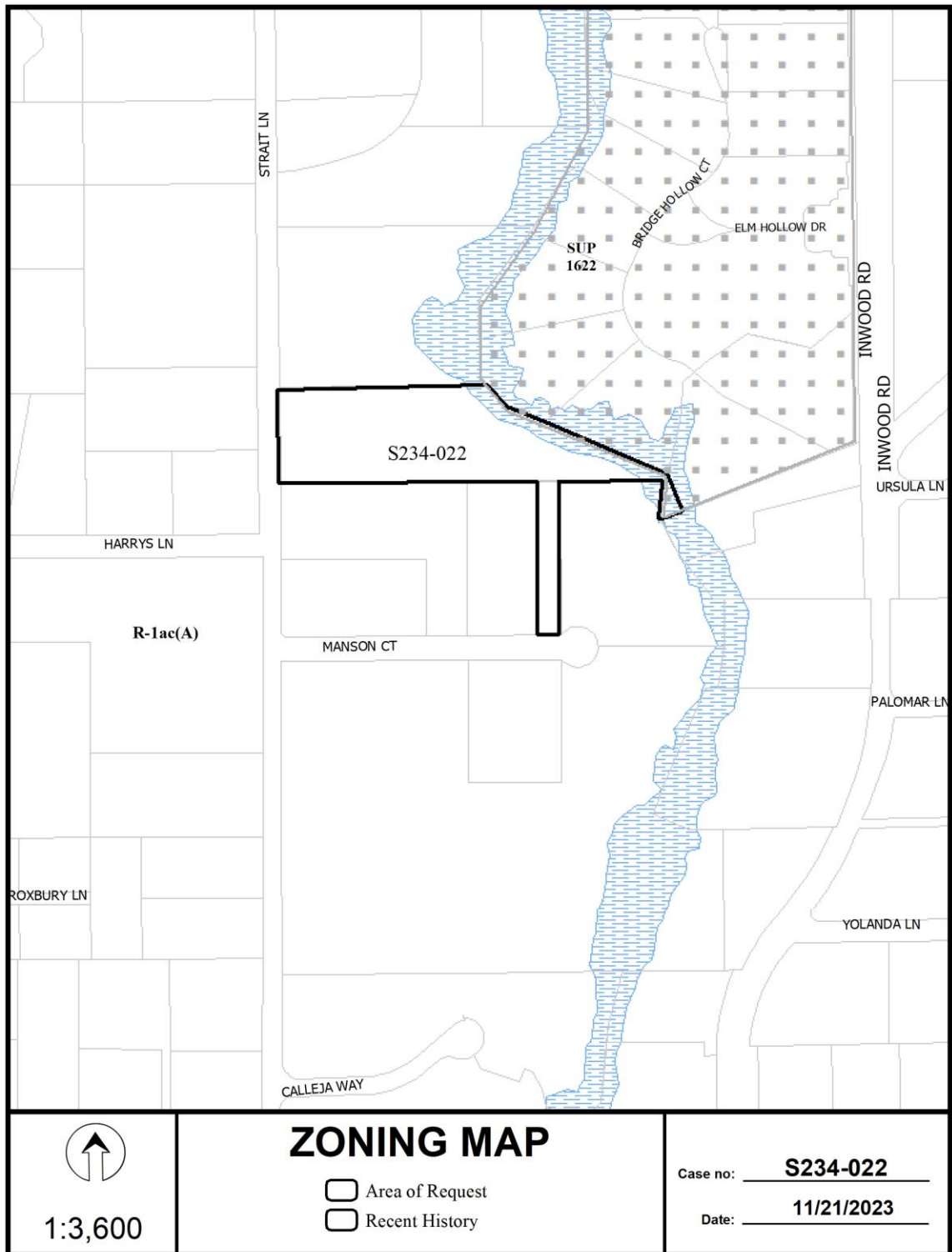
23. Prior to final plat, submit a completed final plat checklist and all supporting documents.
24. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
25. On the final plat, show distances/width across all adjoining right-of-way
26. On the final plat, 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.
28. On the final plat, show or list the prior plat on the map, in the legal description, and/or title block.
29. On the final plat, chose a new or different plat name.

GIS, Lot & Block Conditions:

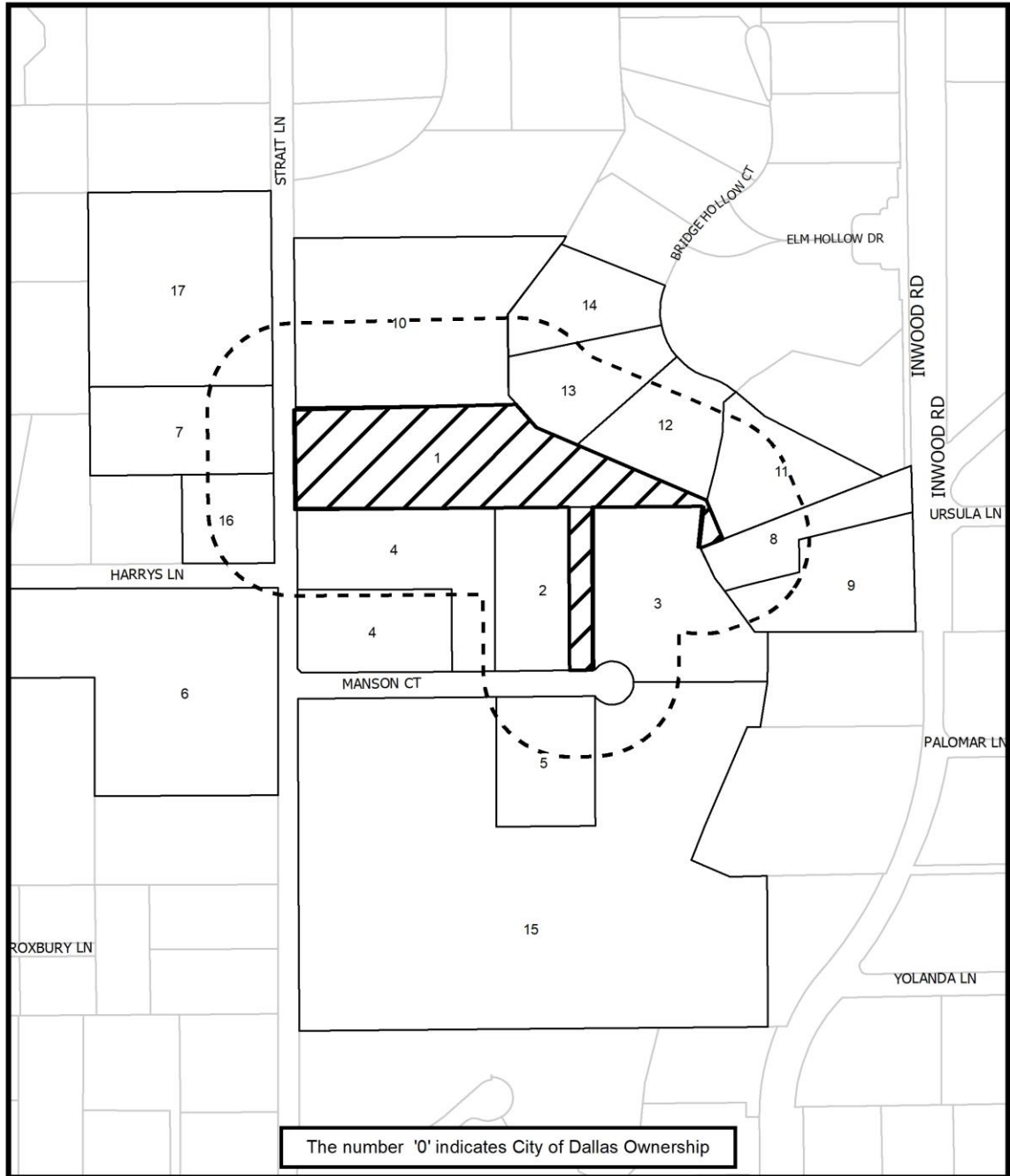
30. On the final plat, identify the property as Lots 4C in City Block 5519. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).

ALL AREAS ARE IN SQUARE FEET









 1:3,600	NOTIFICATION	Case no: S234-022			
	<table border="1"> <tr> <td style="text-align: center;">200'</td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="text-align: center;">17</td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	200'	AREA OF NOTIFICATION	17	NUMBER OF PROPERTY OWNERS NOTIFIED
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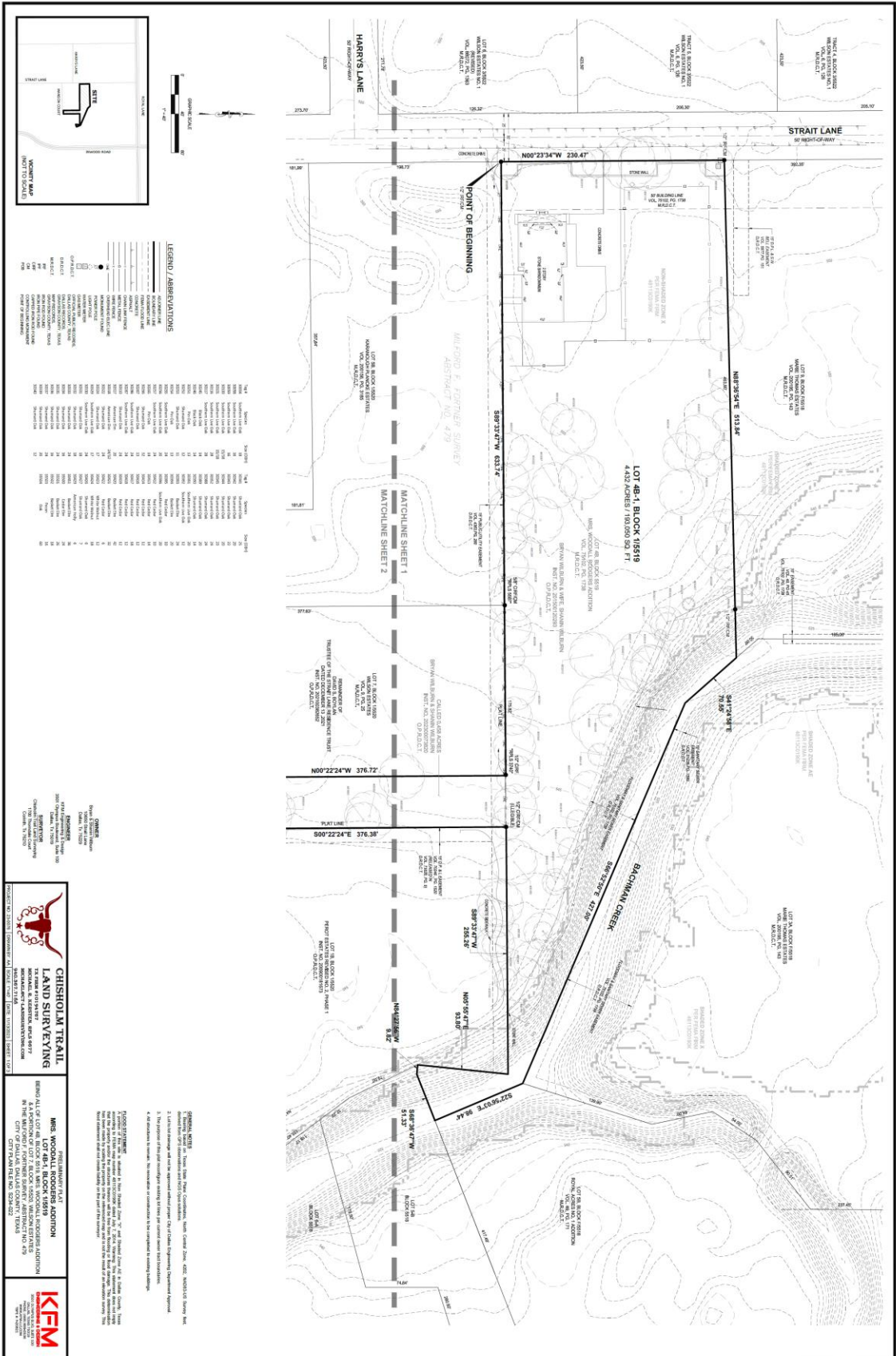
11/16/2023

Notification List of Property Owners

S234-022

17 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	10650 STRAIT LN	WILBURN BRYAN & SHANIN
2	4929 MANSON CT	STRAIT LANE RESIDENCE
3	4939 MANSON CT	WILBURN BRYAN & SHANIN
4	10620 STRAIT LN	STRAIT LANE RESIDENCE TRUST THE
5	4930 MANSON CT	URSCHEL ELIZABETH B
6	10595 STRAIT LN	TROUTT KENNY A & LISA C
7	10621 STRAIT LN	DYKEMA RAMSEY SCOT
8	10601 INWOOD RD	ALLISON MARGARET SEAY OGLESBY
9	10573 INWOOD RD	PARK ROYAL 10573
10	10660 STRAIT LN	10660 STRAIT LANE TRUST
11	10603 BRIDGE HOLLOW CT	KRONBACH KEVIN C
12	10617 BRIDGE HOLLOW CT	CARTER ROBERT W & JANICE
13	10627 BRIDGE HOLLOW CT	QUINN DAVID W & STEPHANIE
14	10635 BRIDGE HOLLOW CT	SINGER GREGORY Z 2004 TRUST
15	10444 STRAIT LN	PEROT MANAGEMENT TRUST THE
16	10611 STRAIT LN	RAJ GANESH &
17	10711 STRAIT LN	L & B REIG TRUST



LEGEND / ABBREVIATIONS

Symbol	Description
—	Property Boundary
---	Matchline
...	Spot Elevation
~	Contour Interval
+	Survey Point
○	Well
△	Corner Marker
□	Structure
▭	Right-of-Way
▨	Water
▩	Other



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GENERAL NOTES
 1. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT AND THE RULES AND REGULATIONS OF THE BOARD OF SURVEYING AND MAPPING, TEXAS.
 2. THE BOUNDARIES SHOWN ON THIS SURVEY ARE BASED ON THE FIELD MEASUREMENTS AND CALCULATIONS MADE BY THE SURVEYOR.
 3. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND NO OBSTRUCTIONS TO THE SURVEY.
 4. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE ADJACENT PROPERTIES AND HAS FOUND NO OBSTRUCTIONS TO THE SURVEY.

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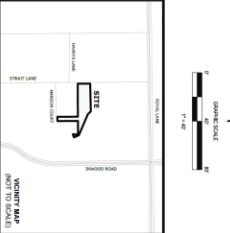
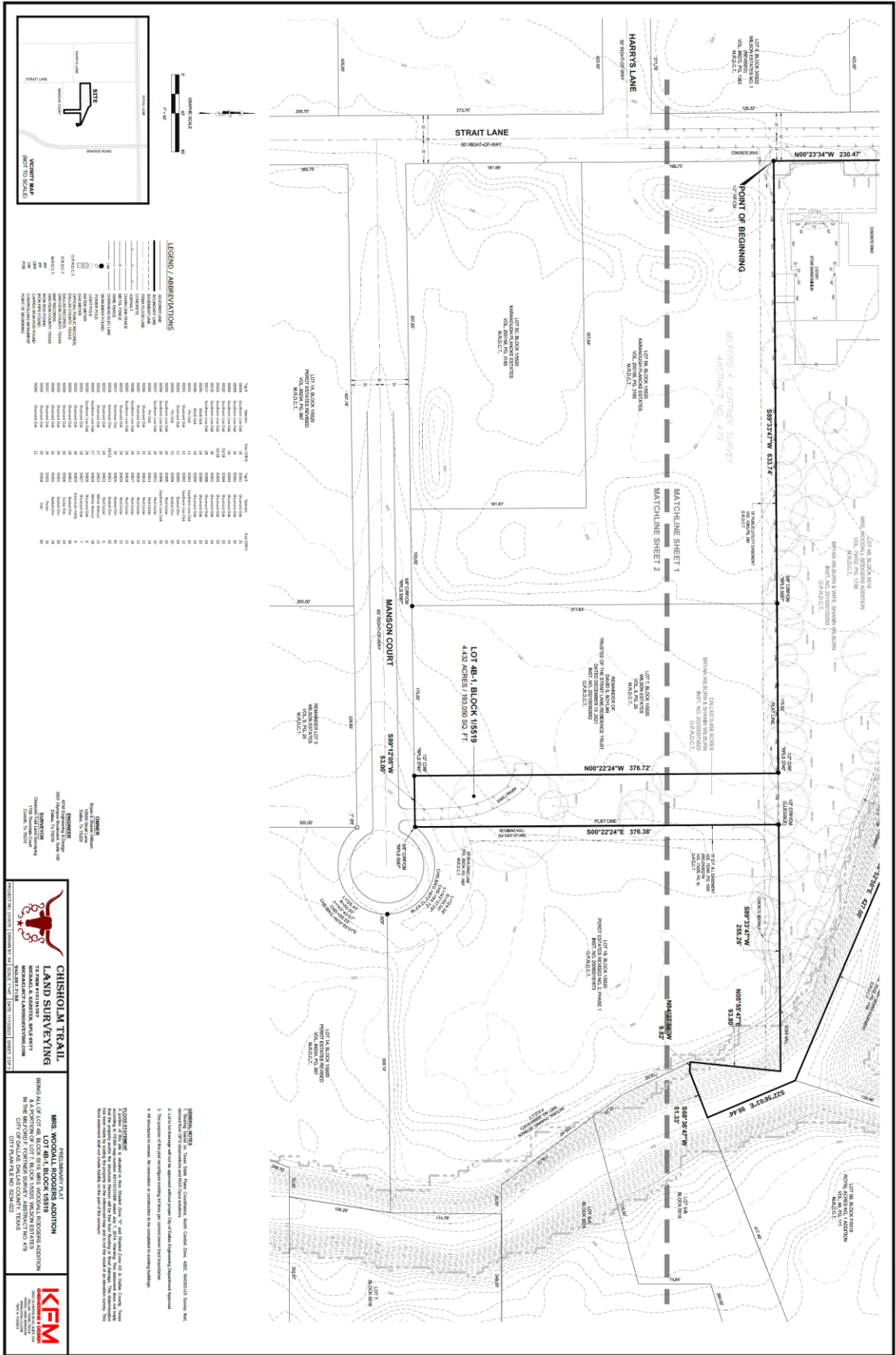
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LEGEND / ABBREVIATIONS

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