

**CITY PLAN COMMISSION****THURSDAY, JANUARY 18, 2024****FILE NUMBER:** S234-027**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Manson Court at Strait Lane, northeast corner**DATE FILED:** December 20, 2023**ZONING:** R-1ac(A)**CITY COUNCIL DISTRICT:** 13**SIZE OF REQUEST:** 5.508-acres**APPLICANT/OWNER:** Strait Lane Residence Trust

**REQUEST:** An application to replat a 5.508-acre tract of land containing all of Lots 5B, 5C, and part of Lot 7 in City Block 1/5520 to create one lot on property located on Manson Court at Strait Lane, northeast corner.

**SUBDIVISION HISTORY:**

1. S234-022 was a request north of the present request 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. The request was approved on December 7, 2023, but has not been recorded.

**PROPERTY OWNER NOTIFICATION:** On December 29, 2023, 11 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 north, east, south, and west of the request have lot areas ranging in size from 48,834 square feet to 732,004 square feet and are zoned as R-1ac(A). (*Refer to the existing area analysis map 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 5.508-acre lot.

Staff finds that there is a variation in lot pattern within the immediate vicinity of the request (*Refer to the existing area analysis map and aerial map*). 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:**

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).*

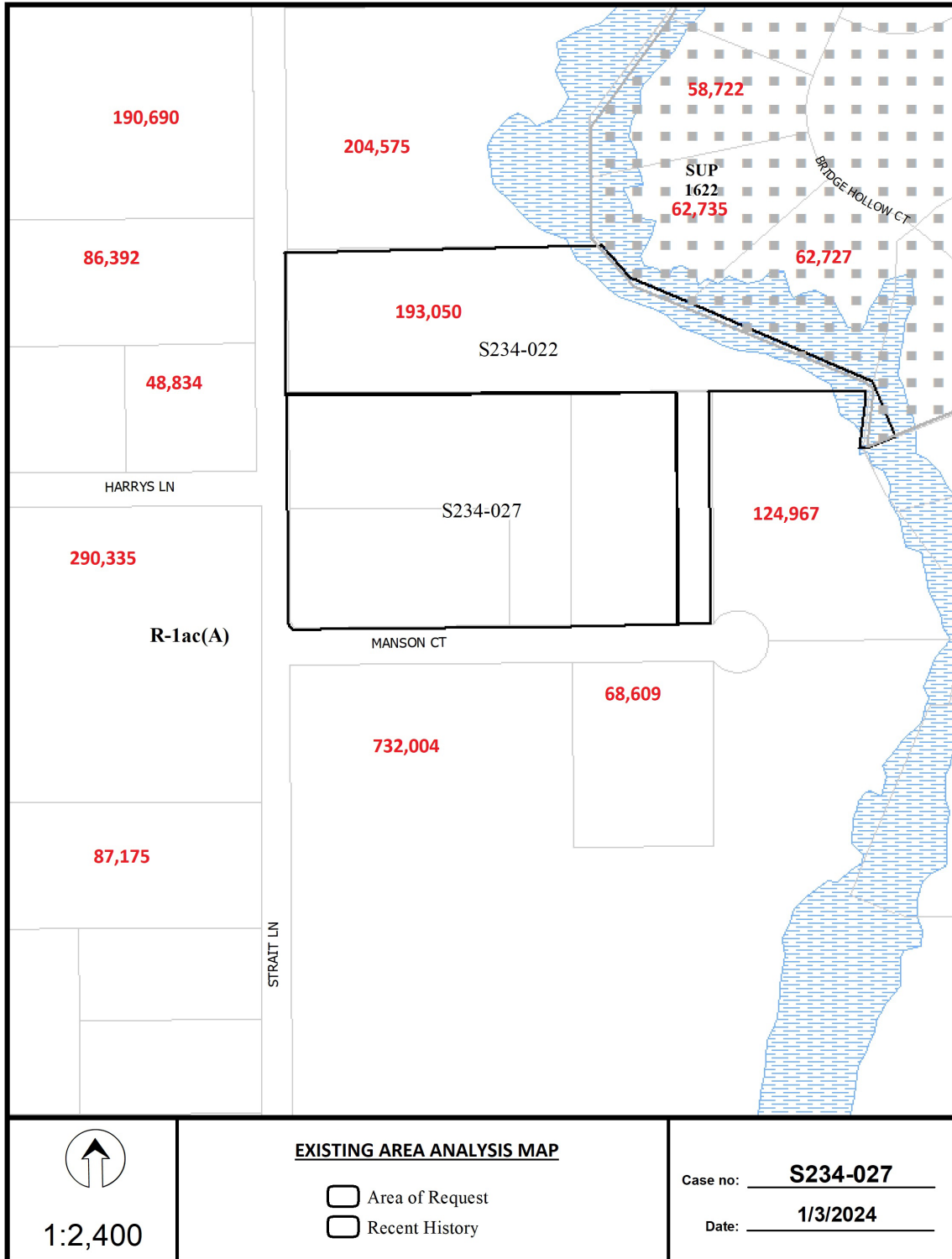
**Survey (SPRG) Conditions:**

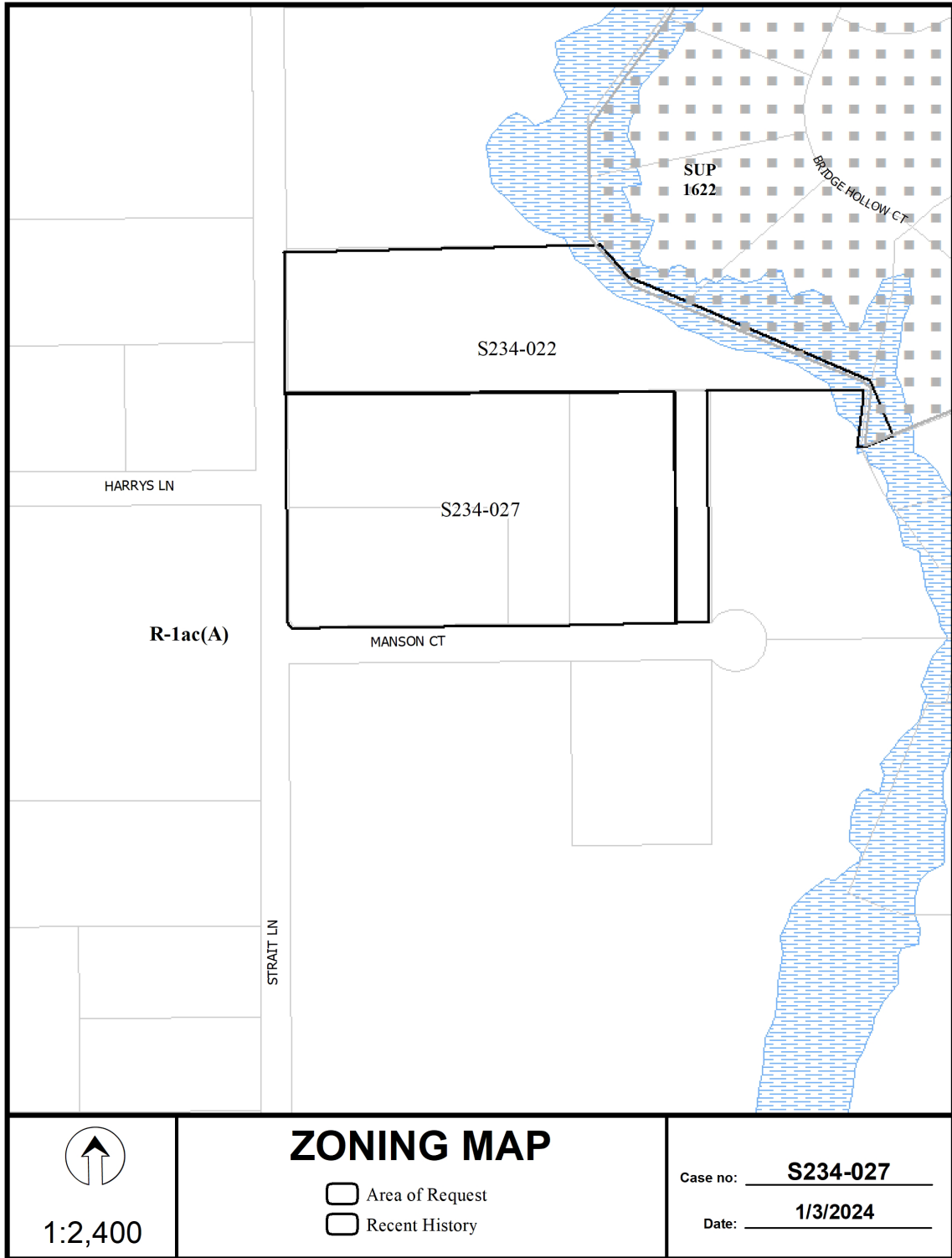
16. Prior to final plat, submit a completed final plat checklist and all supporting documents.
17. On the final plat, show recording information on all existing easements within 150 feet of the property.

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

18. Prior to the final plat, remove fence encroachments along Manson Court and Strait Lane and provide pictures and written confirmation to Real Estate.
19. On the final plat, change “Manson Court (Formerly Clarabella Court)” to “Manson Court (FKA Clarabella Court)”.
20. On the final plat, change “Strait Lane (Formerly Strait Road)” to “Strait Lane (AKA Strait Road)”.
21. On the final plat, identify the property as Lot 5D in City Block 1/5520.


ALL AREAS ARE IN SQUARE FEET

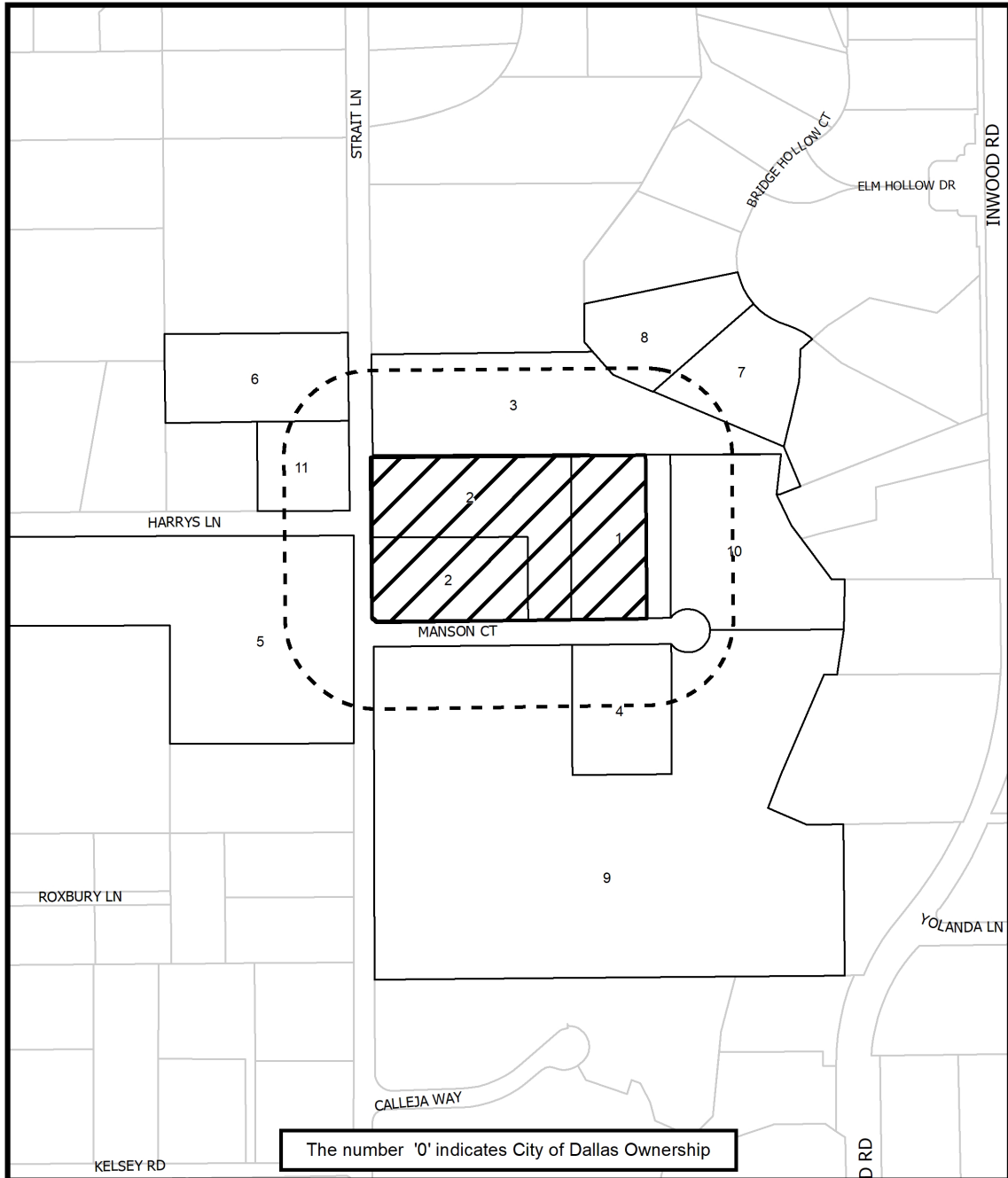








 1:2,400	<h2 style="text-align: center;">AERIAL MAP</h2> <p> <input type="checkbox"/> Area of Request  <input type="checkbox"/> Recent History         </p>	Case no: <u>          <b>S234-027</b>          </u> Date: <u>          <b>1/3/2024</b>          </u>
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The number '0' indicates City of Dallas Ownership

 1:3,600	<h2 style="text-align: center;">NOTIFICATION</h2> <table border="1" style="width: 100%;"> <tr> <td style="text-align: center;"><b>200'</b></td> <td>AREA OF NOTIFICATION</td> </tr> <tr> <td style="text-align: center;"><b>11</b></td> <td>NUMBER OF PROPERTY OWNERS NOTIFIED</td> </tr> </table>	<b>200'</b>	AREA OF NOTIFICATION	<b>11</b>	NUMBER OF PROPERTY OWNERS NOTIFIED	Case no: <b>S234-027</b> Date: <b>1/3/2024</b>
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<b>11</b>	NUMBER OF PROPERTY OWNERS NOTIFIED					

12/27/2023

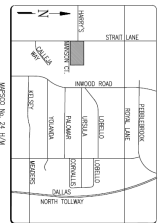
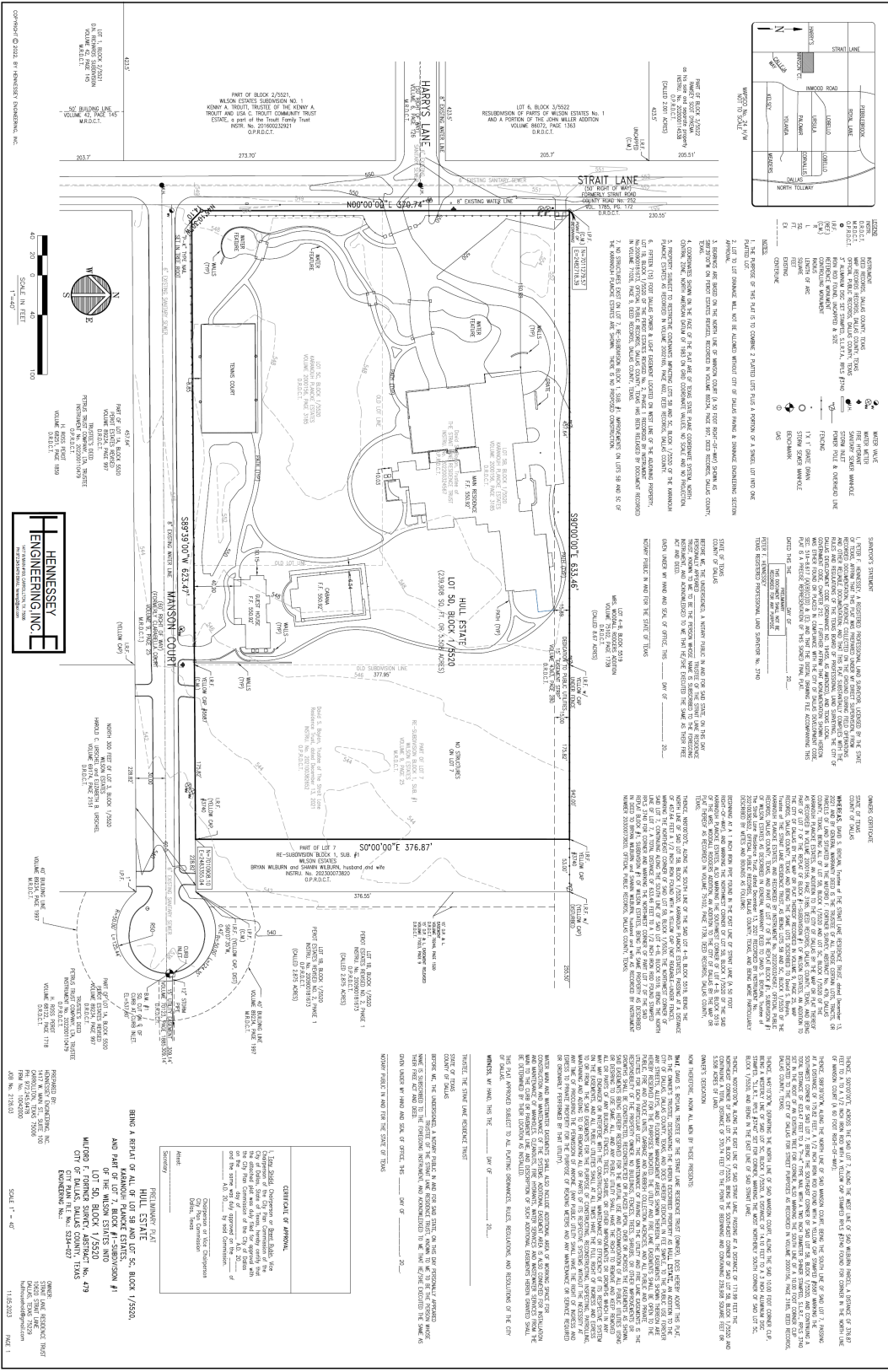
## ***Notification List of Property Owners***

***S234-027***

### ***11 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	4929 MANSON CT	STRAIT LANE RESIDENCE
2	10620 STRAIT LN	STRAIT LANE RESIDENCE TRUST THE
3	10650 STRAIT LN	WILBURN BRYAN & SHANIN
4	4930 MANSON CT	URSCHEL ELIZABETH B
5	10595 STRAIT LN	TROUTT KENNY A & LISA C
6	10621 STRAIT LN	DYKEMA RAMSEY SCOT
7	10617 BRIDGE HOLLOW CT	CARTER ROBERT W & JANICE
8	10627 BRIDGE HOLLOW CT	QUINN DAVID W & STEPHANIE
9	10444 STRAIT LN	PEROT MANAGEMENT TRUST THE
10	4939 MANSON CT	WILBURN BRYAN & SHANIN
11	10611 STRAIT LN	RAJ GANESH &





- LEGEND**
- 1. 1" x 1" DRIVE SHAFT
- 2. 1" x 1" DRIVE SHAFT
- 3. 1" x 1" DRIVE SHAFT
- 4. 1" x 1" DRIVE SHAFT
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- 29. 1" x 1" DRIVE SHAFT
- 30. 1" x 1" DRIVE SHAFT

**OWNER'S CERTIFICATE**

I, HILL ESTATE, a natural person, do hereby certify that the information contained in this plat is true and correct to the best of my knowledge and belief. I understand that this plat is subject to the provisions of the Texas Uniform Gifts to Minors Act and the Texas Uniform Transfers to Minors Act, and I understand that this plat is subject to the provisions of the Texas Uniform Gifts to Minors Act and the Texas Uniform Transfers to Minors Act.

**STATE OF TEXAS**

COUNTY OF TRAVIS

BEFORE ME, the undersigned authority, on this 11th day of February, 2024, personally appeared HILL ESTATE, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

**NOTARY PUBLIC**

My commission expires on 11/19/25.

STATE OF TEXAS  
COUNTY OF TRAVIS

LOT 1, BLOCK 2/5522  
WALTON COUNTRY HOMES SUBDIVISION NO. 1  
A PART OF THE TRUST COMPANY TRUST  
ESTATE, a part of the Trust Family Trust  
NOTE: No. 202020002421  
O.P.D.C.T.



**PREPARER'S PLAT**

**HILL ESTATE**

BEING A BEHALF OF ALL OF LOT 58 AND LOT 52, BLOCK 1/5520,  
AND PART OF LOT 7, BLOCK #4-580808 #1  
OF THE WILSON ESTATES AND  
MIDCOP LOT 50, BLOCK 1/5520  
CITY OF DALLAS, TEXAS COUNTY, TEXAS

ENGINEERING NO. 2524-027

DATE: FEBRUARY 11, 2024

SCALE: 1" = 40'

1/18/2023