

**CITY PLAN COMMISSION**

**THURSDAY OCTOBER 13, 2022**

**FILE NUMBER:** S212-348

**SENIOR PLANNER:** Sharmila Shrestha

**LOCATION:** Merrifield Road, south of Jefferson Boulevard

**DATE FILED:** September 22, 2022

**ZONING:** R-7.5(A)

**CITY COUNCIL DISTRICT:** 3    **SIZE OF REQUEST:** 9.722-acres    **MAPSCO:** 51B-M

**OWNER:** Oncor Electric Delivery Company, LLC

**REQUEST:** An application to create one lot from a 9.722-acre tract of land in City Block 6113 on property located on Merrifield Road, south of Jefferson Boulevard.

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

**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 request is to create one lot on property located on Merrifield Road, south of Jefferson Street. The proposed land use is an Electrical Substation. It is a policy of the city that any institutional uses or utility and public service uses generally require greater land area than traditional residential or non-residential lots and generally serve, and are compatible with the neighborhood; therefore, staff concludes that the request is in compliance with Section 51A-8.503 and with the requirements of the R-7.5(A) Single Family District; 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 structure, new or existing, 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 submittal of the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to issuance of 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 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. Section 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. Lot-to-Lot drainage will not be allowed without proper City of Dallas Engineering Division approval (Note must be on Plat). Section 51A 8.611(e)

#### **Right-of way Requirements Conditions:**

15. Existing drainage conveyance within the property is required to be sized in compliance with Section 51A-8.611(a)(1) of the City of Dallas Code.
16. Construct one-half of the Merrifield Avenue thoroughfare requirements along the entire length of the proposed plat per the City of Dallas standard. Section 51A-8.604(b)(3)
17. Must coordinate with the Transportation Department for any traffic signal requirements that are deemed necessary for improving pedestrian accessibility and safety related to site development (contact Srinivasa Veeramallu with traffic signals). Section 51A-8.606, 51A-8.608

#### **Survey (SPRG) Conditions:**

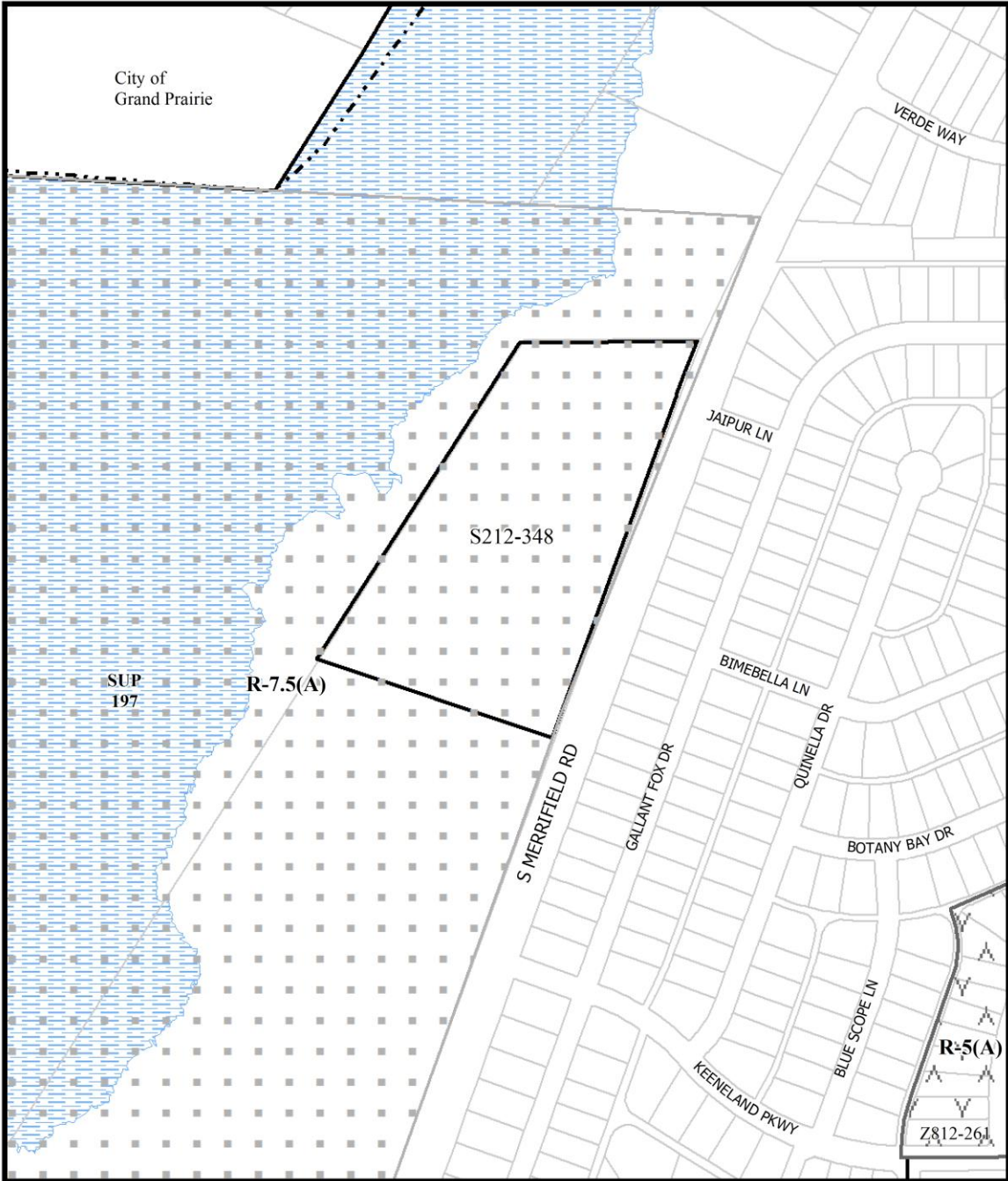
18. On the final plat, show recording information on all existing easements within 150 feet of property.

**Dallas Water Utilities Conditions:**

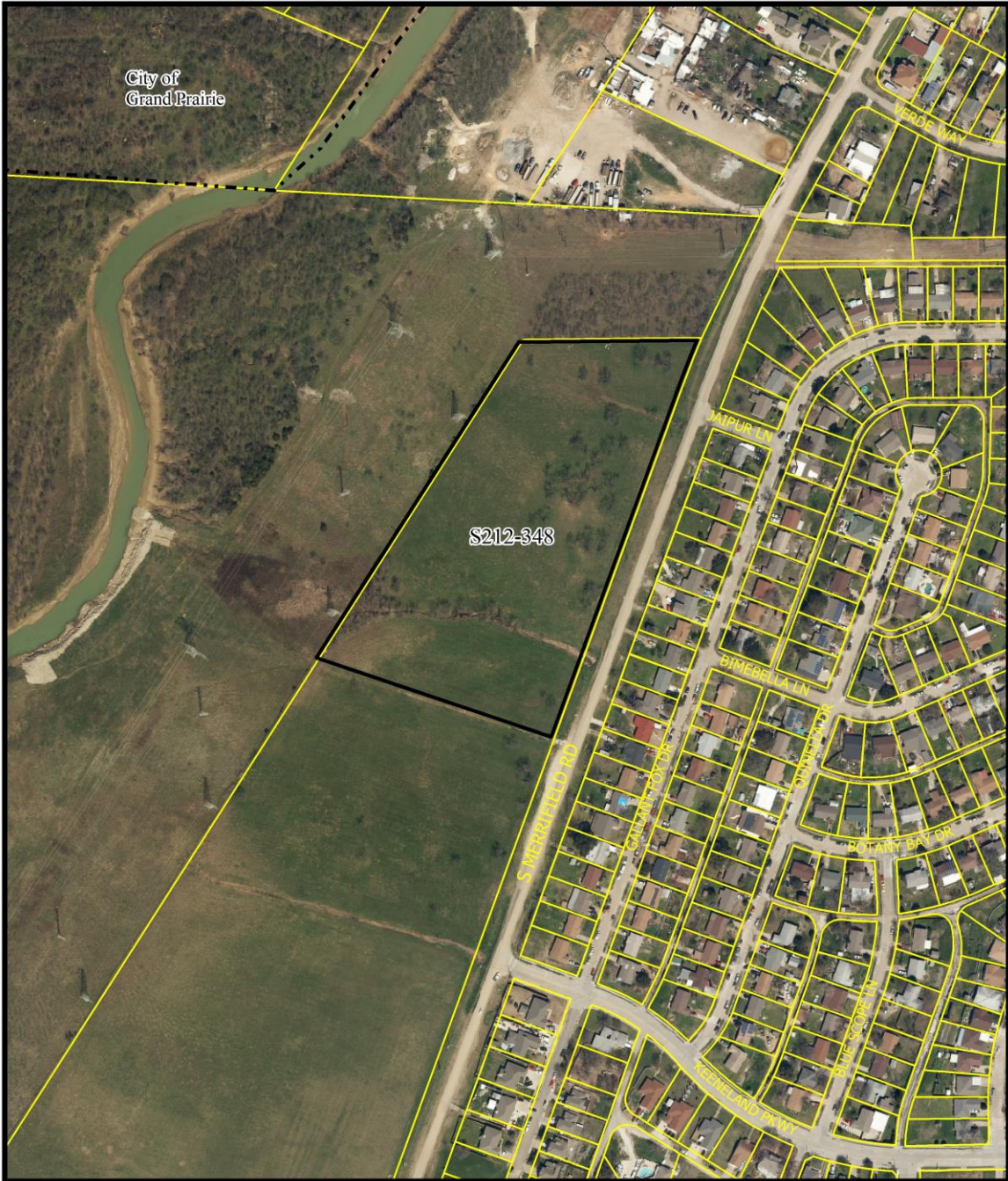
19. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
20. Existing and any proposed Water and Wastewater Easements must be shown and/or increased to conform to current design standards. **Notice:** Minimum Dallas Water Utility 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:**

21. On the final plat, change “South Merrifield Road” to “Merrifield Road (F.K.A. Blue Cut Road).”
22. On the final plat, identify the property as Lot 1 in City Block 816/6113. Ordinance 1A, Page 131 pages 131-148, Section 2 (passed August 13, 1872).



 1:3,600	<h2>ZONING MAP</h2> <ul style="list-style-type: none"> <li><input type="checkbox"/> Area of Request</li> <li><input type="checkbox"/> Recent History</li> </ul>	Case no: <b>S212-348</b> Date: <b>9/28/2022</b>
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City of  
Grand Prairie

S212-348



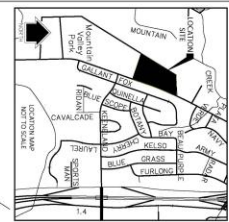
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### AERIAL MAP

- Area of Request
- Recent History

Case no: S212-348

Date: 9/28/2022



**OWNER'S CERTIFICATE**

**CITY OF DALLAS**

**STATE OF TEXAS**

I, **ONCOR CAMPION SUBSTATION**, do hereby certify that the information provided in this plat is true and correct to the best of my knowledge and belief, and that I am the owner of the land described herein.

**OWNER'S STATEMENT**

I, **ONCOR CAMPION SUBSTATION**, do hereby certify that the information provided in this plat is true and correct to the best of my knowledge and belief, and that I am the owner of the land described herein.

**GENERAL NOTES**

- The boundaries of the lot shown herein are as shown on the plat.
- The plat is subject to all existing easements and encumbrances.
- The plat is subject to all existing laws and ordinances.
- The plat is subject to all existing contracts and agreements.
- The plat is subject to all existing conditions and covenants.

**CONTRACTOR'S STATEMENT**

I, **ONCOR CAMPION SUBSTATION**, do hereby certify that the information provided in this plat is true and correct to the best of my knowledge and belief, and that I am the owner of the land described herein.

**NOTICE TO CONTRACTOR**

The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.

**PRELIMINARY PLAT**

**ONCOR CAMPION SUBSTATION**

**LOT 1, BLOCK 613**

**9.722 ACRES**

**RIND LANDEN SURVEY, ABSTRACT NO. 818**

**CITY OF DALLAS, DALLAS COUNTY, TEXAS**

**ENGINEERING FILE NO.**

**HALF**

**1/1**