

CITY PLAN COMMISSION**THURSDAY, SEPTEMBER 5, 2024****FILE NUMBER:** S234-171**SENIOR PLANNER:** Hema Sharma**LOCATION:** Merrifield Road, north of Mountain Creek Parkway**DATE FILED:** August 7, 2024**ZONING:** LI, R-7.5(A)**CITY COUNCIL DISTRICT:** 3**SIZE OF REQUEST:** 13.672-acres**APPLICANT/OWNER:** TXU Electric Delivery Company**REQUEST:** An application to create one 13.672-acre lot from a tract of land in City Block 6113 on property located on Merrifield Road, north of Mountain Creek Parkway.**SUBDIVISION HISTORY:**

1. S223-193 was a request at the same location as present request to create one 1.9792-acre lot from a tract of land in City Block 6113 on property located on Merrifield Road, north of Mountain Creek Parkway. The request was withdrawn on July 3, 2024.

STAFF RECOMMENDATION: The request complies with the requirements of the LI Light Industrial District, 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 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)

Flood Plain Conditions:

15. On the final plat, determine the 100-year water surface elevation across this addition.
16. 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
17. 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
18. On the final plat, specify minimum fill and minimum finished floor elevations. *Section 51A-8.611(d), Trinity Watershed Management.*
19. 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.*
20. 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)*

21. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for.

Survey (SPRG) Conditions:

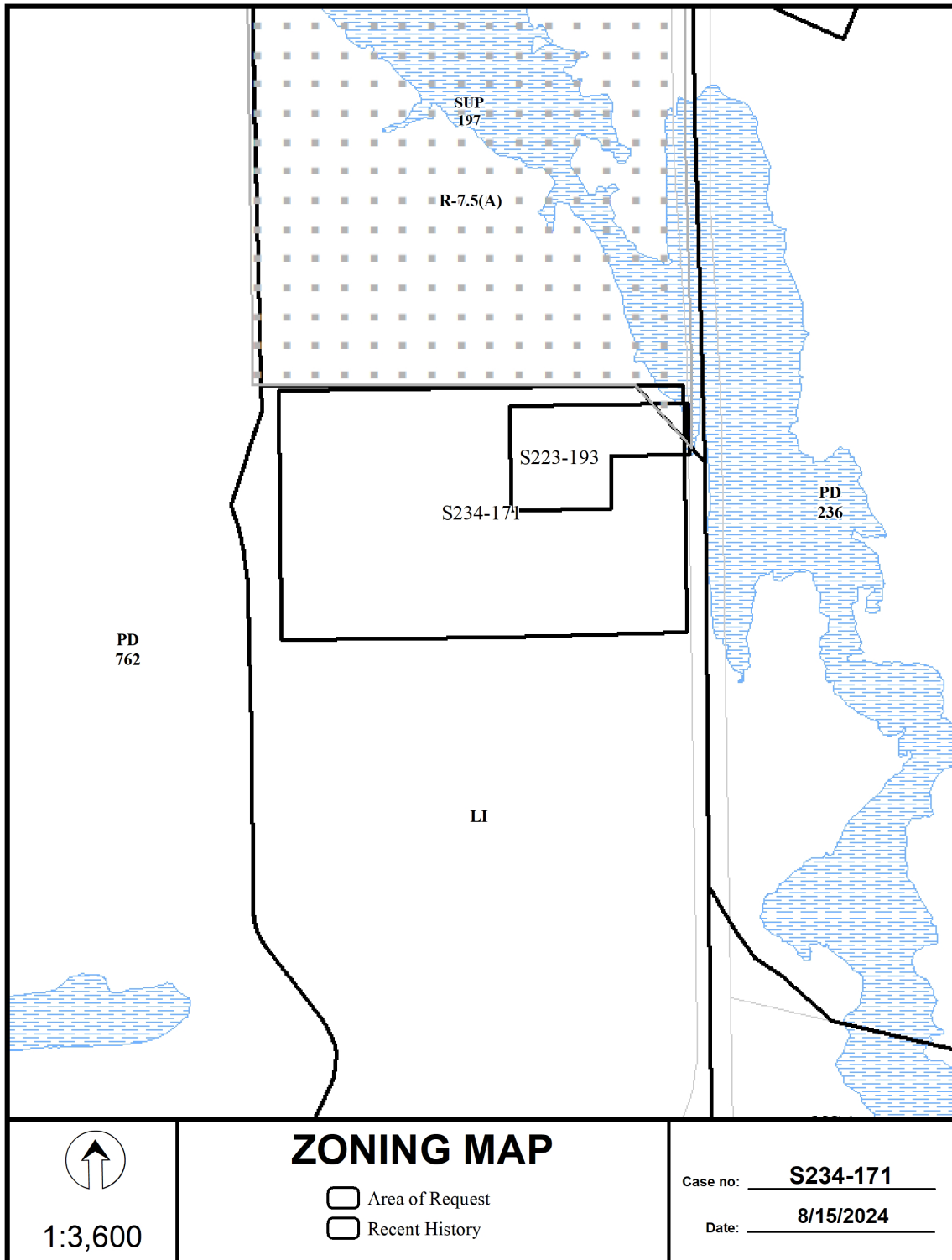
22. Prior to final plat, submit a completed final plat checklist and all supporting documents.

Dallas Water Utilities Conditions:

23. 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.
24. Water main improvements may be required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

Streetlight/ Street Name/ GIS, Lot & Block Conditions:

25. Prior to final plat, compliance with City's Street lighting standards including illumination standards, material, installation, and activation per Street Design Manual.
26. On the final plat, change "South Merrifield Road" To "Merrifield Road". Section 51A-8.403(a)(1)(A)(xii).
27. On the final plat, change "Mountain Creek Parkway" To "Mountain Creek Parkway (FKA Florina Parkway)". Section 51A-8.403(a)(1)(A)(xii).
28. On the final plat, identify the property as Lot 1 in City Block 1185/6113.





1:3,600

AERIAL MAP

- Area of Request
- Recent History

Case no: S234-171

Date: 8/15/2024

OWNERS CERTIFICATE
STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS TXU ELECTRIC DELIVERY COMPANY, is the owner of a tract of land situated in the City of Dallas, Texas, and being a portion of a certain tract of land described as "Tract 1" in the Special Election District Commission Report, Volume 201246, Page 1150, Commission of Dallas County, Texas, (D.R.C.T.), and being more particularly described as follows:

COMMENCEMENT at a 58-inch iron rod set with red plastic cap stamped "190527" found for the east corner of a certain 0.066 acre tract of land described as "PARCEL 10" in the Gas Claim Deed to the City of Dallas recorded in Instrument No. 20100271970, Official Public Record of Dallas County, Texas (Official Public Record of Dallas County, Texas, Volume 201246, Page 1150, Commission of Dallas County, Texas, (D.R.C.T.)), and being a portion of a certain tract of land described as "Tract 1" in the Special Election District Commission Report, Volume 201246, Page 1150, Commission of Dallas County, Texas, (D.R.C.T.), and being more particularly described as follows:

THENCE with the west right-of-way line of said South Metfield Road, the following calls:
In a northeasterly direction, with said non-tangent curve to the left, an arc distance of 541.83 feet to a 58-inch iron rod with red plastic cap stamped "7955&J" found for corner.
North 0°46'44" West, a distance of 1,014.02 feet to a 3/4-inch aluminum disk stamped "TGM -1014", affixed to a 58-inch iron rod set for the **POINT OF BEGINNING**;
North 89°27'57" West, a distance of 446.95 to a 3/4-inch aluminum disk stamped "TGM -1014", affixed to a 58-inch iron rod set for corner;
South 89°27'57" West, a distance of 446.95 to a 3/4-inch aluminum disk stamped "TGM -1014", affixed to a 58-inch iron rod set for corner;
South 89°27'57" West, a distance of 446.95 to a 3/4-inch aluminum disk stamped "TGM -1014", affixed to a 58-inch iron rod set for corner.

THENCE over and across said 163,423 acre tract of land the following calls:
South 89°27'57" West, a distance of 446.95 to a 3/4-inch aluminum disk stamped "TGM -1014", affixed to a 58-inch iron rod set for corner;
South 89°27'57" West, a distance of 446.95 to a 3/4-inch aluminum disk stamped "TGM -1014", affixed to a 58-inch iron rod set for corner;
North 0°46'44" West, a distance of 603.61 feet to a 3/4-inch aluminum disk stamped "TGM -1014", affixed to a 58-inch iron rod set for corner;
North 89°16'59" West, a distance of 885.29 feet to a 3/4-inch aluminum disk stamped "TGM -1014", affixed to a 58-inch iron rod set in the west right-of-way line of said South Metfield Road, the following calls:
South 89°27'57" West, a distance of 446.95 feet to a 3/4-inch aluminum disk stamped "TGM -1014", affixed to a 58-inch iron rod set for corner;
South 89°27'57" West, a distance of 446.95 feet to a 3/4-inch aluminum disk stamped "TGM -1014", affixed to a 58-inch iron rod set for corner;
South 0°46'44" East, a distance of 475.79 feet to the **POINT OF BEGINNING** and containing a computed area of 565,342 square feet or 12.972 acres of land.

THENCE with said west right-of-way line, the following calls:
In a southerly direction, with said non-tangent curve to the right, an arc distance of 122.24 feet to a point of curve, 89°31'20" East, a distance of 149.66 feet;
South 0°46'44" East, a distance of 475.79 feet to the **POINT OF BEGINNING** and containing a computed area of 565,342 square feet or 12.972 acres of land.

OWNERS DEDICATION
NOW HEREOF, KNOW ALL MEN BY THESE PRESENTS,

That TXU ELECTRIC DELIVERY COMPANY, acting by and through one of its authorized agents, do hereby dedicate to the City of Dallas, Texas, and being a portion of a certain tract of land described as "Tract 1" in the Special Election District Commission Report, Volume 201246, Page 1150, Commission of Dallas County, Texas, (D.R.C.T.), and being more particularly described as follows:

That TXU ELECTRIC DELIVERY COMPANY, acting by and through one of its authorized agents, do hereby dedicate to the City of Dallas, Texas, and being a portion of a certain tract of land described as "Tract 1" in the Special Election District Commission Report, Volume 201246, Page 1150, Commission of Dallas County, Texas, (D.R.C.T.), and being more particularly described as follows:

That TXU ELECTRIC DELIVERY COMPANY, acting by and through one of its authorized agents, do hereby dedicate to the City of Dallas, Texas, and being a portion of a certain tract of land described as "Tract 1" in the Special Election District Commission Report, Volume 201246, Page 1150, Commission of Dallas County, Texas, (D.R.C.T.), and being more particularly described as follows:

Witness my hand at _____ this the ____ day of _____, 2024.

TXU ELECTRIC DELIVERY COMPANY,

By _____
Title _____

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared _____, 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 purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2024.

Notary Public in and for the State of _____

SURVEYOR'S STATEMENT

I, David J. DeWent, a Registered Professional Land Surveyor, licensed by the State of Texas, evidence considered on the ground during field operations and other reliable communication; and that the plat substantially complies with the Rules and Regulations of the Texas Board of Professional Engineers and Land Surveyors, the City of Dallas Development Code Ordinance non-negotiation shown herein was either bound or placed in compliance with the City of Dallas Development Code, Sec. 51A-4.67 (4)(B)(5)(b) & (6), and that the original drawing the accompanying this plat is a correct representation of the original field notes.

Dated this 7th day of August, 2024.

PRELIMINARY
This instrument shall be subject to the approval and consent of the City of Dallas, Texas, and being a portion of a certain tract of land described as "Tract 1" in the Special Election District Commission Report, Volume 201246, Page 1150, Commission of Dallas County, Texas, (D.R.C.T.), and being more particularly described as follows:

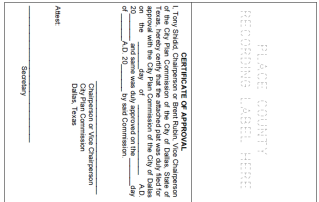
Registered Professional Land Surveyor No. 5056
13455 Noel Road
Two Galleria Office Tower Suite 700
Dallas, Texas 75246
ph: (972) 773-1300
david.dewent@kimley-horn.com

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared David J. DeWent 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 purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 2024.

Notary Public in and for the State of Texas



PRELIMINARY PLAT
TGM ONCOR
LOT 1, BLOCK 1185/6113
BEING 13.672 ACRES SITUATED IN THE
JOHN G. READ SURVEY, ABSTRACT NO. 1185
CITY OF DALLAS, DALLAS COUNTY, TEXAS
CITY PLAN FILE NO. S234-171

Kimley Horn

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