

CITY PLAN COMMISSION**THURSDAY, MARCH 6, 2025****FILE NUMBER:** S245-101**SENIOR PLANNER:** Hema Sharma**LOCATION:** terminus of Matilda Street, south of Sandhurst Lane**DATE FILED:** February 6, 2025**ZONING:** MU-3**CITY COUNCIL DISTRICT:** 9**SIZE OF REQUEST:** 12.03-acres**APPLICANT/OWNER:** Mindy Jameson, Oncor Electric Delivery Company, LLC.**REQUEST:** An application to create one 12.03-acre lot from a tract of land in City Block 5403 on property located at terminus of Matilda Street, south of Sandhurst Lane.**SUBDIVISION HISTORY:** There has been no recent platting activity within close proximity to this request.**STAFF RECOMMENDATION:** The request complies with the requirements of the MU-3 Mixed Use District 3; 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)

Right-of way Requirements Conditions:

15. On the final plat, dedicate a 15-foot by 15-foot Alley Sight Easement at north side Alley and east side Alley. *Section 51A-8.602(e)*
16. Provide a turn-around per the City of Dallas Standards at the end of Maltida Street. *Section 51A-8.506(b)*
17. Provide minimum alley ROW at the alley bend per City of Dallas Standard Construction Details File 251D-1 Page 4002

Survey (SPRG) Conditions:

18. Prior to final plat, submit a completed final plat checklist and all supporting documents.
19. On the final plat, show recording information on all existing easements within 150 feet of the property.
20. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.

Dallas Water Utilities Conditions:

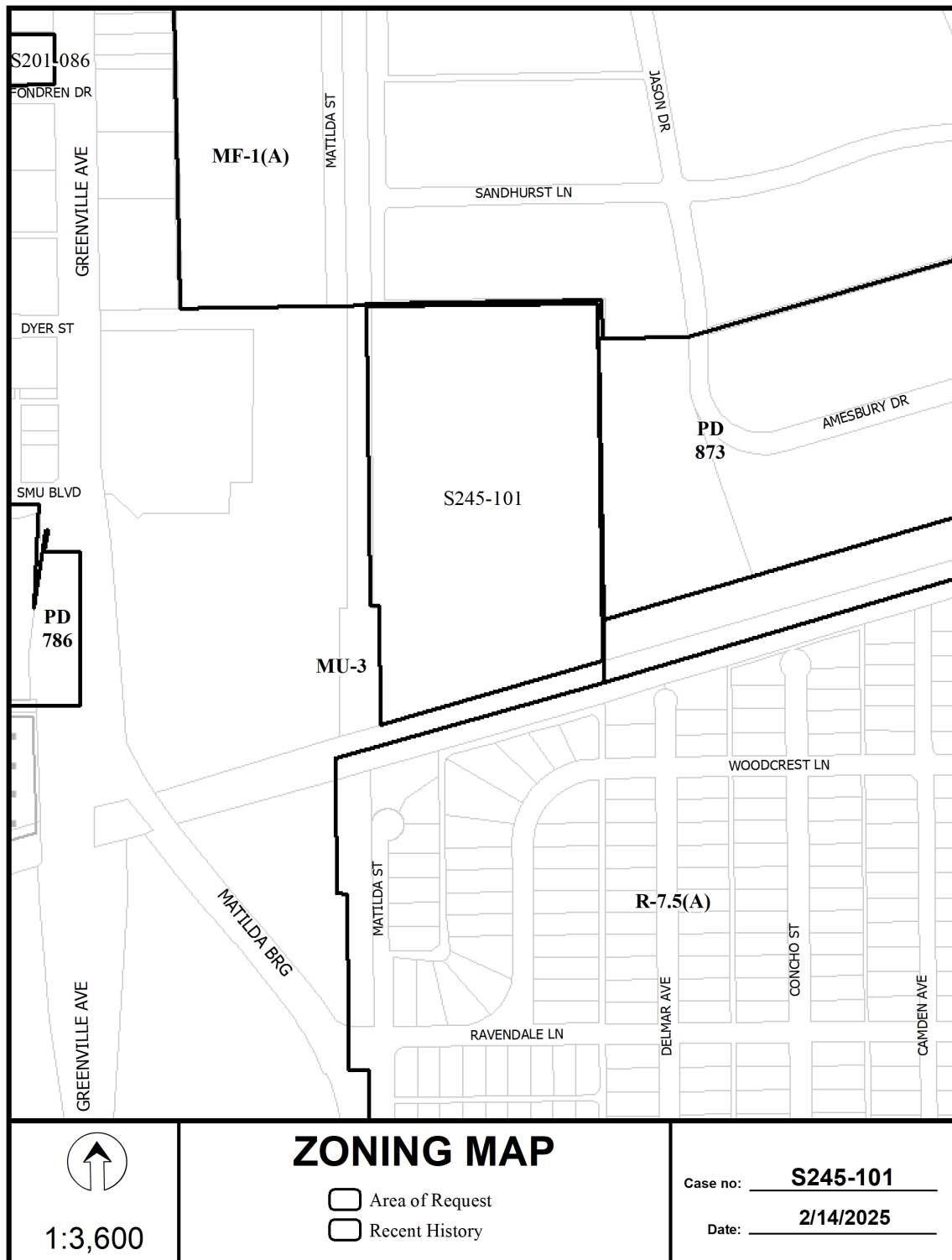
21. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f).
22. Additional design information is required for assessment. Site plan must be submitted showing proposed development, 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.

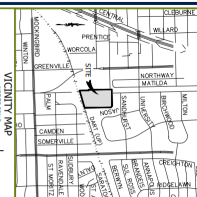
23. Water and Wastewater main improvements is required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
24. Existing and any proposed Water and Wastewater Easements must be shown and/or increased 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.

Street Light/ 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, identify the property as Lot 1 in City Block C/5403.







SURVIVORE:
DEANWAY ASSOCIATES, L.L.C.
559 BAILEY AVENUE
SUITE 400
FORT WORTH, TX 76107
(817) 632-2916 OFFICE
CONTACT: TAIL HOLEKOPF

OWNER:
OWENS ELECTRIC DELIVERY COMPANY, LLC
7707 MAIN STREET, SUITE #707
FORT WORTH, TX 76102
(862) 216-1932 OFFICE
CONTACT: MINDY JAMESON

ENGINEER:
KENNETH MOON
10000 W. PARKWAY SUITE 210
FARMERS, TEXAS 76044
(866) 949-9044 OFFICE
CONTACT: JT HALE, PE

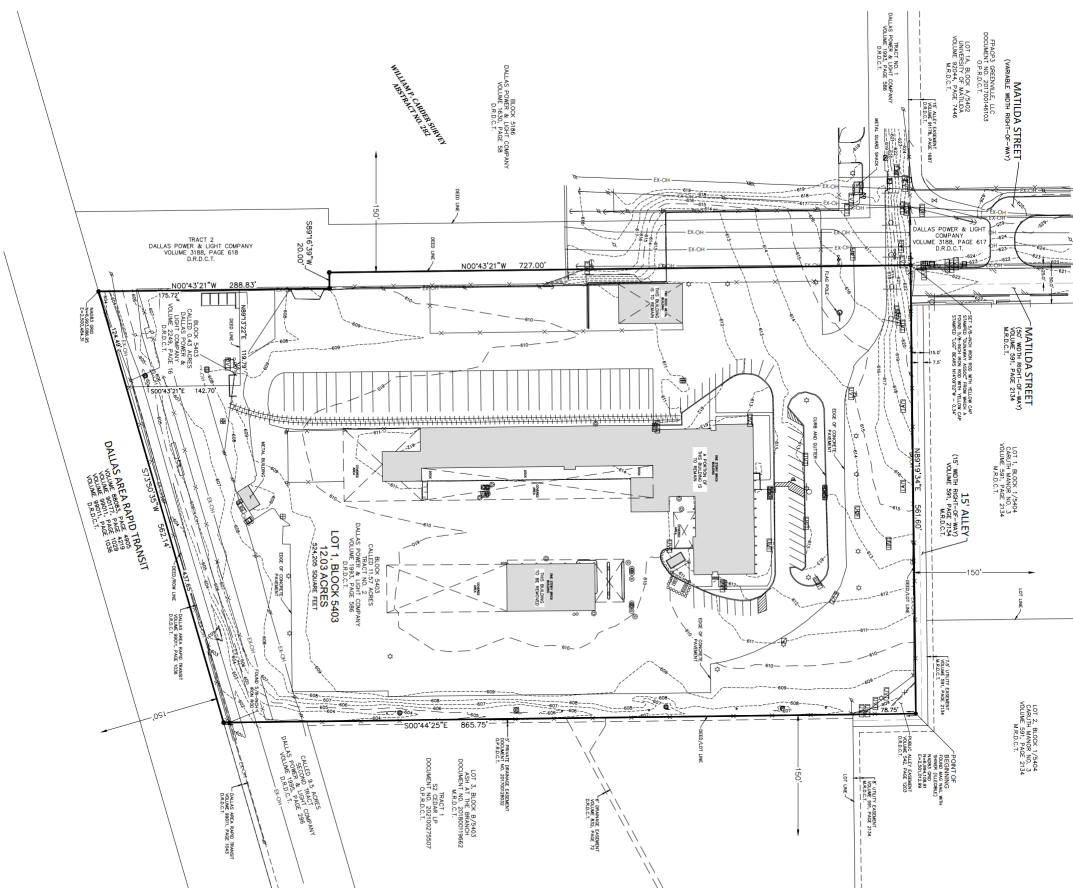
1. The best is delivery by this survey to the Texas State Database System (NABRS).
2. North Central zone based upon mean elevation. Districts and townships are not used as a primary factor. A minimum flood of 100,000 cfs was used as the minimum.
3. According to the original listing of the Flood Insurance rate map for Dallas County by the Federal Emergency Management Agency (FEMA) dated July 2, 1972, the subject property is located in zone 1 (unshaded), defined as "areas determined to be suitable for 0.2% annual chance flooding." The statement does not reflect any type of flood hazard.
4. The purpose of this study is to create a list (LULU 3405) from 2 on-paved tracts of land. Lot to be changed will not be allowed without COT of Dallas Permit and Drainage Engineering Section Approval.
5. The entire watershed is to remain and the existing building on the west 1/2 to remain, but all other structures will be demolished.

SYMBOL	DESCRIPTION
1	1. ELECTRIC LOCKS
2	2. BELL
3	3. ELECTRIC BELL
4	4. ELECTRIC BELL
5	5. GAS VALVE
6	6. GAS INLET
7	7. GAS
8	8. VALVE
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LINE TYPE LEGEND

* DEED RECORDS OF DALLAS COUNTY, TEXAS
 * OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS
 * MAP RECORDS OF DALLAS COUNTY, TEXAS
 * 5/8-INCH IRON ROD WITH YELLOW CAP STAMPED "COUNCILMAN ASSOC." SET UNLESS OTHERWISE NOTED

LAND USE TABLE	
Total Gross Acreage	12.03 Ac.
Right-of-Way Dedication	0 Ac.
Was Acreage	12.03 Ac.
Number of Residential Lots	0
Non-Residential Acreage	12.03 Ac.
Private Park Acreage	0
Public Park Acreage	0



SHEET 1 OF 1

PRELIMINARY PLAT OF
Oncor Business
Park
LOT 1, BLOCK 5403

Situated in the
William P. Carter Survey, Abstract No. 2825
City of Dallas, Dallas County, Texas

1lot 12.03 Acres

This plat was prepared in February 2005
City Plan the No. 5245-101
Wastewater No.
Paving and Drainage No.

