

CITY PLAN COMMISSION**THURSDAY, DECEMBER 5, 2024****FILE NUMBER:** S245-043**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Grady Niblo Road at Merrifield Road, northwest corner**DATE FILED:** November 7, 2024**ZONING:** PD 655**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20655.pdf>**CITY COUNCIL DISTRICT:****SIZE OF REQUEST:** 61.5-acres**APPLICANT/OWNER:** Potters House of Dallas, Inc.

REQUEST: An application to create 324 residential lots with lots ranging in size from 3,210 square feet to 7,934 square feet and 9 common areas from a 61.5-acre tract of land in City Block 8710 on property located on Grady Niblo Road at Merrifield Road, northwest corner.

SUBDIVISION HISTORY:

1. S234-183 was a request northwest of the present request to replat a 21.539-acre tract of land containing all of Lot 1 in City Block V/8710 to create one 6.18-acre lot and one 15.36-acre lot on property located on Potters House Way, at the terminus of Clay Academy Boulevard. The request was approved on September 19, 2024 but has not been recorded.
2. S212-162 was a request northwest of the present request to create one 3.94-acre lot from a tract of land in City Block 1/8710 on property located on Capella Park Avenue at Gideons Way, southwest corner. The request was approved on April 21, 2022 and has not been recorded.

STAFF RECOMMENDATION: The request complies with the requirements of the PD 655; 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 324 and 9 Common Areas.

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 53.5 feet of right-of-way (via fee simple or street easement) from the established centerline of South Merrifield Road. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*
16. On the final plat, dedicate 53.5 feet of right-of-way (via fee simple or street easement) from the established centerline of Grady Niblo Road. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).
17. On the final plat, dedicate 7.5 feet of right-of-way (via fee simple or street easement) from the established centerline of alley. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).

18. On the final plat, dedicate 25 feet of right-of-way (via fee simple or street easement) from the established centerline of Covenant Road. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).
19. On the final plat, dedicate 25 feet of right-of-way (via fee simple or street easement) from the established centerline of Samaritan Road. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).
20. On the final plat, dedicate 25 feet of right-of-way (via fee simple or street easement) from the established centerline of all internal street. Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).
21. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of all street corner. Section 51A 8.602(d)(1)
22. Prior to final plat, a larger corner clip may be requested during engineering plan and traffic review to accommodate an adequate turning radius, or to maintain public/traffic appurtenances, within the area of the corner clip. Section 51A 8.602(d)(1), 51A 8.608(a)
23. On the final plat, dedicate a 15-foot by 15-foot Alley Sight Easement at all intersection & the alley. Section 51A-8.602(e)
24. Construct one-half of the Merrifield Road thoroughfare requirements along the entire length of the proposed plat per the City of Dallas standard. 51A 8.604(b)(3)
25. Must coordinate with 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). 51A-8.606, 51A-8.608

Survey (SPRG) Conditions:

26. Prior to final plat, submit a completed final plat checklist and all supporting documents.
27. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
28. On the final plat, show distances/width across all adjoining right-of-way. Platting Guidelines.
29. On the final plat, show recording information on all existing easements within 150 feet of the property.
30. On the final plat, remove building line(s). Platting Guidelines.

Dallas Water Utilities Conditions:

31. 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).
32. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation,

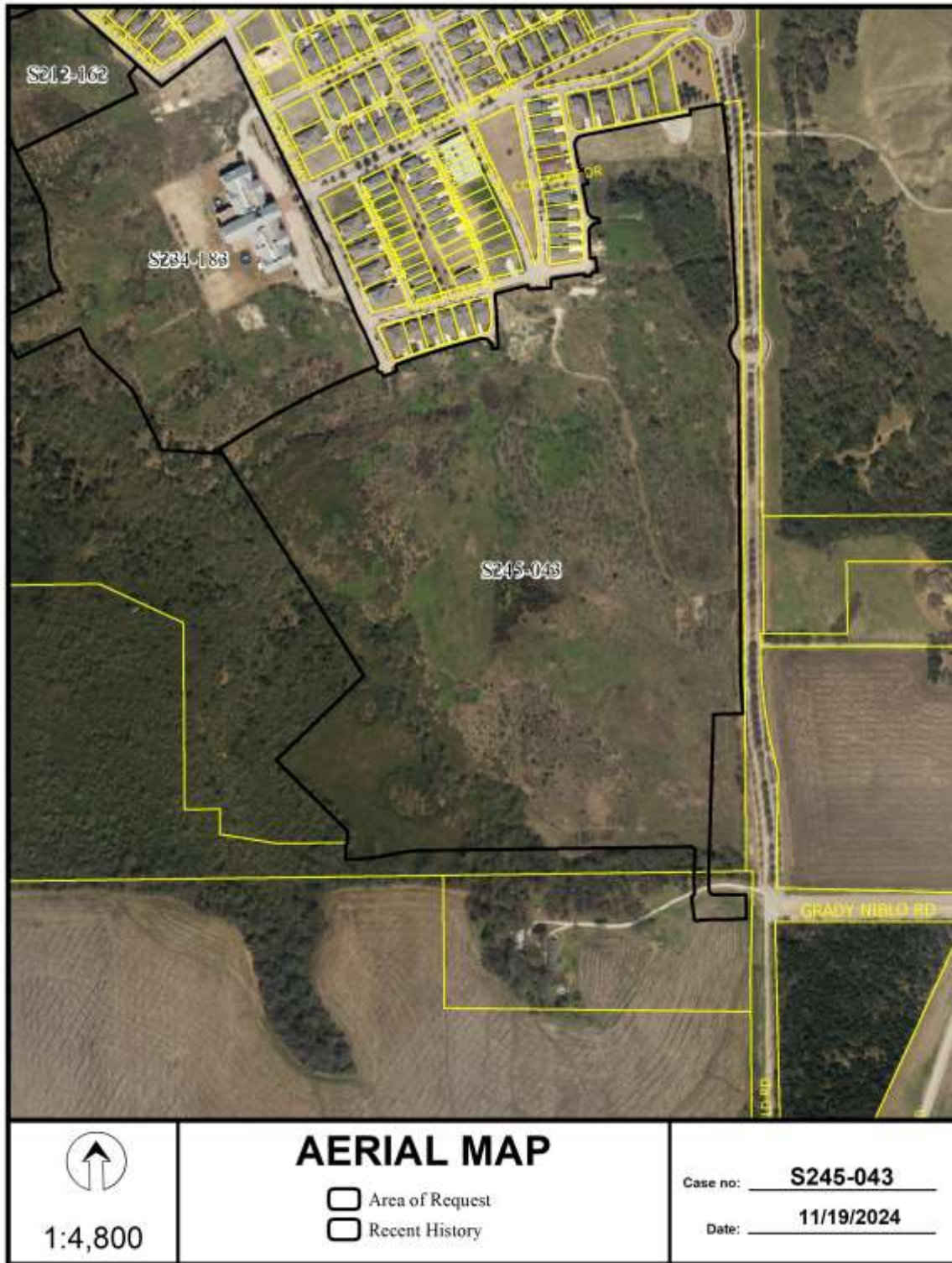
development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

33. Water 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.

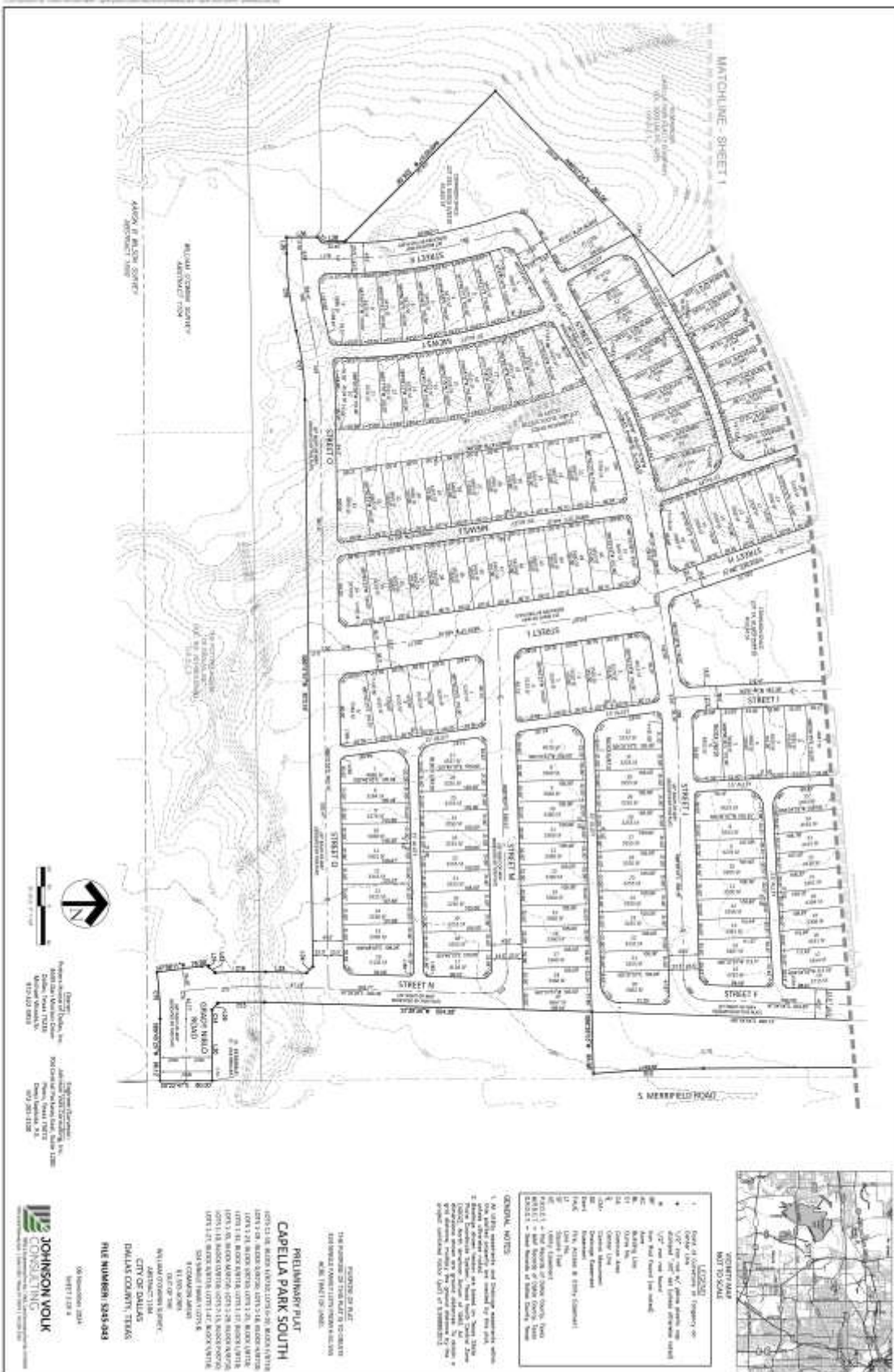
Street Light/ Real Estate/ Street Name/ GIS, Lot & Block Conditions:

34. Prior to final plat, comply with City's Street lighting standards including illumination standards, material, installation, and activation per Street Design Manual.
35. On the final plat, change "S. Merrifield Road" to "Merrifield Road". Section 51A-8.403(a)(1)(A)(xii).
36. On the final plat, change "Patience Blvd." to "Patience Boulevard". Section 51A-8.403(a)(1)(A)(xii).
37. Prior to final plat, contact the Street Name Coordinator to obtain an approved street name". Sections 51A-8.403(a)(1)(A)(xii).
38. On the final plat, identify the property City Block E, H, J, N, P, AA, DD/8710.









LEGAL DESCRIPTION

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A certain parcel of land situated in the County of... containing...
A certain parcel of land situated in the County of... containing...

OWNER'S DECLARATION

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I, the undersigned, being the owner of the above described land, do hereby certify that the same is being offered for sale...

OWNER'S DECLARATION

OWNER'S DECLARATION
I, the undersigned, being the owner of the above described land, do hereby certify that the same is being offered for sale...

PLACE COUNTY RECORDING LABEL HERE
RECORDING INFORMATION
FILE NUMBER: 2455-043

PRELIMINARY PLAT
CAPPELLA PARK SOUTH
JOHNSON VOLK CONSULTING INC.
10000 W. CENTRAL EXPRESSWAY, SUITE 100
DALLAS, TEXAS 75243