

CITY PLAN COMMISSION**THURSDAY, AUGUST 8, 2024****FILE NUMBER:** S234-152**SENIOR PLANNER:** Hema Sharma**LOCATION:** Camp Wisdom Road at Bainbridge Drive, southwest corner**DATE FILED:** July 10, 2024**ONING:** PD 607 (Subarea 1 & 2b)**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20607.pdf>**CITY COUNCIL DISTRICT:** 8**SIZE OF REQUEST:** 8.735-acres**APPLICANT/OWNER:** Jeston Lewis Jr.; Greater Community First Baptist Church

REQUEST: An application to replat a 8.735-acre tract of land containing all of Lot 1 City Block G/6928 and tract of land on City Block 3/6929 to create one lot on property located on Camp Wisdom Road at Bainbridge Drive, southwest corner.

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

PROPERTY OWNER NOTIFICATION: On August 22, 2024, 54 notices were sent to property owners within 200 feet of the proposed plat.

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 plat a property that has been utilized as an institutional use for many years. It is a policy of the city that institutional 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 PD 607 (Subarea 1 & 2b); 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)
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.

Right-of way Requirements Conditions:

16. On the final plat, dedicate a minimum 10-foot by 10-foot corner clip (via fee simple or street easement) at the intersection of Bainbridge Drive & Camp Wisdom Road Section 51A 8.602(d)(1)
17. 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)*

18. 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*

Flood Plain Conditions:

19. On the final plat, determine the 100-year water surface elevation across this addition.
20. 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*
21. 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*
22. On the final plat, specify minimum fill and minimum finished floor elevations. *Section 51A-8.611(d), Trinity Watershed Management..*
23. 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.*
24. 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)*
25. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for.

Survey (SPRG) Conditions:

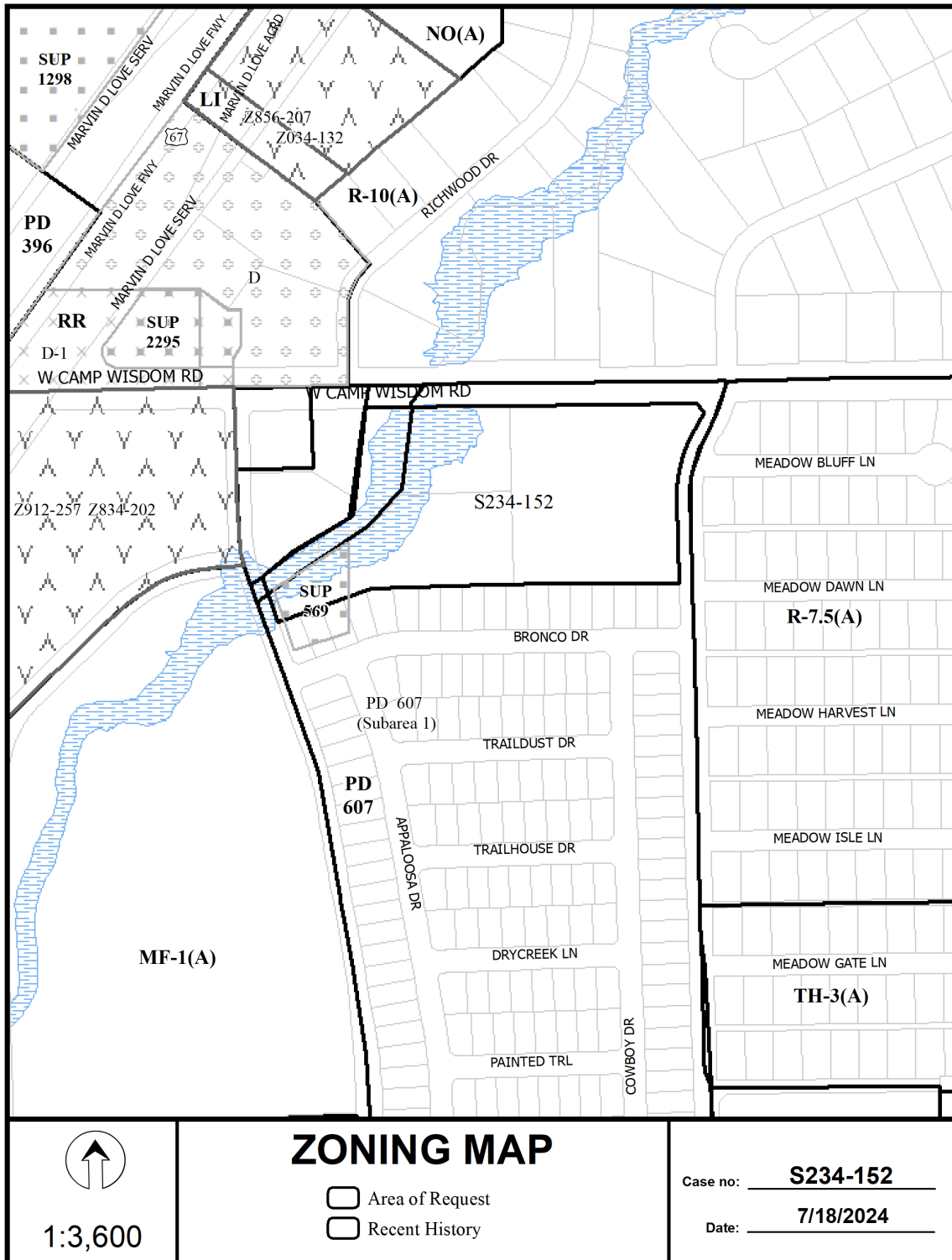
26. Prior to final plat, submit a completed final plat checklist and all supporting documents.
27. On the final plat, show how all adjoining right-of-way was created. *Section 51A-8.403(a)(1)(A)(xxii).*
28. On the final plat, show distances/width across all adjoining right-of-way. *Platting Guidelines.*
29. On the final plat, show recording information on all existing easements within 150 feet of the property.
30. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. *Platting Guidelines.*
31. On the final plat, show or list the prior plat on the map, in the legal description, and/or title block. *Platting Guidelines.*
32. On the final plat, chose a new or different addition name. *Platting Guidelines.*

Dallas Water Utilities Conditions:


33. 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.
34. Water and Wastewater 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.
35. 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.

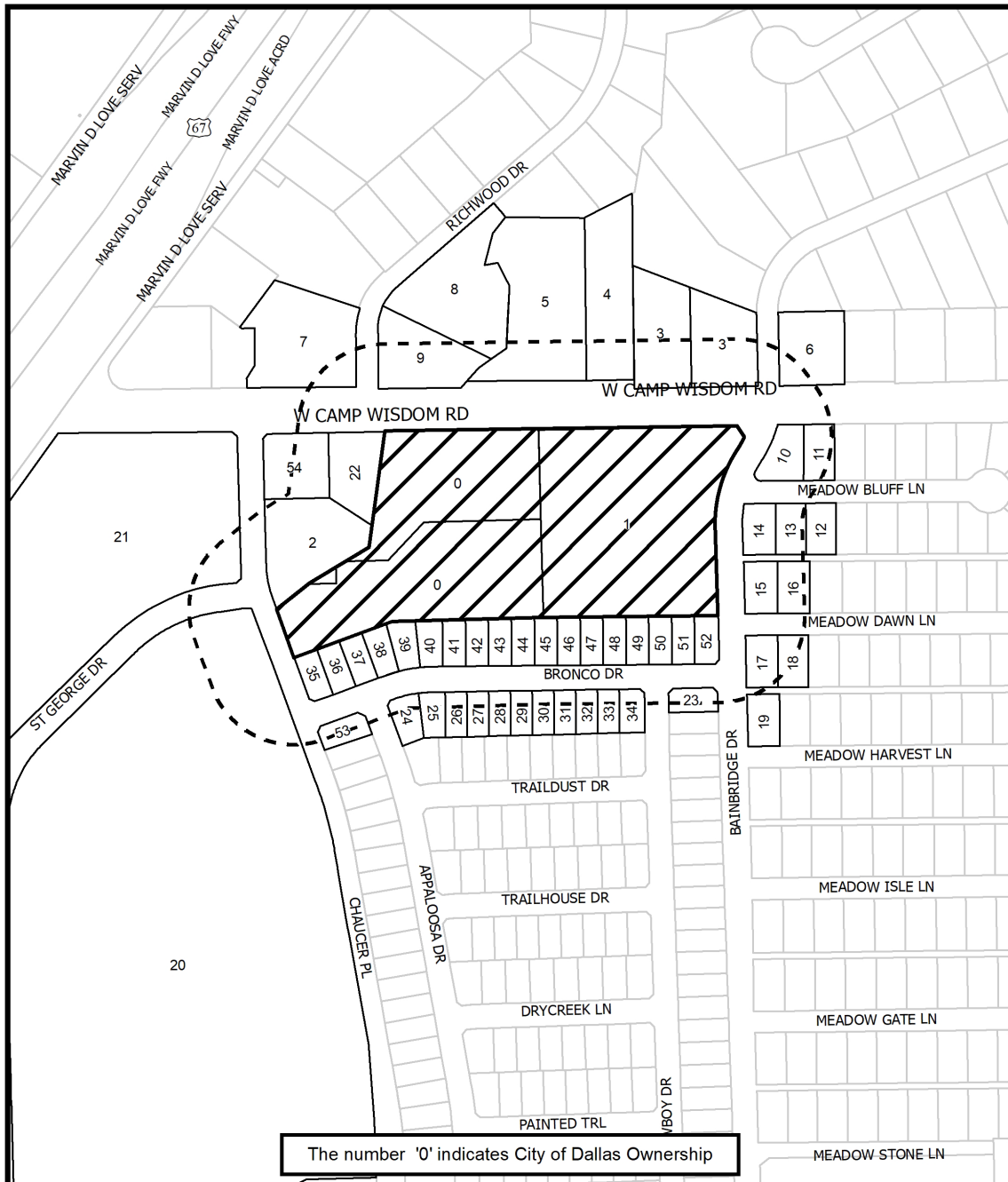
Street Name / GIS, Lot & Block Conditions:

36. On the final plat, add “Camp Wisdom Road” to second page of plat drawing.
37. On the final plat, change “Richwood Drive” to “Richwood Drive (FKA Ridgewood Drive”. Section 51A-8.403(a)(1)(A)(xii).
38. On the final plat, add “Bronco Drive” to second page of plat drawing.
39. On the final plat, identify the property as Lot 1A in City Block G/6928.





 1:3,600	<h2 style="text-align: center;">AERIAL MAP</h2> <ul style="list-style-type: none"> <input type="checkbox"/> Area of Request <input type="checkbox"/> Recent History 	Case no: <u> S234-152 </u> Date: <u> 7/18/2024 </u>
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 1:3,600	NOTIFICATION		Case no: S234-152
	<div style="border: 1px solid black; padding: 2px; display: inline-block;">200'</div> AREA OF NOTIFICATION <div style="border: 1px solid black; padding: 2px; display: inline-block;">54</div> NUMBER OF PROPERTY OWNERS NOTIFIED		Date: 7/18/2024

07/16/2024

Notification List of Property Owners

S234-152

54 Property Owners Notified

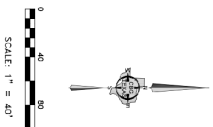
<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2828 W CAMP WISDOM RD	GREATER COMMUNITY FIRST BAPTIST CHURCH
2	7150 CHAUCER PL	AAA SHOPPING CENTER LLC
3	2811 W CAMP WISDOM RD	CORNERSTONE BAPT CHURCH
4	2831 W CAMP WISDOM RD	TRUITT CHANEL LYNN & ROMOND
5	2833 W CAMP WISDOM RD	SPRINGFUL PROPERTIES LLC
6	2737 W CAMP WISDOM RD	RIOS CRISTIAN
7	2800 W CAMP WISDOM RD	HAMPTON EMBASSY LTD
8	7014 RICHWOOD DR	Taxpayer at
9	7032 RICHWOOD DR	Taxpayer at
10	2755 MEADOW BLUFF LN	HARRISON GRACE
11	2745 MEADOW BLUFF LN	Taxpayer at
12	2744 MEADOW BLUFF LN	FORD LUVENIA J
13	2750 MEADOW BLUFF LN	JONES TIMOTHY L ET AL
14	2756 MEADOW BLUFF LN	ANDREWS THOMAS & RITA F
15	2759 MEADOW DAWN LN	FLYE ANDREW C JR
16	2753 MEADOW DAWN LN	LAFFITY RUBY & CAROLINE
17	2760 MEADOW DAWN LN	VEGA MARIA L
18	2754 MEADOW DAWN LN	HOLLOWAY RYAN KRISTIAN &
19	2759 MEADOW HARVEST LN	MALONE HOWARD L & HELEN R
20	7351 CHAUCER PL	BROOKLAWN DE MULTIFAMILY LLC
21	7100 MARVIN D LOVE FWY	AMERICA CAN CARS FOR KIDS
22	2940 CHAUCER PL	CAMP WISDOM CHAUCER J V
23	2910 COWBOY DR	REYES MARIA E &
24	2866 BRONCO DR	EVANS DESIREE
25	2862 BRONCO DR	PILOTTE DEIANEIRA &
26	2858 BRONCO DR	HERNANDEZ ANGELICA LAZARIN

07/16/2024

Label #	Address	Owner
27	2854 BRONCO DR	ESTRADA JOSE G
28	2850 BRONCO DR	LACY TOMMY SR & SHIRLEY
29	2846 BRONCO DR	COLEMAN THOMAS
30	2842 BRONCO DR	RUBIO LISA
31	2838 BRONCO DR	ROBINSON WANDRETTE
32	2834 BRONCO DR	JONES TAMMY D
33	2830 BRONCO DR	LEWIS SHERRY
34	2826 BRONCO DR	WILLIAMS DAISY
35	2883 BRONCO DR	AREVALO JUANA MARIA BAIRES
36	2879 BRONCO DR	JIMENEZ LUCIO PEREZ &
37	2875 BRONCO DR	RESICAP TEXAS OWNER LLC
38	2871 BRONCO DR	CAMP GLENDA
39	2867 BRONCO DR	MARTINEZ ELADIO &
40	2863 BRONCO DR	CLAROS NOE
41	2859 BRONCO DR	DUNN DANNY L & SONYA D
42	2855 BRONCO DR	MACIAS JOSE A JR &
43	2851 BRONCO DR	OGBU CHRISTIAN C
44	2847 BRONCO DR	HARRISON VICTORIA EST OF
45	2843 BRONCO DR	TAYLOR BILLY R
46	2839 BRONCO DR	LOZANO ROEL
47	2835 BRONCO DR	HARBERT DEBORAH F
48	2831 BRONCO DR	CORONA JESUS
49	2827 BRONCO DR	QUINTERO MABEL
50	2823 BRONCO DR	REED ANTHONY
51	2819 BRONCO DR	GUTIERREZ IMMER B CORONADO
52	2815 BRONCO DR	MASSEY MICHAEL R
53	2911 APPALOOSA DR	MEKNELL INC
54	2950 W CAMP WISDOM RD	Taxpayer at



LINE	BEARING	DISTANCE
1	S 74°55'31" E	153.28
2	S 74°55'31" E	153.28

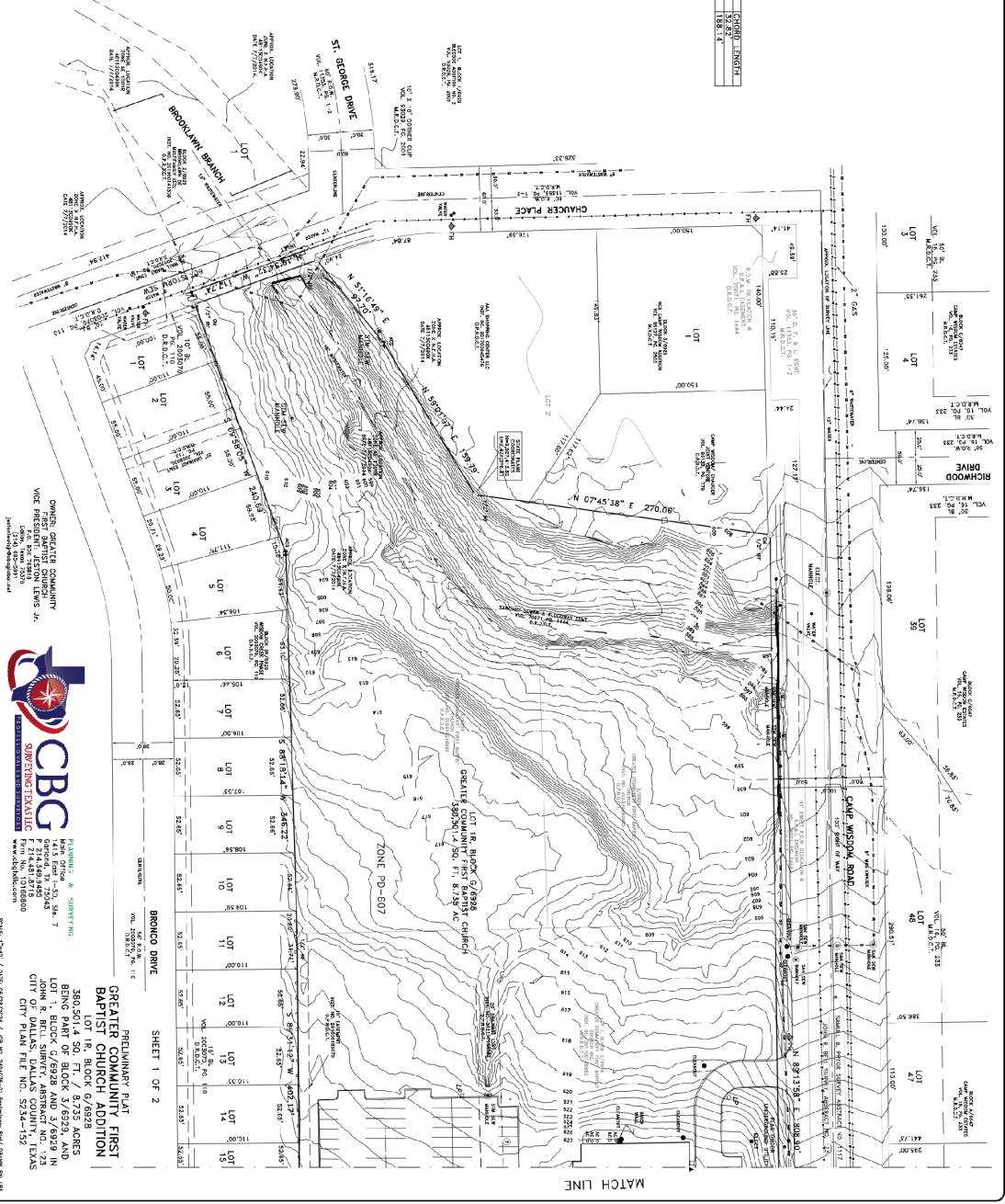


LEGEND

DIST. = DISTANCE
 BEARING = BEARING
 AREA = AREA
 PERIMETER = PERIMETER
 CHAINAGE = CHAINAGE
 CURVE = CURVE
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GENERAL NOTES

- 1) THE PURPOSE OF THIS PLAN IS TO CREATE ONE LOT FROM TWO TRACTS AND ONE TRACT FOR THE DEVELOPMENT OF THE LOT.
- 2) THE PROPOSED LOT IS TO BE CREATED ONE LOT FROM TWO TRACTS AND ONE TRACT FOR THE DEVELOPMENT OF THE LOT.
- 3) NO STRUCTURES MAY BE CONSTRUCTED ON THE PROPOSED LOT WITHOUT THE APPROVAL OF THE CITY OF DALLAS.
- 4) THE PROPOSED LOT IS TO BE CREATED ONE LOT FROM TWO TRACTS AND ONE TRACT FOR THE DEVELOPMENT OF THE LOT.
- 5) THE PROPOSED LOT IS TO BE CREATED ONE LOT FROM TWO TRACTS AND ONE TRACT FOR THE DEVELOPMENT OF THE LOT.
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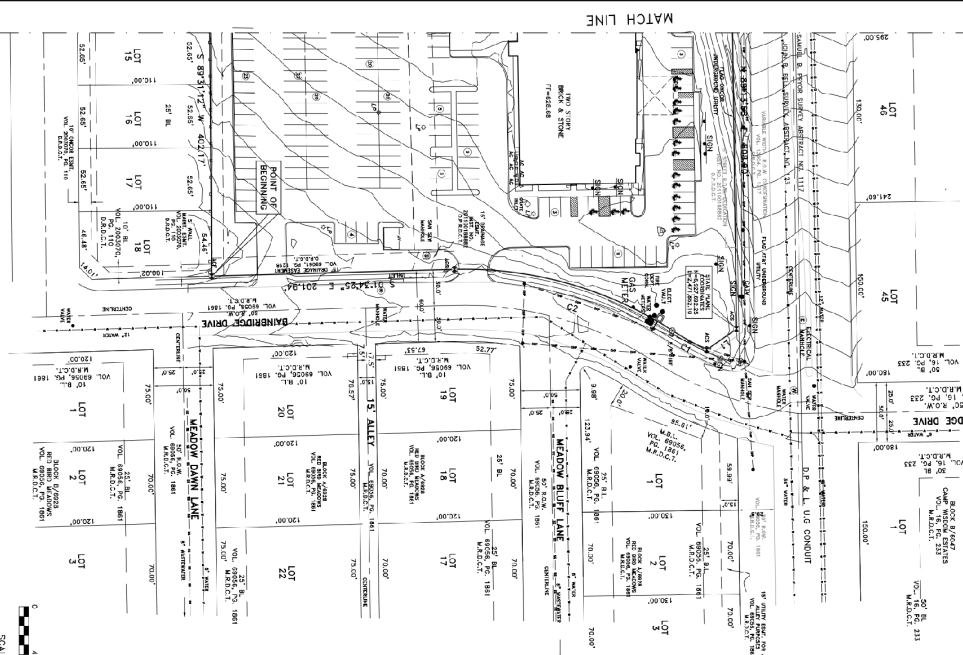
OWNERS, GREATER COMMUNITY FIRST BAPTIST CHURCH ADDITION

GREATER COMMUNITY FIRST BAPTIST CHURCH
 1415 East - 50th St
 Dallas, TX 75246
 Phone: (214) 484-4400
 Fax: (214) 484-4400
 Email: info@greatercbf.org
 Website: www.greatercbf.org

**PRELIMINARY PLAN
 GREATER COMMUNITY FIRST
 BAPTIST CHURCH ADDITION**

LOT 1R, BLOCK 6/6828, CASE
 BEING PART OF BLOCK 3/6828, AND
 JOHN R. BELL SURVEY, ABSTRACT NO. 123
 CITY PLAN FILE NO. 5234-152

SHEET 1 OF 2



GENERAL NOTES

- 1) THE PURPOSE OF THIS PLAN IS TO CREATE ONE FROM TWO TRACTS AND ONE PARCEL OF THE ENCLOSURE NOT BE ALLOWED.
- 2) NO STRUCTURES MAY BE PLACED ACROSS PROPERTY LINES.
- 3) ALL UTILITIES ARE SHOWN AS APPROXIMATE LOCATIONS.
- 4) THE PROPERTY LINES ARE SHOWN AS APPROXIMATE LOCATIONS.
- 5) ACCORDING TO THE PLAN IN MAP NO. 4811504006, DATE 7/27/21, THIS PROPERTY DOES NOT LIE IN ZONE M-2 AND DOES NOT WITHIN THE 100 YEAR FLOOD ZONE DESIGNATION.

OWNER: GREATER CHURCH FIRST BAPTIST CHURCH
 10110 BAINSBORO DRIVE
 DALLAS, TEXAS 75243
 PREPARED BY: JAMES J. WILSON
 10110 BAINSBORO DRIVE
 DALLAS, TEXAS 75243



OWNER'S CERTIFICATE

I, the undersigned, being the owner of the above described property, do hereby certify that the information furnished in this application is true and correct and that the same is in accordance with the laws of the State of Texas and the City of Dallas. I further certify that the same is in accordance with the laws of the State of Texas and the City of Dallas and that I have no other interest in the same. I have no objection to the City of Dallas recording this application and to the City of Dallas taking any action that may be necessary to carry out the purposes of this application. I have no objection to the City of Dallas recording this application and to the City of Dallas taking any action that may be necessary to carry out the purposes of this application. I have no objection to the City of Dallas recording this application and to the City of Dallas taking any action that may be necessary to carry out the purposes of this application.

OWNER'S DECLARATION

I, the undersigned, being the owner of the above described property, do hereby declare that the information furnished in this application is true and correct and that the same is in accordance with the laws of the State of Texas and the City of Dallas. I further declare that the same is in accordance with the laws of the State of Texas and the City of Dallas and that I have no other interest in the same. I have no objection to the City of Dallas recording this application and to the City of Dallas taking any action that may be necessary to carry out the purposes of this application. I have no objection to the City of Dallas recording this application and to the City of Dallas taking any action that may be necessary to carry out the purposes of this application. I have no objection to the City of Dallas recording this application and to the City of Dallas taking any action that may be necessary to carry out the purposes of this application.

LEGEND

1. THIS SHOWN CONTOUR OF DISTRICT BOUNDARIES IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE AN OFFICIAL STATEMENT OF THE CITY OF DALLAS. THE CITY OF DALLAS DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION. THE CITY OF DALLAS DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION. THE CITY OF DALLAS DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION.