

**CITY PLAN COMMISSION****THURSDAY, APRIL 24, 2025****FILE NUMBER:** S245-138**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** between Clark Road and Clarkridge Drive, north of Camp Wisdom Road**DATE FILED:** March 27, 2025**ZONING:** PD 1129**PD LINK:** Not available**CITY COUNCIL DISTRICT:** 3**SIZE OF REQUEST:** 13.3642-acres**APPLICANT/OWNER:** Rosebriar Camp Wisdom, LP

**REQUEST:** An application to create one 13.3642-acre lot from a tract of land in City Block A/8598 on property located between Clark Road and Clarkridge Drive, north of Camp Wisdom Road.

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

**STAFF RECOMMENDATION:** The request complies with the requirements of PD 1129; 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/marketing/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 60 feet right-of-way (via fee simple) from the established centerline of Clark Road.
16. On the final plat, dedicate 53.5 feet right-of-way (via fee simple) from the established centerline of Camp Wisdom Road.
17. On the final plat, dedicate a minimum 10-foot by 10-foot corner clip (via fee simple or street easement) at the intersection of Camp Wisdom Road and Clarkridge Drive. *Section 51A 8.602(d)(1)*
18. 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)*
19. On the final plat, include a note that the site is within the 65 LDN contour of Hensley Field and this noise level may require special construction standards for certain uses per the building code. Dallas Building Code, Section 425.

### **Transportation Conditions:**

20. Per Section 51A-8.604, follow the City of Dallas Street Design Manual for sidewalk design. Camp Wisdom is a parkway street and Clark Road is a residential street as defined in the Dallas Complete Streets Design Manual (Resolution No. 16-0173). Per the Street Design Manual, these street typologies require the sidewalk to be buffered from travel lanes and to have a preferred minimum of 4 feet for the clear sidewalk zone and 5 feet for the landscaping zone, for a combined pedestrian zone width of 9 feet. If adequate width for the pedestrian zone is not provided in the right-of-way outside of the pavement width required for that thoroughfare, a pedestrian easement should be dedicated.

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

21. Prior to final plat, submit a completed final plat checklist and all supporting documents.
22. On the final plat, show recording information on all existing easements within 150 feet of the property.
23. On the final plat, show all additions or tracts of land within 150 feet of property with recording information.
24. Need new/different plat name.

### **Dallas Water Utilities Conditions:**

25. 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.
26. Water and Wastewater main improvements are required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
27. Engineer shall 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).
28. 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.

**Streetlight/ Street name/ GIS, Lot & Block Conditions:**

29. Prior to final plat, compliance with City's Street lighting standards including illumination standards, material, installation, and activation per Street Design Manual.
30. On the final plat, change "West Camp Wisdom Road" to "Camp Wisdom Road (FKA Duncanville Florence Hill Road FKA County Road No. 94)".
31. On the final plat, identify the property as Lot 1 in City Block C/8598.









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