

CITY PLAN COMMISSION**THURSDAY, MAY 8, 2025****FILE NUMBER:** S245-148**SENIOR PLANNER:** Hema Sharma**LOCATION:** Crouch Road at Lancaster Road/State Highway No. 342, southwest corner**DATE FILED:** April 10, 2025**ZONING:** PD 625**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20625.pdf>**CITY COUNCIL DISTRICT:** 8**SIZE OF REQUEST:** 15.804-acres**APPLICANT/OWNER:** City of Dallas, Tomfirm Camp Wisdom LP

REQUEST: An application to create a 202-lot single family subdivision with lots ranging in size from 1,360 square feet to 3,400 square feet, one amenity lot, 9 common areas and to dedicate a right-of-way from 15.804-acre tract of land in City Block 6896 on property located on Crouch Road at Lancaster Road/State Highway No. 342, southwest corner.

SUBDIVISION HISTORY:

1. S201-532 was a request northwest of the present request to create 4 lots ranging in size from 3.402 acre to 33.264 acre from a 63.458-acre tract of land in City Block 6895 on property located on Crouch Road at Lancaster Road, northwest corner. The request was approved on December 3, 2020 but has not been recorded. Phase A S201-532A was submitted and was recorded on November 7, 2024.
2. S201-532R was a request northwest of the present request to create 5 lots ranging in size from 2.927-acres to 29.271-acres from a 63.458-acre tract of land in City Block 6895 on property located on Crouch Road at Lancaster Road, northwest corner. The request was approved on August 4, 2022 but has not been recorded.

STAFF RECOMMENDATION: The request complies with the requirements of the PD 625; 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 202, one amenity lot 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) from the established center line of Lancaster Road. *Section 51A 8.602(c)*
16. On the final plat, dedicate 30 feet of right-of-way (via fee simple) from the established center line of Crouch Road. *Section 51A 8.602(c)*

17. On the final plat, dedicate a minimum 20-foot by 20-foot corner clip (via fee simple or street easement) at the intersection of Lancaster Road & Crouch Road. 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, add the note: "TxDOT approval may be required for any driveway modification or new access point(s)."
20. 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:

21. Prior to final plat, submit a completed final plat checklist and all supporting documents.
22. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
23. On the final plat, show recording information on all existing easements within 150 feet of the property.
24. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.
25. On the final plat, it is recommended that another word is placed before plat name, ex. (chosen name) Residential Addition.
26. On the final plat, show correct dimensions along the boundary of the plat.

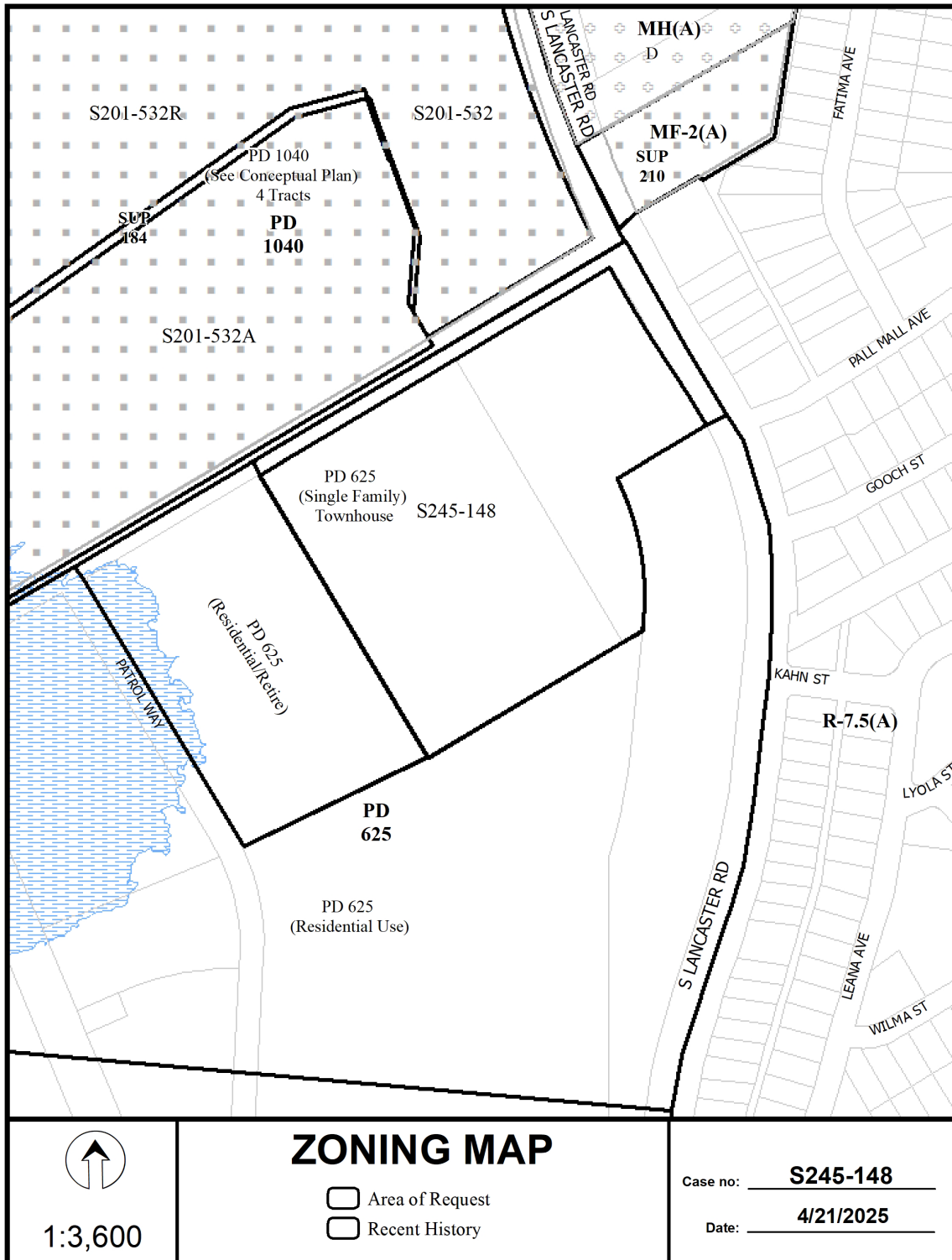
Dallas Water Utilities Conditions:

27. 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).
28. 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.
29. 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.
30. 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/ Street Name/ GIS, Lot & Block Conditions:

31. Prior to final plat, compliance with City's street lighting standards including illumination standards, material, installation, and activation per Street Design Manual.
32. On the final plat, change "Lancaster Road (State Hwy. 342)" to "Lancaster Road/State Highway No. 342". section 51a-8.403(a)(1)(a)(xii).
33. On the final plat, change "Pallmall Ave." to "Pall Mall Avenue". section 51a-8.403(a)(1)(a)(xii).
34. On the final plat, change "Gooch Street (Formerly Raleigh Ave)" To "Gooch Street (FKA Raleigh Street)". section 51a-8.403(a)(1)(a)(xii).
35. Contact Addressing Team for appropriate names for proposed ROWs: A to F Street.
36. Contact Addressing Team for appropriate name for proposed ROW - "1ST Street" already exists.
37. Contact Addressing Team for appropriate name for proposed ROW - "2ND" already exists.
38. Contact Addressing Team for appropriate name for proposed ROW - "3RD" already exists
39. On the final plat, identify the property as Block D/6896 through Block H/6896 and Block J/6896 through Block N/6896.





CURVE					CONVE TANGENT				
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD	CHORD BEARING	CHORD	
C1	01°15'52"	235.00'	46.75'	23.45'	S 64°59'22" W	46.87'			
C2	01°15'52"	271.03'	53.81'	27.05'	N 64°59'22" E	53.82'			
C3	00°19'15"	664.45'	87.87'	44.05'	N 15°06'42" E	87.86'			
C4	01°15'52"	664.45'	126.26'	63.53'	N 23°52'44" W	126.06'			

DHC THE RIDGE AT LANCASTER
 LANDOWNER, LLC
 (INST. NO. 202100209787)
 (O.P.R.D.T.)

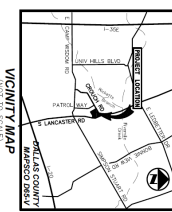
CROUCH ROAD
 (56' WIDE RIGHT-OF-WAY)

1,133.85'

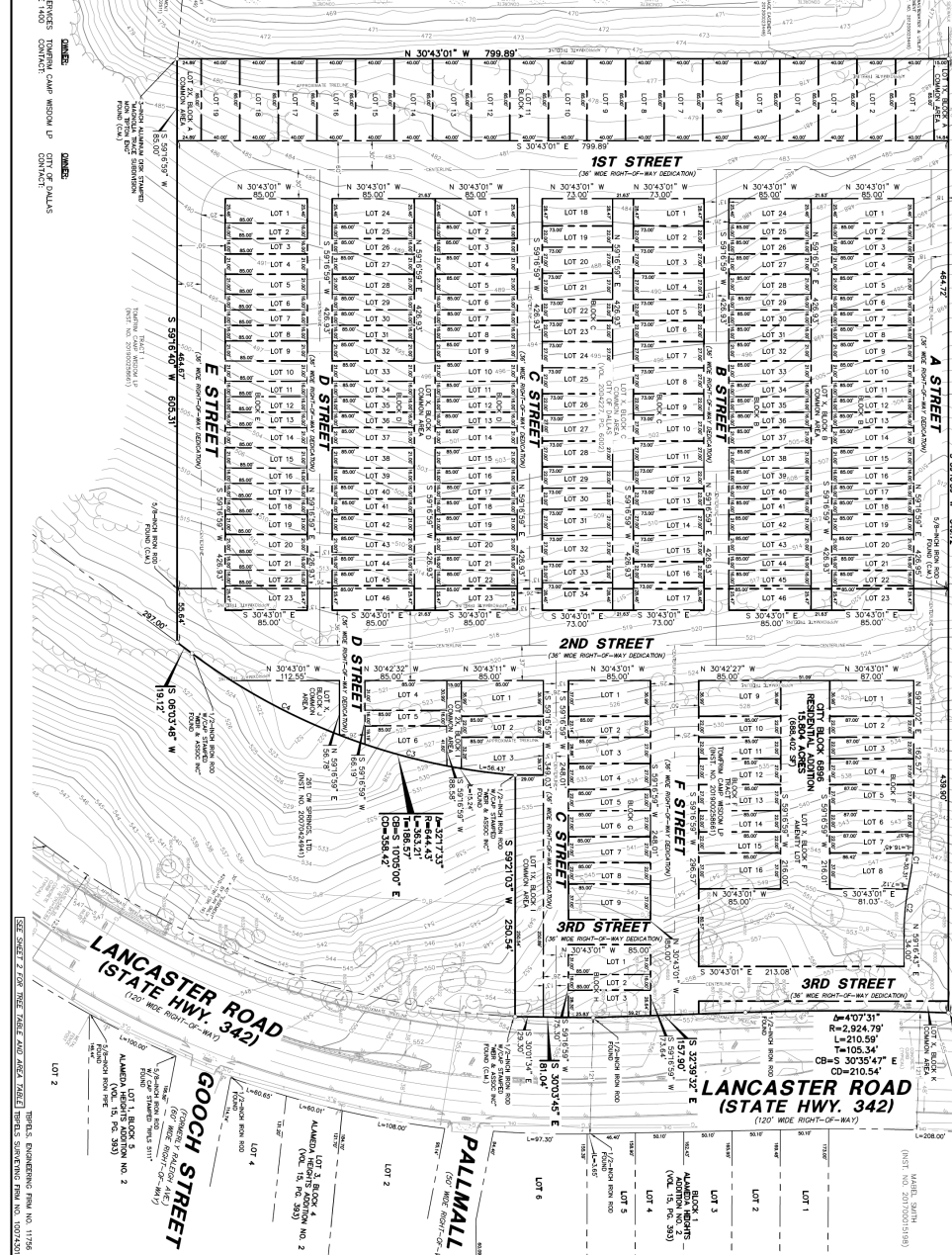
93.54°

DOSTA C HOLDING
(INST. NO. 2022030333
(PRODUCT))

449.03°



LAHERIA/ANDREZ
4/10/2025 4:44 PM
N:\003097.01\LOC CAD\2\DWG\SURVEY C\30\10039075.01_PP.DWG
WESTWOOD PROFESSIONAL S
DALLAS, TEXAS 75201 SOUTH
PH: (972) 235-3031
CONTACT: KYLE C. HARRIS




RESIDENTIAL ADDITION		CITY BLOCK 8896	
CITY BLOCK A/261		LOUIS HENST SUPER, ASBESTAC NO. 556	
DALLAS COUNTY, TEXAS		CITY PLAN FILE NUMBER 5245-148	
ENGINEERING PLAN NUMBER OF _____		SHEET 1 OF 3	

[illegible][illegible]

VICTORY MAP
(NOT TO SCALE)

MAPSCO ONLY



0 25 50 100 150
Feet

GRAPHIC SCALE IN FEET
1" = 50'

LEGEND

SHORELINE
WATER
ROADS
RAILROADS
POSSIBLE FLOODING
POSSIBLE SLIDING
POSSIBLE COLLAPSE
POSSIBLE TIPPING AND SWAYING

0 25 50 100 150
Feet

LEGEND

SHORELINE
WATER
RAILROADS
POSSIBLE FLOODING
POSSIBLE SLIDING
POSSIBLE COLLAPSE
POSSIBLE TIPPING AND SWAYING

Westwood		7652 LAUREL ER ROAD SUITE 1400 DALLAS, TX 75237 97.235.50351	
Westwood Professional Services, Inc.		westwoodps.com	
DATA MGR BY DC	CHECKED BY KCH	STATUS NONE	DATE APRIL 2025
		JOB NUMBER R0039079.01	

