

CITY PLAN COMMISSION**THURSDAY, April 23, 2026****FILE NUMBER:** PLAT-26-000095**SENIOR PLANNER:** Hema Sharma**LOCATION:** between Clarkwood Drive and Camp Wisdom Road, east of Clark Road**DATE FILED:** March 26, 2026**ZONING:** CR**CITY COUNCIL DISTRICT:** 3**SIZE OF REQUEST:** 6.178-acres**APPLICANT/OWNER:** Texaz Perceptions Partners, LTD

REQUEST: An application to create one 6.178-acre lot from a tract of land in City Block 8597 on property located between Clarkwood Drive and Camp Wisdom Road, east of Clark Road.

SUBDIVISION HISTORY:

1. PLAT-26-000083 was a request northwest of the present request to replat a 1.023-acre tract of land containing part of lots 2 through 4 in City to create 4 lots ranging in size from 1.02 acres to 2.01 acres from a 5.87-acre tract of land in City Block 8598 on property located on Clarkridge Drive, south of Clark Road. The request was approved on April 9, 2026, but has not been recorded.
2. S245-138 was a request northwest of the present request to 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. The request was approved on April 24, 2025, but has not been recorded.
3. S201-681 was a request west of the present request to create one lot from a 1.5164-acre tract of land in City Block 8598 on property located on Camp wisdom Road at Clark Road, northwest corner. The request was approved on June 7, 2021, but has not been recorded.

STAFF RECOMMENDATION: The request complies with the requirements of the CR Community Retail District; 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. "Lot-to-Lot drainage will not be allowed without proper City of Dallas Engineering Division approval" (Note must be on the Plat). 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 53.5 feet of right-of-way (via fee simple) from the established center line of Camp Wisdom Road. *Section 51A 8.602(c)*
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 Clark Road & Clarkwood Drive. Section 51A 8.602(d)(1)

18. On the final plat, dedicate a minimum 20-foot by 20-foot corner clip (via fee simple or street easement) at the intersection of Clark Road & Camp Wisdom Road. Section 51A 8.602(d)(1)
19. 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)*
20. Must coordinate with city of Duncanville for any work within the traffic signal.

Survey (SPRG) Conditions:

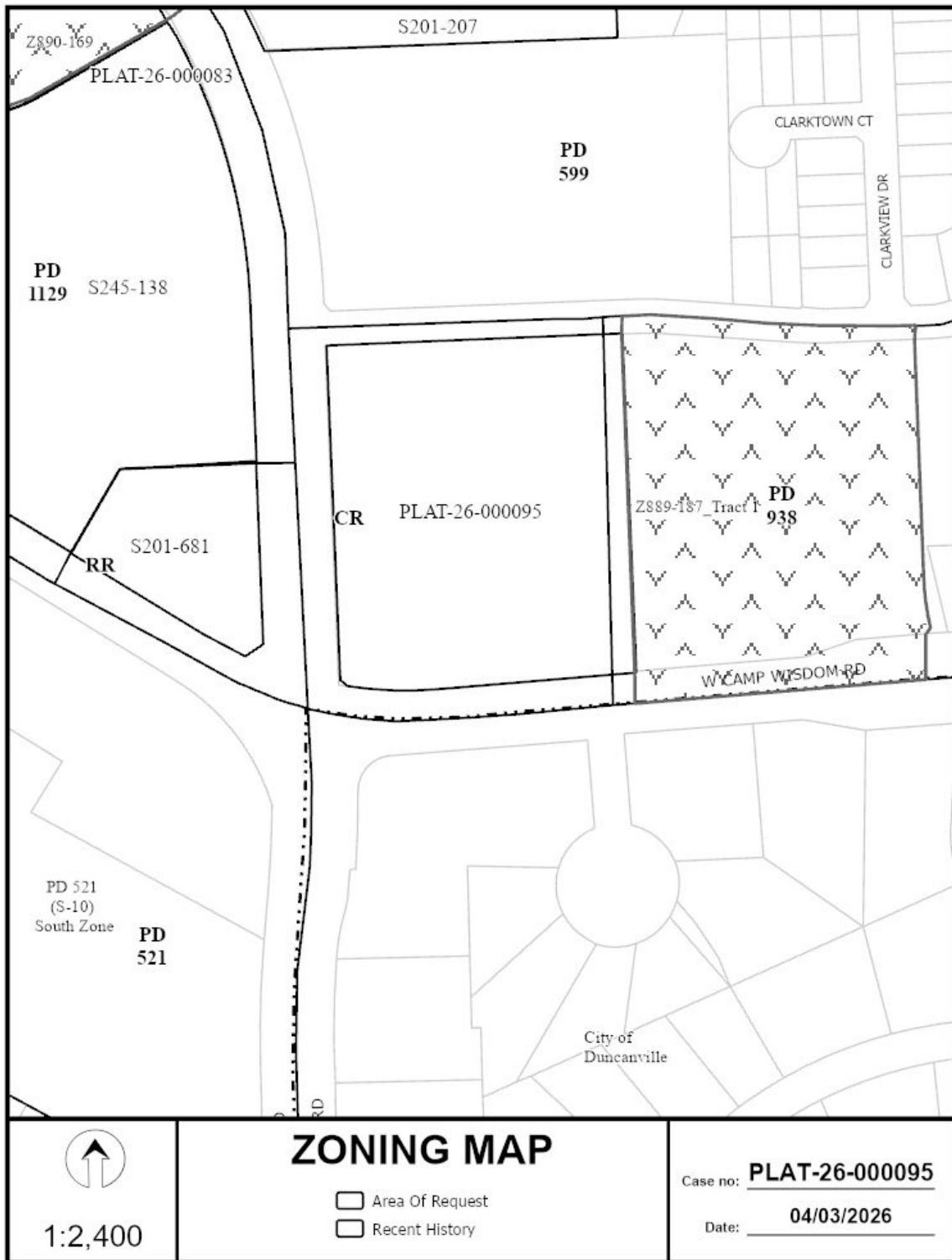
21. Prior to final plat, submit a completed final plat checklist and all supporting documents.
22. On the final plat, show recording information on all existing easements within 150' of property.
23. Clearly label each side with the appropriate jurisdiction.

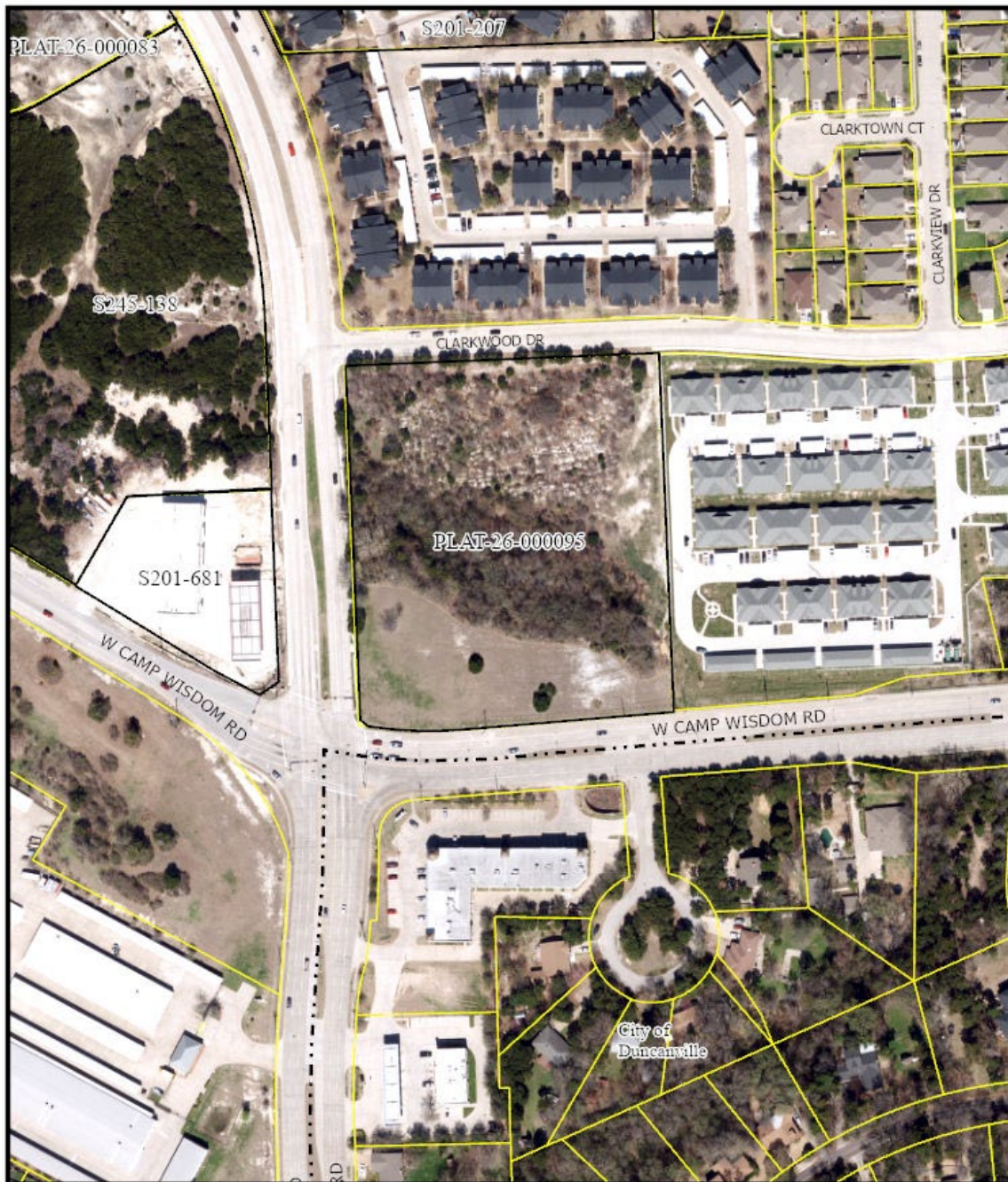
Dallas Water Utilities Conditions:

24. 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.
25. 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.
26. 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.

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

27. Prior to the final plat, remove Metal Post with Cable encroachment area shown on Clark Road and provide written confirmation and pictures to Real Estate. Please confirm who owns the solar camera in Clark Road right-of-way and the purpose of the solar camera.
28. On the final plat, change W. Camp Wisdom Road (old Co. Rd 47)" to " Camp Wisdom Road (FKA County Road No. 47)". Section 51A-8.403(a)(1)(A)(xii).
29. On the final plat, change "Keywe Place" to "Keywe Place (FKA Key West Place)". Section 51A-8.403(a)(1)(A)(xii).
30. On the final plat, identify the property as Lot 1 in City Block B/8597.





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|  1:2,400 | <h3 style="text-align: center;">AERIAL MAP</h3> <p style="text-align: center;"><input type="checkbox"/> Area Of Request <input type="checkbox"/> Recent History</p> | Case no: PLAT-26-000095 Date: 04/03/2026 |
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