

CITY PLAN COMMISSION**THURSDAY, AUGUST 6, 2026****FILE NUMBER:** PLAT-26-000178**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** between Mesquite Lane and Camp Wisdom Road, west of Turnout Lane**DATE FILED:** July 10, 2026**ZONING:** PD101 (Subdistrict 1)**PD LINK:** <https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=101>**CITY COUNCIL DISTRICT:** 3**SIZE OF REQUEST:** 16.44-acres**APPLICANT/OWNER:** C2R Buffalo Speedway, LLC

REQUEST: An application to replat a 16.44-acre tract of land containing all of Lots 1 through 19, Lots 21 through 37, a portion of Lot 20 in City Block 1/6113; all of Lots 15 through 18 in City Block 2/6113; and abandoned portion of public rights-of-way, to create one 5.58-acre lot and one 10.86-acre lot, and to remove all existing building lines within the property, on property located between Mesquite Lane and Camp Wisdom Road, west of Turnout Lane.

SUBDIVISION HISTORY:

1. S223-196 was a request east of the present request to create one 12.88-acre lot from a tract of land in City Block 8683 on property located on Camp Wisdom Road at Mountain Creek Parkway, southwest corner. The request was approved on July 20, 2023, but has not been recorded.

BUILDING LINE REMOVAL: The Commission may approve a reduction or removal of the platted building lines with a minimum front, side, or rear yard setback greater than required by zoning regulation only:

STAFF RECOMMENDATION ON BUILDING LINE REMOVAL: The request is to remove an existing 25-foot platted building line along Cole Avenue and to remove an existing 10-foot platted building line along Sneed Street. Staff find that the request complies with the requirements of Section 51A-8.505 of the Dallas Development Code; therefore, staff recommend approval of the removal of an existing 25-foot platted building line along Cole Avenue and the removal of an existing 10-foot platted building line along Sneed Street.

- 1) Upon the affirmative vote of at least three-fourths of the commission members present; and
- 2) If the Commission finds that relocation or removal of the platted building line will not:
 - (i) "Require a minimum front, side, or rear yard setback less than required by zoning regulation."
 - (ii) "Be contrary to the public interest;"

(iii) “Adversely affect neighboring properties; and”

- The removal of all existing platted building lines within the request will not adversely affect neighboring properties. The removal of all existing platted building lines within the request will allow for the property to develop according to regulation of PD 101 (Subdistrict 1) and City of Dallas development code.

(IV) “adversely affect the plan for the orderly development of the subdivision.”

- The removal of all existing platted building lines within the request will not impact on the adjoining properties.

STAFF RECOMMENDATION ON BUILDING LINE REMOVAL: The request is to remove all existing platted building lines within the property, on property located between Mesquite Lane and Camp Wisdom Road, west of Turnout Lane. Staff finds that the request complies with the requirements of Section 51A-8.505 of the Dallas Development Code; therefore, staff recommends approval of the removal of the existing platted building lines.

STAFF RECOMMENDATION ON REPLAT: The request complies with the requirements of PD101 (Subdistrict 1).

STAFF RECOMMENDATION: The request complies with the requirements of Section 51A-8.505, and PD 101 (Subdistrict 1). 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 2.

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)

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 Camp Wisdom Road. Section 51A 8.602(c)
16. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at Turnout Lane and Camp Wisdom Road. Section 51A 8.602(d)(1)
17. On the final plat, dedicate a minimum 10-foot by 10-foot corner clip (via fee simple or street easement) at Turnout Lane and Mesquite Lane. Section 51A 8.602(d)(1)

Survey (SPRG) Conditions:

18. Prior to final plat, submit a completed final plat checklist and all supporting documents.
19. Show how all adjoining right-of-way was created.
20. Show distances/width across all adjoining right-of-way

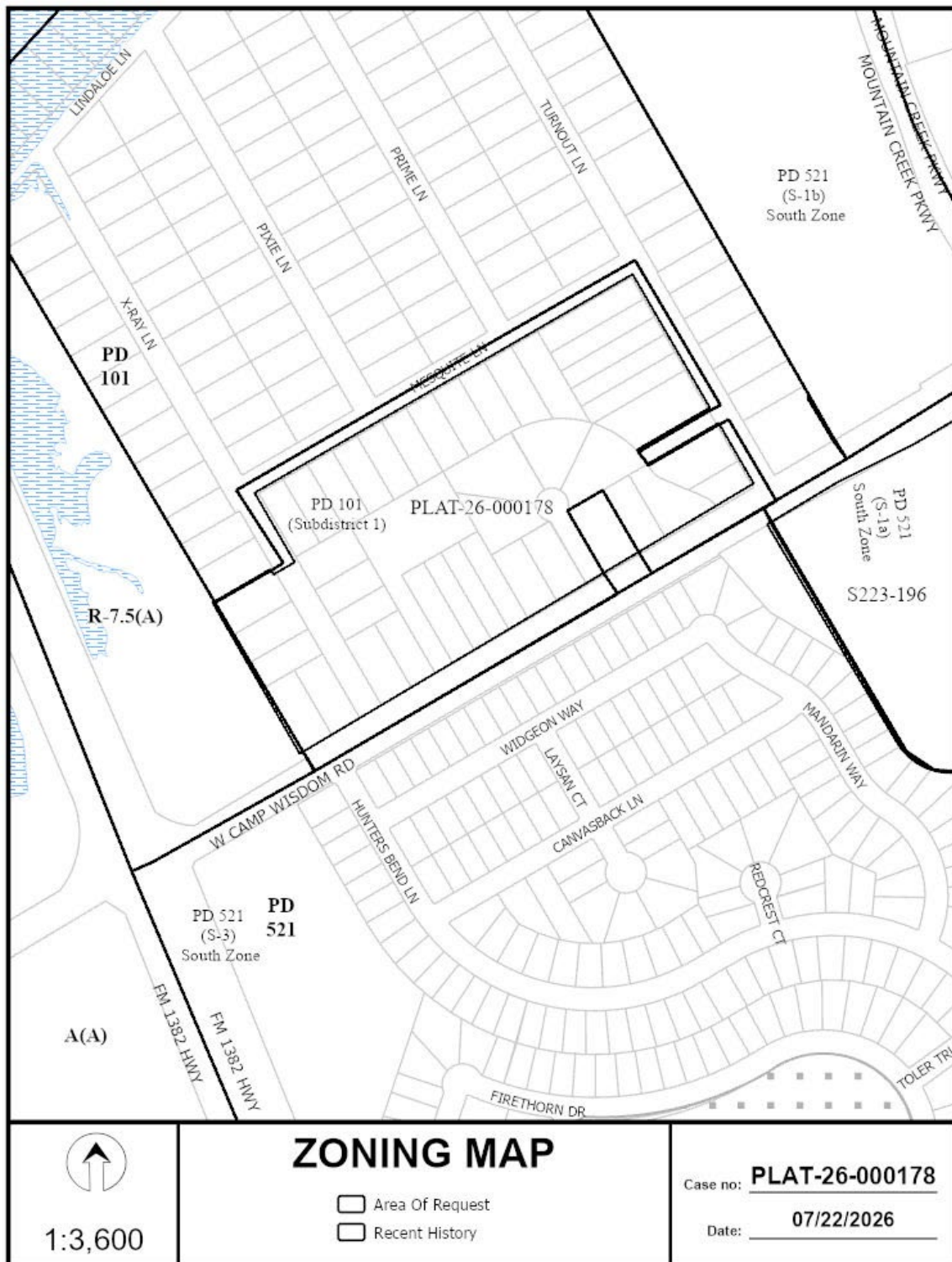
21. All utility easement abandonments must be shown with recording information.
22. List utility easements as retained within street abandonments when stated in ordinance or follow the City of Dallas standard affidavit requirements.

Dallas Water Utilities Conditions:

23. 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.
24. 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.
25. 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/ Real Estate/ Arborist/ Street Name/ GIS, Lot & Block Conditions:

26. Plans must comply with City's street lighting standards. See illumination standards in Street Design Manual.
27. Show the street right-of-way abandonment on the plat as follows: Abandonment authorized by Ordinance No._____, recorded as Inst. No. _____ (QCD No. _____) Utility easements retained.
28. Provide missing abandonment information on Camp Wisdom Court using the language as follows: Abandonment authorized by Ordinance No._____, recorded as Vol.____, Pg.____, and provide a copy of ordinance to Real Estate.
29. Submit revised tree survey. The survey must contain both the species and size of trees.
30. On the final plat, change "West Camp Wisdom Road" to "Camp Wisdom Road."
31. On the final plat, change "Camp Wisdom Court" to "Camp Wisdom Court (FKA Bell Court)."
32. On the final plat, change "X-ray Street" to "X-ray Lane."
33. On the final plat, identify the property as Lots 1A and 2A (north lot) in City Block 1/6113.





OWNER'S CERTIFICATE
STATE OF TEXAS
COUNTY OF DALLAS

[illegible][illegible][illegible]

Hence, doing the same work at 1 second/wall distance from the course end yields as follows:

Sprint 30 against 77 minutes 16 seconds wall, a distance of 20.1 km leads to a point per corner, and center depth is a non-negligible factor to the right, being a ratio of 248.95, or a ratio of 0.8 after 55 minutes 44 seconds, a total tempo and distance of Sprint 30 requires 77 minutes 16 seconds (0.7857) left.

Doing dual swim to the right on our length of 35.53 m leads to a point per corner

[illegible]

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[illegible]

DATE OF DE POSITION	DATE

OWNER'S DEDICATION
NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS,

[illegible]

_____ day of _____, 20____.

WITNES, my hand at Deola, Texas, this _____ day of _____, 20____.

CAR BUFFALO SERVICE, LLC (Owner)

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, on this day appeared Brigit Crisswell, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Brigit Crisswell (Manager)

GUYTON CHECK MY NAME AND STATE OF GUYTON, MISSOURI _____ day of _____ 20____.

Notary Public in and for Butler County, Texas

NOTARY PUBLIC

PAYMENT STATION

[illegible][illegible]

OPEN UNDER MY HAND AND SEAL OF OFFICE, THIS 14th day of _____ 20____

Notary Public in and for Boone County, Iowa: _____

JOIN HOLDERS SUBORDINATION AGREEMENT

The undersigned, in mortgagee contact with the Owner's Certificate and agrees to subordinate its interests to the provisions of the Owner's Declaration.

JOIN HOLDERS: _____

PLACE C

RECORDING

CERTIFICATE

By _____
Norma Mae Murray
Title: Senior Vice President
COUNTY OF DALLAS
STATE OF TEXAS

[illegible]

	Challenger	City RA	Defeat	Aggravate
Secretariat				

SHEET 2
OF 2
MOUNTAIN CREEK CR
LOTS 1R & 21R,
BEING A PART OF ALL OF

[illegible]

ENGINEERING NUMBER

CBG
SURVEYING TEXAS LLC
PROFESSIONAL LAND SURVEYORS

PLANNING & SURVEYING
Main Office
1413 East I-20, S.
Gordeno, TX 75043
P 214.348.9745
F 214.481.8718
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Fax 214.606.0600

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 Main Office
 1415 East 1-20, Ste. 7
 Garland, TX 75043
 P 214.349.3465
 F 214.261.5716
 Telex 240106800
 Cable 240106800

ALL OF CAMP MESQUITA CO. PARCELS BY ORDNANCE NO. 19723 AND A SECTION OF A PLAT LATER ISSUED BY ORDNANCE SURVEY ABSTRACT NO. 442 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAT ENCL. NO. PLAT-26-000128

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