

CITY PLAN COMMISSION**THURSDAY, JUNE 25, 2026****FILE NUMBER:** PLAT-26-000147**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Camp Wisdom Road at Firebird Drive, northeast corner**DATE FILED:** June 1, 2026**ZONING:** PD 658 (Tract 1)**PD LINK:** <https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=658>**CITY COUNCIL DISTRICT:** 8**SIZE OF REQUEST:** 7.84-acres**APPLICANT/OWNER:** Zarion, LLC

REQUEST: An application to create a 59-lot Small Lots SB15 development ranging in size from 3,000 square feet to 4,000 square feet and 5 common areas from a 7.84-acre tract of land in City Block 6898 on property located on Camp Wisdom Road at Firebird Drive, northeast corner.

SUBDIVISION HISTORY:

1. S212-135 was a request at the same location as the present request to create 22-residential lots ranging in size from 7,501 square feet to 8,563 square feet and one common area from a 5.42-acre tract of land in City Block 6898 on property located on Firebird Drive at Camp Wisdom Road, northeast corner. The request has been withdrawn.

STAFF RECOMMENDATION: This request is for SB-15 Small Lot Development, where “small lot” is defined as a residential lot ranging from 3,000 to 4,000 square feet. The request is to create 59-lot Small Lots SB15 Development ranging in size from 3,000 square feet to 4,000 square feet and 5 common areas.

The request complies with the requirement of the Small Lots SB15 Development; therefore, staff recommends approval 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 submitting 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 59 and 5 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. "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 Conditions:

16. 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. Dedicate 28 feet of right-of-way (via fee simple or street easement) from the established center line of Firebird Drive. Section 51A 8.602(c); 51A 8.604(c)
18. Dedicate 28 feet of right-of-way (via fee simple or street easement) from the established center line of Wisdom Drive. Section 51A 8.602(c); 51A 8.604(c)

19. Dedicate 28 feet of right-of-way (via fee simple or street easement) from the established center line of Laura Court. Section 51A 8.602(c); 51A 8.604(c)
20. Dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at Laura Court and Wisdom Drive. Section 51A 8.602(d)(1).
21. Dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at Laura Court, Wisdom Drive, Firebird Drive, Camp Wisdom Road. Section 51A 8.602(d)(1).
22. 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. 51A 8.602(d)(1), 51A 8.608(a)
23. Dedicate 15-foot by 15-foot alley sight easement at Firebird Drive and Alley. Section 51A 8.602(e)
24. Dedicate alley right-of-way at least 7.5 feet from the centerline (1 foot). Section 51A 8.507(b)(1).
25. All new streets must be aligned with existing streets. Section 51A-8.506.
26. Proposed intersections along one side of an existing cross street must, wherever practical, align with existing intersections on the opposite side of the cross street. Street centerline offsets of less than 150 feet are not permitted unless the cross street is divided by a median without openings at either intersection.

Traffic Conditions:

27. Plans must comply with the Traffic Barrier requirements. Section 51A-8.618
28. Plans must comply with sidewalk design standards: sidewalks must comply with a minimum five-foot width plus five-foot buffer.
29. Plans must comply with City's street lighting standards. See illumination standards in Street Design Manual.

Survey (SPRG) Conditions:

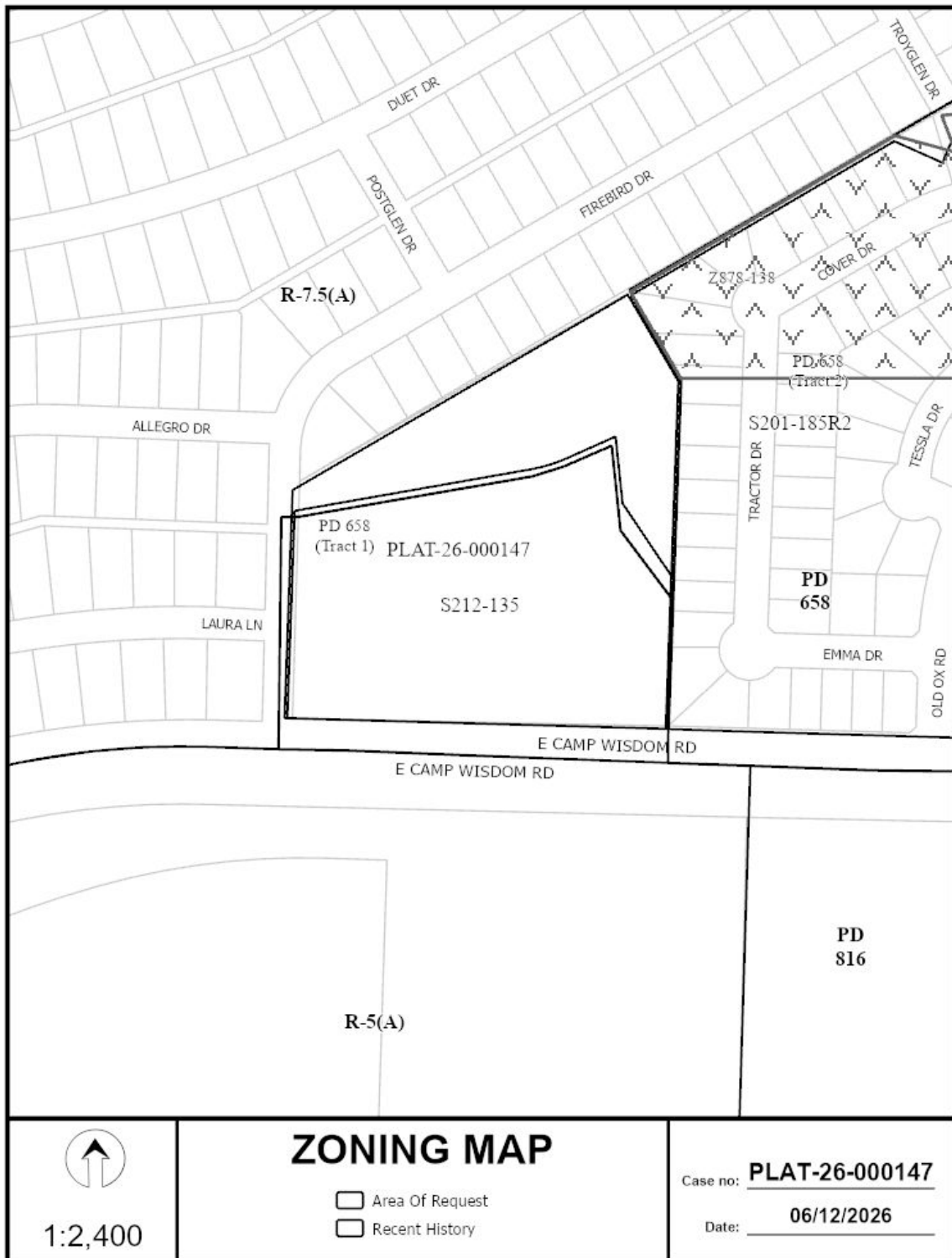
30. Prior to final plat, submit a completed final plat checklist and all supporting documents.
31. Show how all adjoining right-of-way was created.
32. Show recording information on all existing easements within 150 feet of property.
33. Show all additions or tracts of land within 150' of property with recording information.
34. Clarify common areas.
35. Clarify second property owner.
36. Use appropriate scale.

Dallas Water Utilities Conditions:

37. 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.
38. 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.

Street Name Coordinator, GIS, Lot & Block Conditions:

39. On the final plat, change “E Camp Wisdom Road” to “Camp Wisdom Road”.
40. On the final plat, label “Emma Drive”.
41. Contact Addressing Team for appropriate name for proposed right-of-way. "Laura" already exists.
42. Contact Addressing Team for appropriate name for proposed right-of-way “Wisdom.”
43. On the final plat, identify the property as Lots 1 through 33, Common Areas A and B in City Block 25/6898, Lots 1 through 12 and Common Area C in City Block 26/6898, Lots 1 through 14 and Common Areas D and E in City Block 27/6898.





 1:2,400	<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: PLAT-26-000147 Date: 06/12/2026
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OWNER'S CERTIFICATION

STATE OF TEXAS

COUNTY OF TARRANT

I, the undersigned, being the owner of the above described property, do hereby certify that the information furnished herein is true and correct to the best of my knowledge and belief, and that I am not aware of any facts or circumstances which would render the same false or misleading. I understand that this certification is a condition of the recording of this plat and that I am responsible for its accuracy. I understand that this certification is a condition of the recording of this plat and that I am responsible for its accuracy. I understand that this certification is a condition of the recording of this plat and that I am responsible for its accuracy.

PRELIMINARY PLAT

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BLOCK	PARCEL #	AREA(S/F)	BLOCK	PARCEL #	AREA(S/F)
A	1	4,000	B	1	4,000
A	2	3,000	B	3	3,000
A	3	3,000	B	4	3,000
A	4	3,000	B	5	3,000
A	5	3,000	B	6	3,000
A	6	3,000	B	7	3,000
A	7	3,000	B	8	3,000
A	8	3,000	B	9	3,000
A	9	3,000	B	10	3,000
A	10	3,000	B	11	3,000
A	11	3,000	B	12	3,000
A	12	3,000	B	13	4,000
A	13	3,000			
A	14	3,500			
A	15	3,361			

BLOCK	PARCEL #	AREA(S/F)	BLOCK	PARCEL #	AREA(S/F)
C	1	3,963	C	1	3,963
C	2	3,000	C	2	3,000
C	3	3,000	C	3	3,000
C	4	3,000	C	4	3,000
C	5	3,000	C	5	3,000
C	6	3,000	C	6	3,000
C	7	3,000	C	7	3,000
C	8	3,000	C	8	3,000
C	9	3,000	C	9	3,000
C	10	3,000	C	10	3,000
C	11	3,000	C	11	3,000
C	12	3,000	C	12	3,000
C	13	3,000	C	13	3,000
C	14	3,000	C	14	3,000
C	16	3,984	C	16	3,984
C	17	3,708	C	17	3,708

BLOCK	PARCEL #	AREA(S/F)	BLOCK	PARCEL #	AREA(S/F)
A	9-X	13,522	C	18	3,788
A	16-X	6,112	C	19	3,113
B	2-X	7,336	C	20	3,189
C	15-X	23,198	C	21	3,185
C	31-X	11,207	C	22	3,181
			C	23	3,177
			C	24	3,173
			C	25	3,169
			C	26	3,165
			C	27	3,161
			C	28	3,157
			C	29	3,147
			C	30	3,398
			C	32	3,910
			C	33	3,186
			C	34	3,190
			C	35	3,150

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