

**CITY PLAN COMMISSION****THURSDAY, JULY 10, 2025****RECORD NO.:** PLAT-25-000031 (S245-195)    **SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Bonnie View Road, south of Logistics Drive**DATE FILED:** June 12, 2025**ZONING:** PD 761 (LI)**PD LINK:** <https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=761>**CITY COUNCIL DISTRICT:** 8**SIZE OF REQUEST:** 9.533-acres**APPLICANT/OWNER:** CPAC, LLC, A Delaware Limited Liability Company

**REQUEST:** An application to replat a 9.533-acre tract of land containing part of Lot 1 in City Block A/8314 and City Block 8314 to create one lot on property located on Bonnie View Road, south of Logistics Drive.

**SUBDIVISION HISTORY:**

1. S189-283 was a request north of the present request to replat a 58.2661-acre tract of land containing all of Lot 1 in City Block A/8313, and a tract of land in City Block 8313 to create one lot on property located on Bonnie View Road, south of Telephone Road. The request was approved on September 5, 2019, and was recorded on June 22, 2022 S178-199.
2. S178-199 was a request south of the present request to create one 9.9577-acre lot from a tract of land containing part of City Blocks 8322 and 8323 on property located on Bonnie View Road at Logistics Drive, southeast corner. The request was approved on June 7, 2018, and was recorded on September 11, 2019.
3. S178-089 was a request southeast of the present request to replat a 96.3-acre tract of land containing part of Lot 1 in City Block B/8313; part of Lot 1 in City Block A/8314, parts of City Blocks 3813, 8320, 8322, and a portion of Blanco Drive to be abandoned to create one 5.748-acre lot, one 28.725-acre lot, one 52.172-acre lot; and 9.220 acres of right-of-way from property located on Logistics Drive, east of Bonnie View Road. The request was approved on February 15, 2018, and recorded on August 4, 2020.
4. S156-227 was a request west of the present request to create a 52.675-acre lot from a tract of land in City Block 8316 on property located on Bonnie View Road, north of Wintergreen Road. The request was approved on July 21, 2016, and was recorded on September 17, 2018.
5. S156-128 was a request of north of the present request to create one 26.108-acre lot, one 31.495-acre lot, one 1.680-acre lot, and 2.442 acres of land for right-of-way dedications from a 61.725-acre tract of land in City Block 8314 on property located on Bonnie View Road between IH-20 and Wintergreen Road. The request was approved on April 7, 2016, and has not been recorded. Phase A (S156-128A) was approved on June 3, 2016, and was recorded on September 8,

2017. Minor Amending plat S156-128AAPM was submitted but has not been recorded.

**STAFF RECOMMENDATION:** The request complies with the requirements of the PD 761 (LI); 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. 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)
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 50 feet right-of-way (via fee simple) from the established centerline of Bonnie View Road. *Section 51A 8.602(c)*

**Survey (SPRG) Conditions:**

17. Submit a completed Final Plat Checklist and All Supporting Documentation.
18. Need new/different plat name.

**Dallas Water Utilities Conditions:**

19. 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.

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

20. Additional design information needed to complete review. Provide a brief description of the proposed project and a copy of the preliminary plat to [daniel.silva1@dallas.gov](mailto:daniel.silva1@dallas.gov) to determine street lighting requirements.
21. On the final plat, identify the property as Lot 1B in City Block A/8314.









