

CITY PLAN COMMISSION**THURSDAY, JULY 23, 2026****FILE NUMBER:** PLAT-26-000170**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Bonnie View Road and Dalview Avenue, north of Arrow Road**DATE FILED:** June 25, 2026**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 4**SIZE OF REQUEST:** 9.224-acres**APPLICANT/OWNER:** Southwest Region Conference Association of Seventh Day Adventists

REQUEST: An application to create 34 residential lots ranging in size from 7,500 square feet to 16,600 square feet and 3 common areas, and to dedicate a right-of-way from a 9.224-acre tract of land in City Block 7535 on property located between Bonnie View Road and Dalview Avenue, north of Arrow Road.

SUBDIVISION HISTORY:

1. Plat-26-000171 is a request south of the present request to replat a 27.5-acre tract of land containing all of Lots 1 through 16 in City Block A/7538, all of Lots 1 through 15 in City Block B/7538, all of Lots 1 through 16 in City Block C/7538, all of Lots 1 through 14 in City Block D/7538, all of Lots 1 through 12 and 17 in City Block E/7538, and all of Lots 1 through 6 in City Block F/7538, and abandoned portion of rights-of-way to create 122 lots ranging in size from 4,000 square feet to 7,156 square feet and 7 common areas on property located on Bonnie View Road, south of Arrow Road. The request is scheduled for City Plan Commission hearing on July 23, 2026.
2. S212-223 was a request northeast of the present request to create 7-residential lots ranging in size from 17,226 square feet to 27,030 square feet from a 3.399-acre tract of land in City Blocks 7530 and 7531 on property located on Diceman Avenue, west of Kiest Boulevard. The request was approved on June 16, 2022, and was recorded on November 7, 2024.

STAFF RECOMMENDATION: Section 51A-8.503 states that “lots must conform in width, depth and area to the pattern already established in the adjacent areas, having due regard to the character of the area, its particular suitability for development, and taking into consideration the natural topography of the ground, drainage, wastewater facilities, and the proposed layout of the streets.”

- The lot is being created from a tract of land; therefore, it does not qualify as a residential replat and may be approved on the consent agenda.
- The request is located within the R-7.5(A) Single Family District, which has a minimum lot area requirement of 7,500 square feet. The request is to create 34 residential lots ranging from 7,500 square feet to 16,600 square feet and 3 common areas.

Staff finds that there is variation in lot pattern within the immediate vicinity of the request and the request complies with the requirements of Section 51A-8.503 and R-7.5(A) Single Family District. Therefore, staff recommend 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 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 34 and 3 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)

Right-of-way Conditions:

15. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established center line of Bonnie View Road. Sections 51A 8.602(c); 51A 8.604(c)
16. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established center line of Arrow Road. Sections 51A 8.602(c); 51A 8.604(c)
17. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established center line of Dalview Avenue. Sections 51A 8.602(c); 51A 8.604(c)
18. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at Bonnie View Road and Arrow Road. Section 51A 8.602(d)(1).
19. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at Dalview Avenue and Arrow Road. Section 51A 8.602(d)(1).
20. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at Street A and Arrow Road. Section 51A 8.602(d)(1).
21. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at Street A Bends. Section 51A 8.602(d)(1).
22. A larger corner clip may be requested during engineering plan and traffic review to accommodate an adequate.

Survey (SPRG) Conditions:

23. Prior to final plat, submit a completed final plat checklist and all supporting documents.
24. Show distances/width across all adjoining right-of-way
25. Show how all adjoining right-of-way was created.
26. Show recording information on all existing easements within 150 feet of property.
27. Show all additions or tracts of land within 150 feet of property with recording information.

Dallas Water Utilities Conditions:

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 improvement are 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 Name Coordinator/ GIS, Lot & Block Conditions:

31. Contact Addressing team with appropriate names for proposed right-of-ways.
32. On the final plat, change “Bonnie View Road” to “Bonnie View Road (FKA Hutchins Road).”
33. On the final plat, change “Arrow Road” to “Arrow Road (FKA Addison Road).”
34. On the final plat, change “Dalview Street” to “Dalview Avenue.”
35. On the final plat, change “Sane Drive” to “Sane Street.”
36. On the final plat, change “Dean Street (platted as Francis Avenue)” to “Dean Street (AKA Dean Avenue FKA Francis Avenue).”
37. On the final plat, identify the property as Lots 1 through 22 and Common Areas A and B in City Block 1/7535; Lots 1 through 12 and Common Area C in City Block 2/7535.

EXISTING AREA ANALYSIS MAP

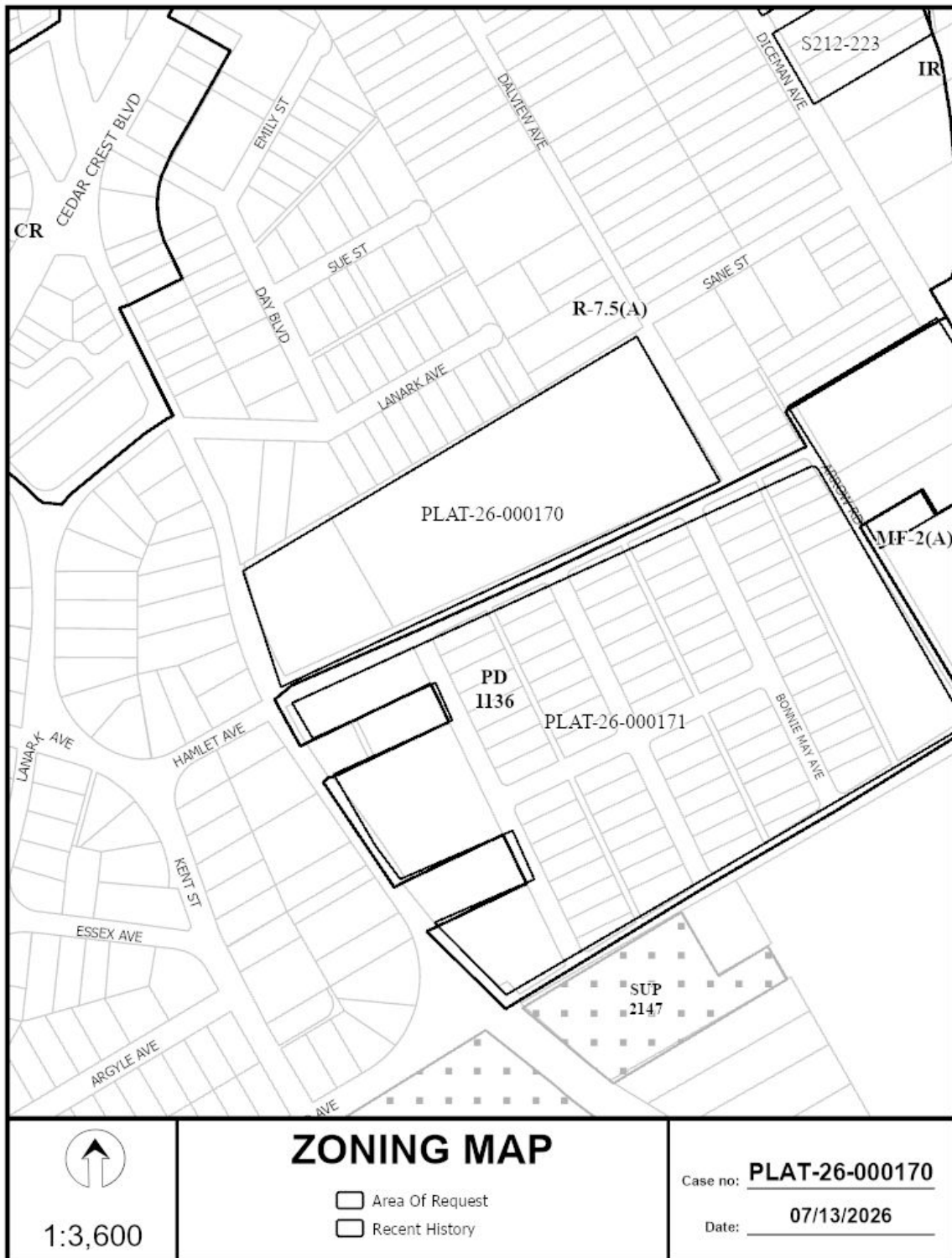
Case no: **PLAT-26-000170**

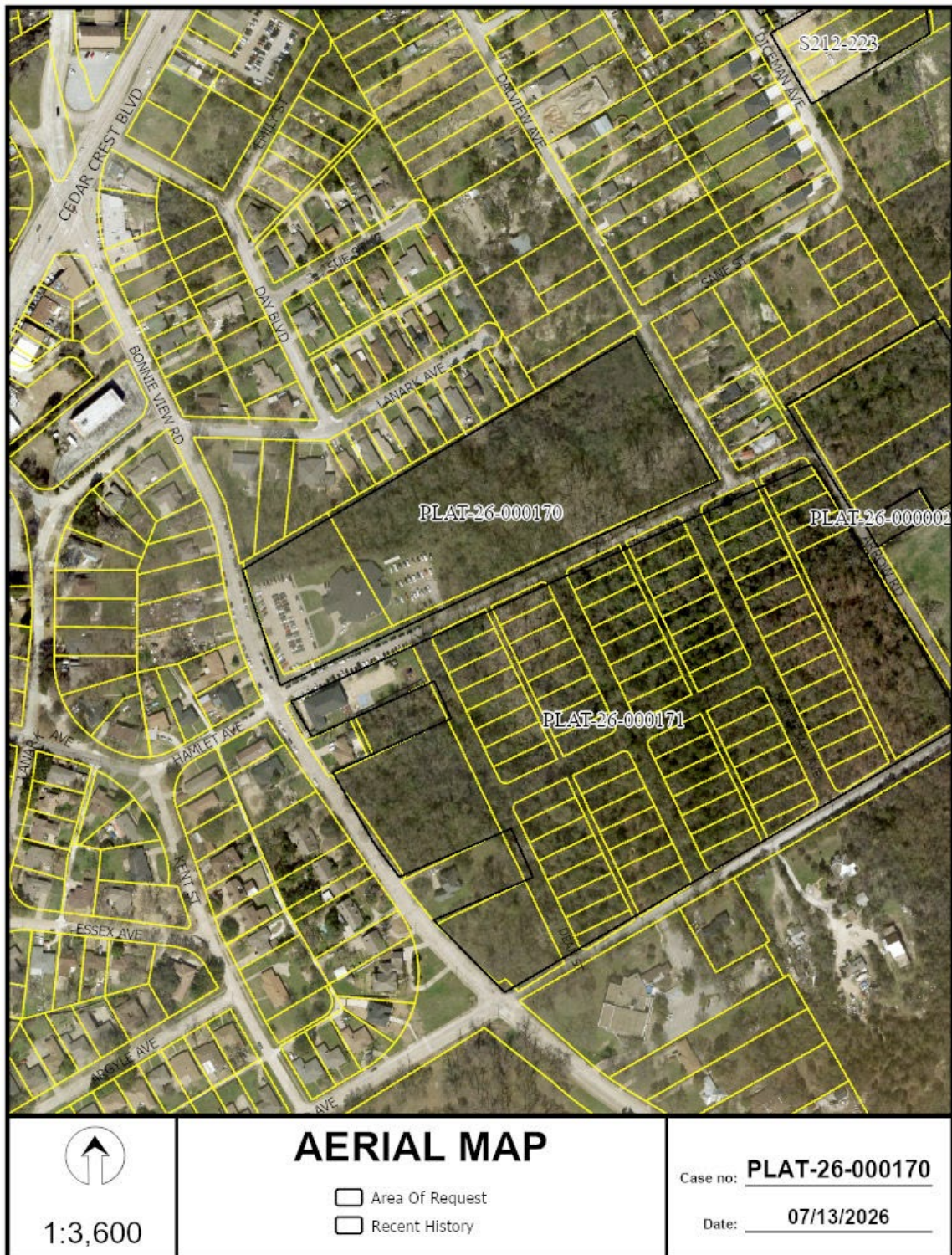
Date: **07/13/2026**

1:3,600

☐ Area Of Request

☐ Recent History

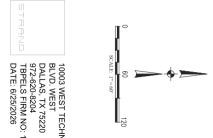




BEARINGS BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202 NORTH AMERICAN DATUM OF 1983 DISTANCES. ALL DISTANCES SHOWN ARE GROUND DISTANCES. THE COORDINATES SHOWN ARE BASED UPON THE TEXAS STATE PLANE DATUM OF 1983 ON GROUND COORDINATE VALUES. THE COORDINATE SYSTEM NORTH CENTRAL ZONE 4202 NORTH AMERICAN DATUM OF 1983 ON GROUND COORDINATE VALUES. BY A COMBINED SCALE FACTOR OF 1.00000000.

- NOTES:
1. THE BOUNDARY OF THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202 NORTH AMERICAN DATUM OF 1983, IS SHOWN BY A DASHED LINE.
 2. THE BOUNDARY OF THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202 NORTH AMERICAN DATUM OF 1983, IS SHOWN BY A DASHED LINE.
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 7. THE BOUNDARY OF THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202 NORTH AMERICAN DATUM OF 1983, IS SHOWN BY A DASHED LINE.
 8. THE BOUNDARY OF THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202 NORTH AMERICAN DATUM OF 1983, IS SHOWN BY A DASHED LINE.
 9. THE BOUNDARY OF THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202 NORTH AMERICAN DATUM OF 1983, IS SHOWN BY A DASHED LINE.

OWNER: D. H. HORTON, JR. & COMPANY, INC.
 DEVELOPER: D. H. HORTON, JR. & COMPANY, INC.
 ENGINEER/SURVEYOR: WEST TITTON & ASSOCIATES, P.C.
 1000 WEST TECHNOLOGY
 DALLAS, TX 75201
 DATE: 6/29/2026



PRELIMINARY PLAT
CEDAR CREST LEGACY NORTH
 LOTS 1-22, BLOCK A/7534 & LOTS 1-12, BLOCK B/7534
 BEING 9.224 ACRES SITUATED IN THE
 ROBERT SLOAN SURVEY, ABST. NO. 1449,
 CITY OF DALLAS, DALLAS COUNTY, TEXAS
 CITY PLAN FILE NO. PLAT-26-000170

PRELIMINARY

THESE LOTS ARE NOT TO BE USED FOR ANY OTHER PURPOSES THAN THOSE FOR WHICH THEY WERE DESIGNED.

CURVE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD
C1	54.52	50.00	67.93°	N27°39'44" E	54.80
C2	54.52	50.00	67.93°	N47°19'06" E	52.37
C3	54.52	50.00	67.93°	S27°39'44" E	54.80
C4	54.52	50.00	67.93°	S47°19'06" E	52.37
C5	54.52	50.00	67.93°	S67°39'44" E	54.80
C6	54.52	50.00	67.93°	S87°19'06" E	52.37
C7	54.52	50.00	67.93°	S107°39'44" E	54.80
C8	54.52	50.00	67.93°	S127°19'06" E	52.37
C9	54.52	50.00	67.93°	S147°39'44" E	54.80
C10	54.52	50.00	67.93°	S167°19'06" E	52.37
C11	54.52	50.00	67.93°	S187°39'44" E	54.80
C12	54.52	50.00	67.93°	S207°19'06" E	52.37
C13	54.52	50.00	67.93°	S227°39'44" E	54.80
C14	54.52	50.00	67.93°	S247°19'06" E	52.37
C15	54.52	50.00	67.93°	S267°39'44" E	54.80
C16	54.52	50.00	67.93°	S287°19'06" E	52.37
C17	54.52	50.00	67.93°	S307°39'44" E	54.80
C18	54.52	50.00	67.93°	S327°19'06" E	52.37
C19	54.52	50.00	67.93°	S347°39'44" E	54.80
C20	54.52	50.00	67.93°	S367°19'06" E	52.37
C21	54.52	50.00	67.93°	S387°39'44" E	54.80
C22	54.52	50.00	67.93°	S407°19'06" E	52.37
C23	54.52	50.00	67.93°	S427°39'44" E	54.80
C24	54.52	50.00	67.93°	S447°19'06" E	52.37
C25	54.52	50.00	67.93°	S467°39'44" E	54.80
C26	54.52	50.00	67.93°	S487°19'06" E	52.37
C27	54.52	50.00	67.93°	S507°39'44" E	54.80
C28	54.52	50.00	67.93°	S527°19'06" E	52.37
C29	54.52	50.00	67.93°	S547°39'44" E	54.80
C30	54.52	50.00	67.93°	S567°19'06" E	52.37
C31	54.52	50.00	67.93°	S587°39'44" E	54.80
C32	54.52	50.00	67.93°	S607°19'06" E	52.37
C33	54.52	50.00	67.93°	S627°39'44" E	54.80
C34	54.52	50.00	67.93°	S647°19'06" E	52.37
C35	54.52	50.00	67.93°	S667°39'44" E	54.80
C36	54.52	50.00	67.93°	S687°19'06" E	52.37
C37	54.52	50.00	67.93°	S707°39'44" E	54.80
C38	54.52	50.00	67.93°	S727°19'06" E	52.37
C39	54.52	50.00	67.93°	S747°39'44" E	54.80
C40	54.52	50.00	67.93°	S767°19'06" E	52.37
C41	54.52	50.00	67.93°	S787°39'44" E	54.80
C42	54.52	50.00	67.93°	S807°19'06" E	52.37
C43	54.52	50.00	67.93°	S827°39'44" E	54.80
C44	54.52	50.00	67.93°	S847°19'06" E	52.37
C45	54.52	50.00	67.93°	S867°39'44" E	54.80
C46	54.52	50.00	67.93°	S887°19'06" E	52.37
C47	54.52	50.00	67.93°	S907°39'44" E	54.80
C48	54.52	50.00	67.93°	S927°19'06" E	52.37
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C50	54.52	50.00	67.93°	S967°19'06" E	52.37
C51	54.52	50.00	67.93°	S987°39'44" E	54.80
C52	54.52	50.00	67.93°	S1007°19'06" E	52.37
C53	54.52	50.00	67.93°	S1027°39'44" E	54.80
C54	54.52	50.00	67.93°	S1047°19'06" E	52.37
C55	54.52	50.00	67.93°	S1067°39'44" E	54.80
C56	54.52	50.00	67.93°	S1087°19'06" E	52.37
C57	54.52	50.00	67.93°	S1107°39'44" E	54.80
C58	54.52	50.00	67.93°	S1127°19'06" E	52.37
C59	54.52	50.00	67.93°	S1147°39'44" E	54.80
C60	54.52	50.00	67.93°	S1167°19'06" E	52.37
C61	54.52	50.00	67.93°	S1187°39'44" E	54.80
C62	54.52	50.00	67.93°	S1207°19'06" E	52.37
C63	54.52	50.00	67.93°	S1227°39'44" E	54.80
C64	54.52	50.00	67.93°	S1247°19'06" E	52.37
C65	54.52	50.00	67.93°	S1267°39'44" E	54.80
C66	54.52	50.00	67.93°	S1287°19'06" E	52.37
C67	54.52	50.00	67.93°	S1307°39'44" E	54.80
C68	54.52	50.00	67.93°	S1327°19'06" E	52.37
C69	54.52	50.00	67.93°	S1347°39'44" E	54.80
C70	54.52	50.00	67.93°	S1367°19'06" E	52.37
C71	54.52	50.00	67.93°	S1387°39'44" E	54.80
C72	54.52	50.00	67.93°	S1407°19'06" E	52.37
C73	54.52	50.00	67.93°	S1427°39'44" E	54.80
C74	54.52	50.00	67.93°	S1447°19'06" E	52.37
C75	54.52	50.00	67.93°	S1467°39'44" E	54.80
C76	54.52	50.00	67.93°	S1487°19'06" E	52.37
C77	54.52	50.00	67.93°	S1507°39'44" E	54.80
C78	54.52	50.00	67.93°	S1527°19'06" E	52.37
C79	54.52	50.00	67.93°	S1547°39'44" E	54.80
C80	54.52	50.00	67.93°	S1567°19'06" E	52.37
C81	54.52	50.00	67.93°	S1587°39'44" E	54.80
C82	54.52	50.00	67.93°	S1607°19'06" E	52.37
C83	54.52	50.00	67.93°	S1627°39'44" E	54.80
C84	54.52	50.00	67.93°	S1647°19'06" E	52.37
C85	54.52	50.00	67.93°	S1667°39'44" E	54.80
C86	54.52	50.00	67.93°	S1687°19'06" E	52.37
C87	54.52	50.00	67.93°	S1707°39'44" E	54.80
C88	54.52	50.00	67.93°	S1727°19'06" E	52.37
C89	54.52	50.00	67.93°	S1747°39'44" E	54.80
C90	54.52	50.00	67.93°	S1767°19'06" E	52.37
C91	54.52	50.00	67.93°	S1787°39'44" E	54.80
C92	54.52	50.00	67.93°	S1807°19'06" E	52.37
C93	54.52	50.00	67.93°	S1827°39'44" E	54.80
C94	54.52	50.00	67.93°	S1847°19'06" E	52.37
C95	54.52	50.00	67.93°	S1867°39'44" E	54.80
C96	54.52	50.00	67.93°	S1887°19'06" E	52.37
C97	54.52	50.00	67.93°	S1907°39'44" E	54.80
C98	54.52	50.00	67.93°	S1927°19'06" E	52.37
C99	54.52	50.00	67.93°	S1947°39'44" E	54.80
C100	54.52	50.00	67.93°	S1967°19'06" E	52.37
C101	54.52	50.00	67.93°	S1987°39'44" E	54.80
C102	54.52	50.00	67.93°	S2007°19'06" E	52.37
C103	54.52	50.00	67.93°	S2027°39'44" E	54.80
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C105	54.52	50.00	67.93°	S2067°39'44" E	54.80
C106	54.52	50.00	67.93°	S2087°19'06" E	52.37
C107	54.52	50.00	67.93°	S2107°39'44" E	54.80
C108	54.52	50.00	67.93°	S2127°19'06" E	52.37
C109	54.52	50.00	67.93°	S2147°39'44" E	54.80
C110	54.52	50.00	67.93°	S2167°19'06" E	52.37
C111	54.52	50.00	67.93°	S2187°39'44" E	54.80
C112	54.52	50.00	67.93°	S2207°19'06" E	52.37
C113	54.52	50.00	67.93°	S2227°39'44" E	54.80
C114	54.52	50.00	67.93°	S2247°19'06" E	52.37
C115	54.52	50.00	67.93°	S2267°39'44" E	54.80
C116	54.52	50.00	67.93°	S2287°19'06" E	52.37
C117	54.52	50.00	67.93°	S2307°39'44" E	54.80
C118	54.52	50.00	67.93°	S2327°19'06" E	52.37
C119	54.52	50.00	67.93°	S2347°39'44" E	54.80
C120	54.52	50.00	67.93°	S2367°19'06" E	52.37
C121	54.52	50.00	67.93°	S2387°39'44" E	54.80
C122	54.52	50.00	67.93°	S2407°19'06" E	52.37
C123	54.52	50.00	67.93°	S2427°39'44" E	54.80
C124	54.52	50.00	67.93°	S2447°19'06" E	52.37
C125	54.52	50.00	67.93°	S2467°39'44" E	54.80
C126	54.52	50.00	67.93°	S2487°19'06" E	52.37
C127	54.52	50.00	67.93°	S2507°39'44" E	54.80
C128	54.52	50.00	67.93°	S2527°19'06" E	52.37
C129	54.52	50.00	67.93°	S2547°39'44" E	54.80
C130	54.52	50.00	67.93°	S2567°19'06" E	52.37
C131	54.52	50.00	67.93°	S2587°39'44" E	54.80
C132	54.52	50.00	67.93°	S2607°19'06" E	52.37
C133	54.52	50.00	67.93°	S2627°39'44" E	54.80
C134	54.52	50.00	67.93°	S2647°19'06" E	52.37
C135	54.52	50.00	67.93°	S2667°39'44" E	54.80
C136	54.52	50.00	67.93°	S2687°19'06" E	52.37
C137	54.52	50.00	67.93°	S2707°39'44" E	54.80
C138	54.52	50.00	67.93°	S2727°19'06" E	52.37
C139	54.52	50.00	67.93°	S2747°39'44" E	54.80
C140	54.52	50.00	67.93°	S2767°19'06" E	52.37
C141	54.52	50.00	67.93°	S2787°39'44" E	54.80
C142	54.52	50.00	67.93°	S2807°19'06" E	52.37
C143	54.52	50.00	67.93°	S2827°39'44" E	5

