

CITY PLAN COMMISSION**THURSDAY, APRIL 10, 2025****FILE NUMBER:** S245-126**SENIOR PLANNER:** Hema Sharma**LOCATION:** Bonnie View Road at Langdon Road, northeast corner**DATE FILED:** March 12, 2025**ZONING:** PD 761 (LI)**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20761.pdf>**CITY COUNCIL DISTRICT:** 8**SIZE OF REQUEST:** 10.08-acres**APPLICANT/OWNER:** Richard C. Hope, Smartway Logistics Inc.**REQUEST:** An application to create one 10.08-acre lot from a tract of land in City Block 8285 on property located on Bonnie View Road at Langdon Road, northeast corner.**SUBDIVISION HISTORY:**

1. S245-094 was a request southeast of the present request to create one 5.9963-acre lot from a tract of land in City Block 8284 on property located on Langdon Road, east of Bonnie View Road. The request was approved on March 6, 2025 but has not been recorded.
2. S234-116 was a request southeast of the present request to create one 17.195-acre lot from a tract of land in City Block 8284 on property located on Langdon Road, east of Bonnie View Road. The request was approved on June 6, 2024 but has not been recorded.
3. S212-033 was a request west of the present request to create one 12.7295-acre lot, one 15.5362-acre lot, and one 18.3442-acre lot from a 46.6100-acre tract of land in City Block 8286 on property located between Bonnie View Road and Cleveland Road, north of Langdon Road. The request was approved on December 2, 2021 but has not been recorded.
4. S201-758 was a request north of the present request to create one 2.625-acre lot, one 17.863-acre lot, and one 25.199-acre lot from a 45.688-acre tract of land in City Block 8285 on property located on Bonnie View Road, south of Lyndon B Johnson Freeway/Interstate Highway No. 20. The request was approved on October 7, 2021 but has not been recorded.

STAFF RECOMMENDATION: The request complies with the requirements of 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 of right-of-way (via fee simple) from the established center line of Bonnie View Road. *Section 51A 8.602(c)*
17. On the final plat, dedicate 30 feet of right-of-way (via fee simple) from the established center line of Langdon Road. *Section 51A 8.602(c)*
18. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at the intersection of Bonnie View Road & Langdon 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 Transportation Department for any traffic signal requirements that are deemed necessary for improving pedestrian accessibility and safety related to site development (Contact Srinivasa Veeramallu with Traffic Signals). *51A-8.606, 51A-8.608*

Transportation Conditions:

21. Langdon Rd is on the City of Dallas Thoroughfare Plan and is classified as a Collector with S-4-U dimensions which requires 44-ft pavement and 60 feet of ROW (30 feet from established centerline).

Flood Plain Conditions:

22. On the final plat, determine the 100-year water surface elevation across this addition.
23. On the final plat, dedicate floodway easement, floodway management area or floodway easement (within common area), with the appropriate easement statement included on the face of the Plat. *51A 8.611(d); DWU Floodplain Management; Drainage Design Manual Addendum V*
24. On the final plat, include additional paragraph in Owner's Certificate (pertaining to the floodplain). *51A 8.611(d); DWU Floodplain Management; Drainage Design Manual Addendum V*
25. On the final plat, specify minimum fill and minimum finished floor elevations. *Section 51A-8.611(d), Trinity Watershed Management.*
26. On the final plat, show the natural channel set back from the crest of the natural channel. *Section 51A-8.611(d), Trinity Watershed Management.*
27. Prior to submission of the final plat, set floodway monument markers and provide documentation that the monuments have been set. *Section 51A-8.617(d)(1), (2), (3), and (4)*
28. Provide information regarding Fill Permit or Floodplain Alteration Permit if such permit is applied for.

Survey (SPRG) Conditions:

29. Prior to final plat, submit a completed final plat checklist and all supporting documents.

Dallas Water Utilities Conditions:

30. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f).
31. 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.
32. Wastewater 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.
33. 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.
34. Water main improvements may be required.

Street Light/ Street Name/ GIS, Lot & Block Conditions:

35. Prior to final plat, compliance with City's street lighting standards including illumination standards, material, installation, and activation per Street Design Manual.
36. On the final plat, change "Langdon Road" to "Langdon Road (AKA Langdon Drive)". Section 51A-8.403(a)(1)(A)(xii).
37. On the final plat, correct block number to "8285".
38. On the final plat, identify the property as Lot 1 in City Block C/8285.





