

CITY PLAN COMMISSION**THURSDAY, JULY 23, 2026****FILE NUMBER:** PLAT-26-000171**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Bonnie View Road, south of Arrow Road**DATE FILED:** June 25, 2026**ZONING:** PD 1136**PD LINK:** <https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=1136>**CITY COUNCIL DISTRICT:** 4**SIZE OF REQUEST:** 27.5-acres**APPLICANT/OWNER:** City Temple Community Development Corporation, Inc.,
Southwest Region Conference Association of Seventh Day Adventists,

REQUEST: An application 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; all of Lots 1 through 6 in City Block F/7538; and an abandoned portion of rights-of-way to create 122 lots ranging in size from 4,000 square feet to 7,156 square feet, along with seven common areas, and to dedicate rights-of-way on property located on Bonnie View Road, south of Arrow Road.

SUBDIVISION HISTORY:

1. Plat-26-000170 is a request northwest of the present request 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. The request is scheduled for City Plan Commission hearing on July 23, 2026.
2. Plat-26-000002 was a request east of the present request to create a 4-lot shared access development ranging in size from 2,170 square feet to 3,640 square feet from a 0.26-acre tract of land in City Block 7532 on property located on Arrow Road, north of Southerland Avenue. The request was approved on February 5, 2025, but has not been recorded.
3. S212-223 was a request north 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.

PROPERTY OWNER NOTIFICATION: On July 6, 2026, 41 notices were sent to property owners within 200 feet of the proposed plat boundary.

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 request is located within PD 1136, which requires a minimum lot area of 4,000 square feet. However, for platted lots located within 220 feet of Bonnie View Road, the minimum lot area requirement is 6,000 square feet. The maximum permitted residential density is 126 dwelling units.
- The request is to create 122 lots ranging in size from 4,000 square feet to 7,156 square feet, along with seven common areas.
- The request creates its own lot pattern.

Staff finds that the request complies with the approved PD 1136 Conceptual Plan (Exhibit 1136A) and the requirements of Section 51A-8.503 and PD 1136. 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 122 and 7 common areas.

Paving & Drainage Conditions:

12. Submit a Full Set of Civil Engineering Plans (drainage, paving, street signage/marketing/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. 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). Section 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. On the final plat, dedicate a full 53 feet of right of-way (via fee simple or street easement) for all proposed internal streets.
17. On the final plat, dedicate 25 feet of right of-way (via fee simple or street easement) from the established centerline of Arrow Road.
18. On the final plat, dedicate 28 feet of right of-way (via fee simple or street easement) from the established centerline of Southerland Avenue. Sections 51A 8.602(c); 51A 8.604(c).
19. On the final plat, dedicate 28 feet of right of-way (via fee simple or street easement) from the established centerline of Bonnie View Road. Sections 51A 8.602(c); 51A 8.604(c).
20. On the final plat, dedicate a minimum 5-foot by 5-foot corner clip (via fee simple or street easement) at all street intersections. Section 51A 8.602(d)(1).
21. 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).

Dallas Water utilities Conditions:

22. 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.

23. Water and 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.
24. 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.

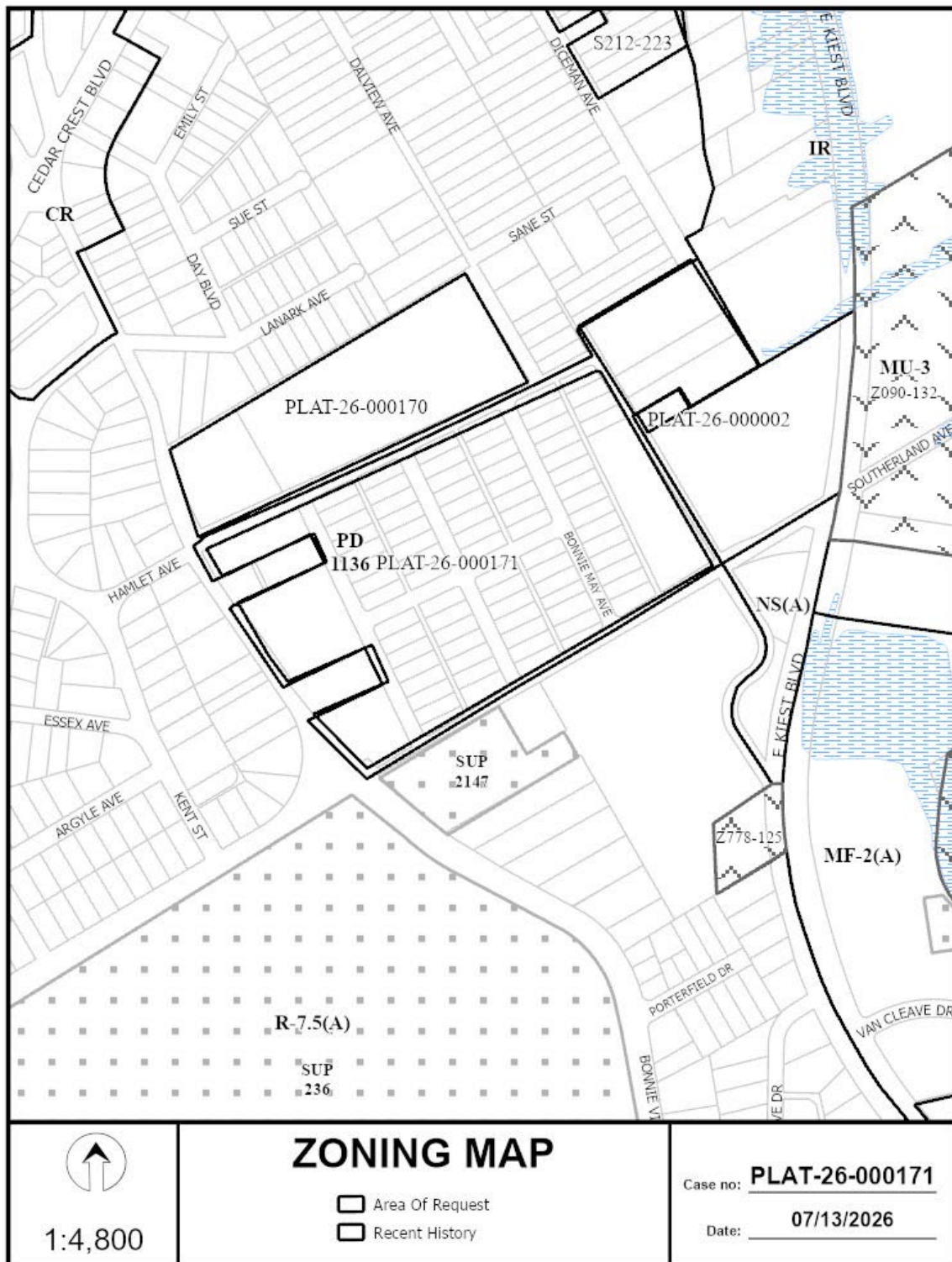
Survey (SPRG) Conditions:

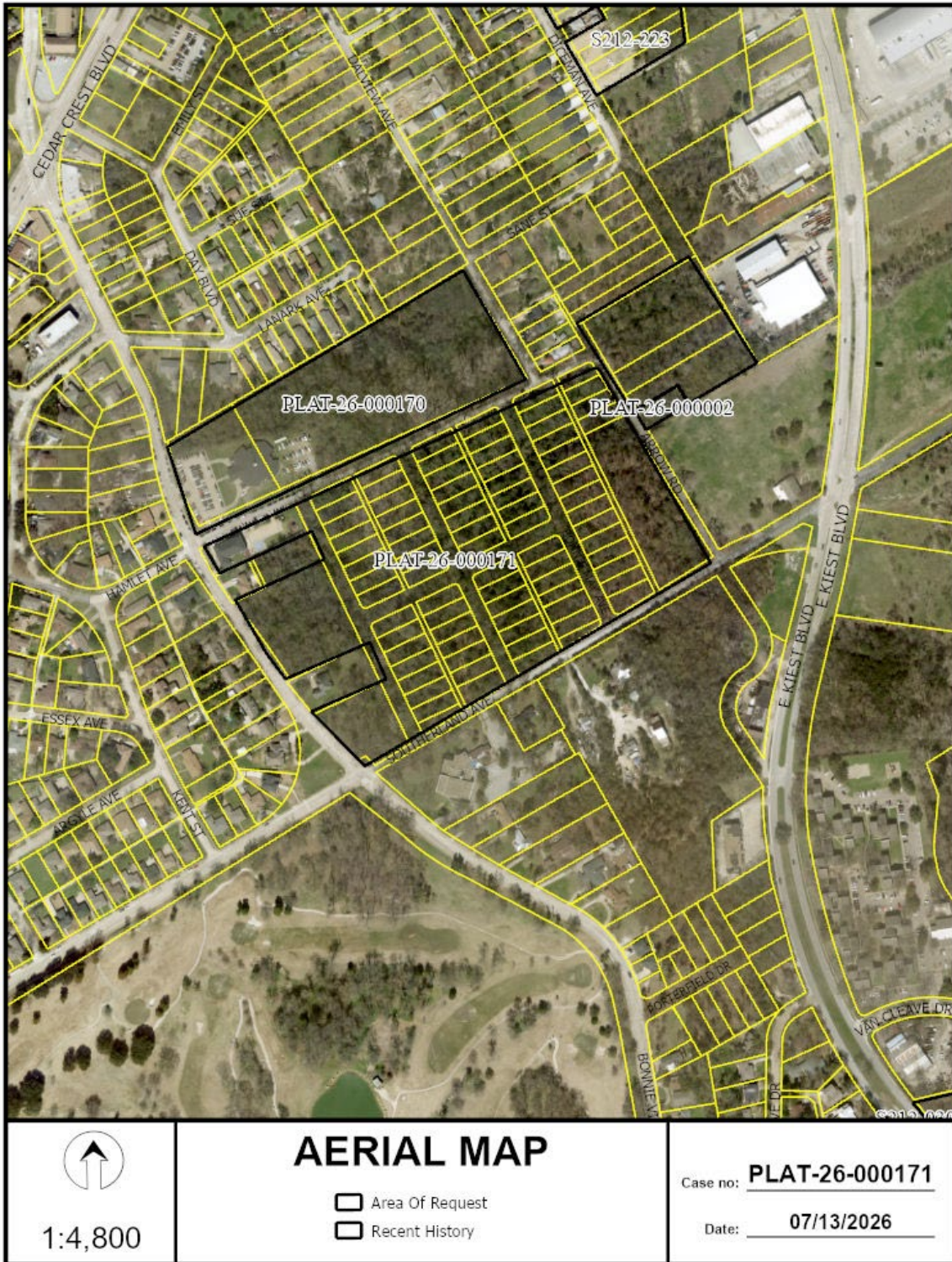
25. Prior to final plat, submit a completed final plat checklist and all supporting documents.
26. Show how all adjoining right-of-way was created.
27. Show distances/width across all adjoining right-of-way.
28. Show recording information on all existing easements within 150 feet of property.
29. All utility easement abandonments must be shown with recording information.
30. List utility easements as retained within street abandonments when stated in ordinance or follow the City of Dallas standard affidavit requirements.
31. Show all additions or tracts of land within 150 feet of property with recording information.

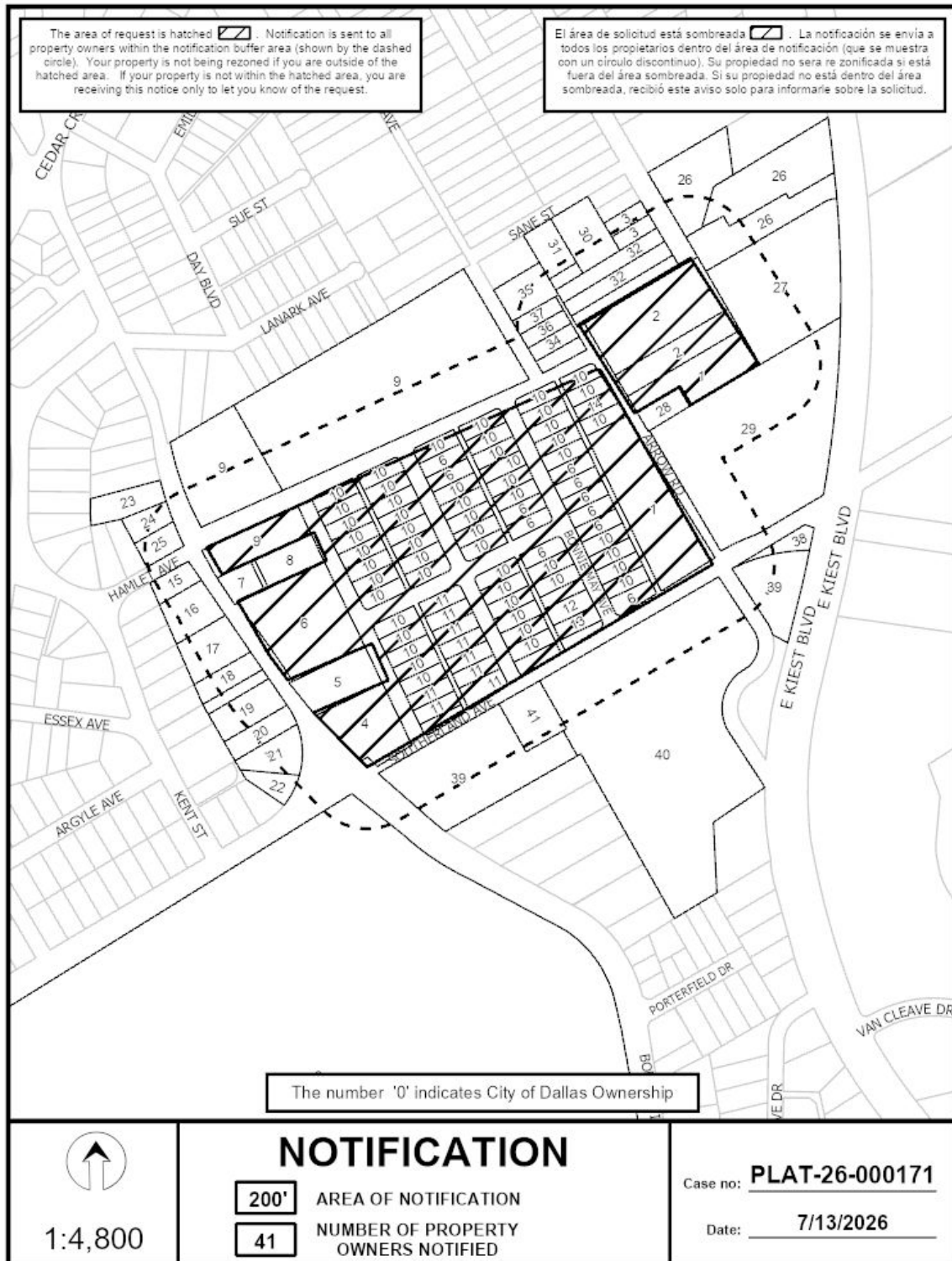
Real Estate/ Arborist/ Street Name/ GIS, Lot & Block Conditions:

32. Contact Real Estate for abandonments on Francis Avenue, Mary Ellen Avenue, Eugenia Avenue, and Bonnie May Avenue.
33. Detailed tree survey required. (location, size, and species)
34. Contact Addressing team with appropriate names for proposed rights-of-way.
35. On the final plat, change "Eugenia Avenue" to "Eugenia Avenue (FKA Eubank Avenue)."
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, change "Bonnie View Road" to "Bonnie View Road (FKA Hutchins Road)."
38. On the final plat, change "Southerland Street" to "Southerland Avenue (FKA McLain Avenue)."
39. On the final plat, change "Arrow Road" to "Arrow Road (FKA Addison Road)."
40. On the final plat, change "Dalview Street" to "Dalview Avenue".
41. On the final plat, identify the property as Lots 1 through 5 and Common Area A in City Block 1/7538; Lots 1 through 3 and Common Areas B and C in City Block

2/7538; Lots 1 through 59 and Common Areas D and E in City Block 3/7538; Lots 1 through 35 and Common Area F in City Block 4/7538; Lots 1 through 16 in City Block 5/7538; Lots 1 through 4 and Common Area G in City Block 2/7532.







Notification List of Property Owners

PLAT-26-000171

41 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	1610 ARROW RD	CITY TEMPLE COMMUNITY
2	1608 ARROW RD	SW REG CONFERENCE OF THE
3	1511 DICEMAN AVE	OCD ALL DAY LLC
4	1706 BONNIE VIEW RD	CITY TEMPLE SDA CHURCH
5	1648 BONNIE VIEW RD	ALKEBULAN CRANSTON &
6	1638 BONNIE VIEW RD	SOUTHWEST REGION CONF
7	1612 BONNIE VIEW RD	HERMANDEZ PASTOR MOJICA &
8	1611 DEAN ST	AJIJO KEHINDE
9	1505 DALVIEW AVE	SOUTHWEST REGION CONFERENCE ASSOC
10	1600 DEAN ST	CITY TEMPLE COMMUNITY
11	1720 DEAN ST	CITY TEMPLE COMMUNITY DEV CORP
12	1717 BONNIE MAY AVE	CITY TEMPLE COMM DEV CORP
13	1721 BONNIE MAY AVE	CITY TEMPLE COMM DEV CORP
14	1609 ARROW RD	CITY TEMPLE COMMUNITY
15	1603 BONNIE VIEW RD	GRIT REAL ESTATE LLC
16	1611 BONNIE VIEW RD	LUXURY CONSTRUCTION INC
17	1627 BONNIE VIEW RD	IGLEHART JASMINE D
18	1633 BONNIE VIEW RD	NOBLES MARJORIE N
19	1643 BONNIE VIEW RD	MURPHY JOHN H JR EST OF
20	1649 BONNIE VIEW RD	MOSBY LARRY E &
21	1653 BONNIE VIEW RD	HAWKINS PATRICIA
22	2123 SOUTHERLAND AVE	GALLES EDIDIONG &
23	1541 BONNIE VIEW RD	VEGA ALFREDO
24	1547 BONNIE VIEW RD	JOHNSON HERBIE K
25	1553 BONNIE VIEW RD	RUIZ GEMIMA
26	1534 DICEMAN AVE	CORIA HERMELINDO

06/30/2026

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	3333 E Kiest Blvd	KEYSTONE INV & DEV INC
28	1614 Arrow Rd	SANCHEZ VICTOR WALTER G &
29	2621 SOUTHERLAND AVE	DHFC THE LEGACY ON Kiest
30	1120 Sane St	NAJERA MANUEL
31	1126 Sane St	KUBIS NEMORIA
32	1519 DICEMAN AVE	OCD ALL DAY LLC
33	1532 DALVIEW AVE	RILEY CHARLES E & VERA M
34	1528 DALVIEW AVE	WHITE LOUISE
35	1510 DALVIEW AVE	WALKER NATASHA FERNESSA
36	1518 DALVIEW AVE	LOPEZ JUAN G & CARLA CASTAGNA
37	1514 DALVIEW AVE	ELIZALDE EMELIA RIVERA
38	3101 E Kiest Blvd	TIPS FAMILY LLC
39	3131 E Kiest Blvd	BONNIE Y LLC
40	2302 SOUTHERLAND AVE	OLERIO INTERESTS LLC
41	2228 SOUTHERLAND AVE	WILLIAMS DELORIS M

