

**CITY PLAN COMMISSION****THURSDAY, January 15, 2026****FILE NUMBER:** PLAT-25-000169**SENIOR PLANNER:** Hema Sharma**LOCATION:** James Temple Drive at Preston Road/State Highway No. 289, northwest corner**DATE FILED:** December 19, 2025**ZONING:** PD 887 (Subdistrict 1C, WMU-12)**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20887.pdf>**CITY COUNCIL DISTRICT:** 11**SIZE OF REQUEST:** 2.927-acres**APPLICANT/OWNER:** Midtown Premier Owner LLC**REQUEST:** An application to replat a 2.927-acre tract of land containing portion of Lot 3 in City Block A/7409 to create one lot on property located on James Temple Drive at Preston Road/State Highway No. 289, northwest corner.**SUBDIVISION HISTORY:** There has been no recent platting activity within close proximity to this request.**STAFF RECOMMENDATION:** The request complies with the requirements of the PD 887 (Subdistrict 1C, WMU-12); 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. "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)

**Traffic Conditions:**

15. Preston Road/State Highway No. 289 is on the City of Dallas Thoroughfare Plan and classified as a Community Collector with SPCL 6D which requires 112 feet of ROW (or 56 feet from established centerline.)
16. Dedicate a minimum 20 x 20 corner clip (via Fee Simple or Street Easement) at intersection of Preston Road/State Highway No. 289 and Dilbeck Lane per 51A 8.602(d)(1).
17. 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)
18. Plans must comply with City's street lighting standards. See illumination standards in Street Design Manual.
19. Plans must comply with sidewalk design standards: sidewalks must comply with a minimum five-foot width plus five-foot buffer.

**Survey (SPRG) Conditions:**

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

21. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
22. On the final plat, show recording information on all existing easements within 150 feet of the property.
23. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.

**Dallas Water Utilities Conditions:**

24. 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.
25. 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.

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

26. Additional design information needed to complete review. Provide a brief description of the proposed project and a copy of the site plan to daniel.silva1@dallas.gov to determine street lighting requirements.
27. On the final plat, change "Preston Road" to "Preston Road/State Highway No. 289". Section 51A-8.403(a)(1)(A)(xii).
28. On the final plat, add "Dilbeck Lane".
29. On the final plat, identify the property as Lot 3B in City Block A/7409.









