

CITY PLAN COMMISSION**FILE NUMBER:** PLAT-25-000148**THURSDAY, January 15, 2026****SENIOR PLANNER:** Hema Sharma**LOCATION:** between Interstate Highway No. 20 and Langdon Road; west of JJ Lemmon Road**DATE FILED:** December 17, 2025**ZONING:** PD 761 (LR)**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20761.pdf>**CITY COUNCIL DISTRICT:** 8**SIZE OF REQUEST:** 11.33-acres**APPLICANT/OWNER:** Premier Land and Estates, LLC**REQUEST:** An application to create one 11.33-acre lot from a tract of land in City Block 8266 on property located between Interstate Highway No. 20 and Langdon Road, west of JJ Lemmon Road.**SUBDIVISION HISTORY:**

1. S212-140 was a request northeast of the present request to create one 8.645-acre lot from a tract of land in City Block 8266 on property located on Langdon Road at J J Lemmon Road, south of Lyndon B Johnson Freeway/ Interstate Highway No. 20. The request was approved on April 7, 2022, but has not been recorded.
2. S212-085 was a request east of the present request to create one 1.3551-acre lot and one 8.645-acre lot from a 10.0002-acre tract of land in City Block 8266 on property located on Langdon Road at J J Lemmon Road, south of Lyndon B Johnson Freeway/ Interstate Highway No. 20. The request was withdrawn on March 1, 2022.

STAFF RECOMMENDATION: The request complies with the requirements of the PD 761 (LR); 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/marking/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)*

Survey (SPRG) Conditions:

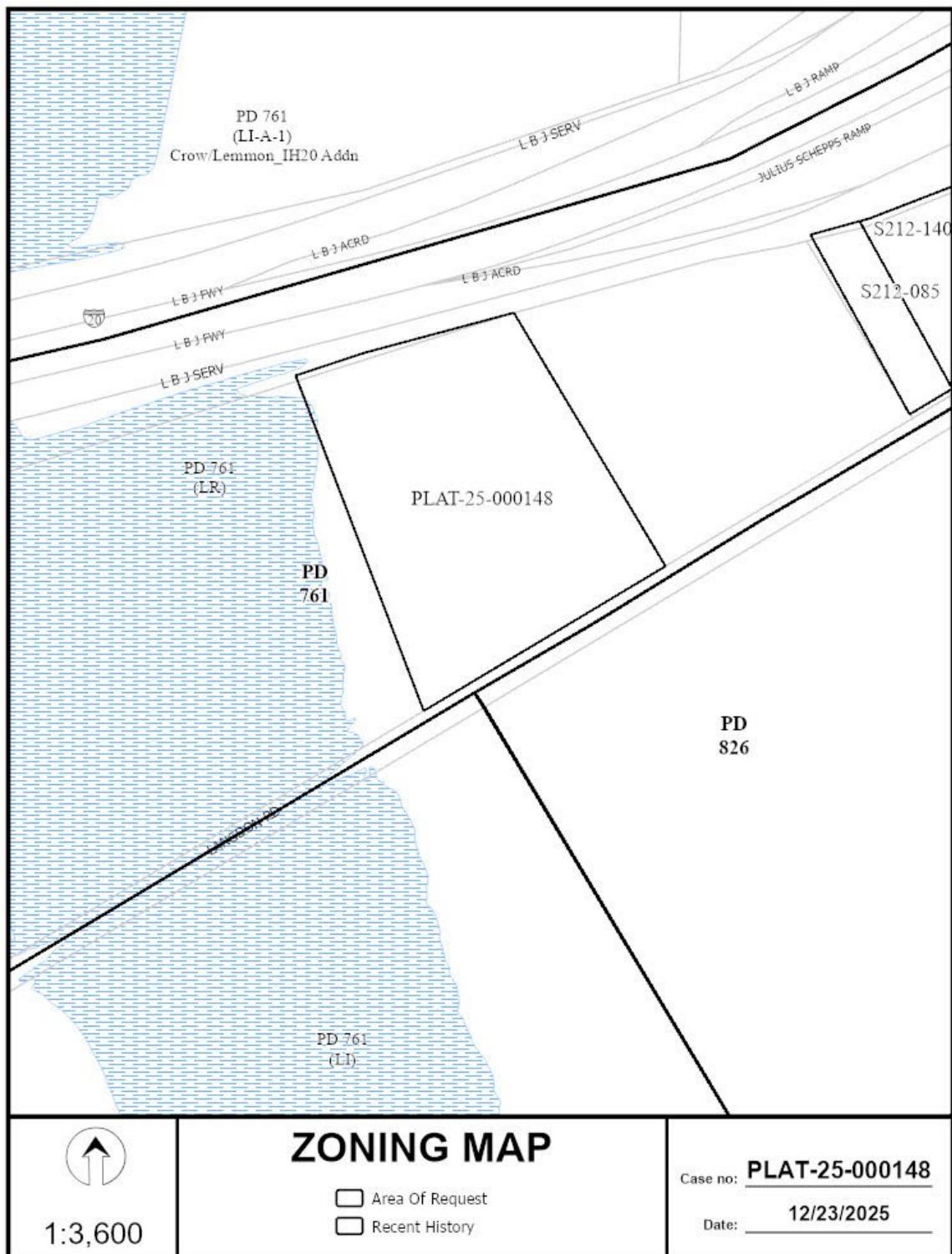
15. Prior to final plat, submit a completed final plat checklist and all supporting documents.
16. On the final plat, show recording information on all existing easements within 150 feet of the property.
17. On the final plat, show all additions or tracts of land within 150 feet of the property with recording information. Platting Guidelines.

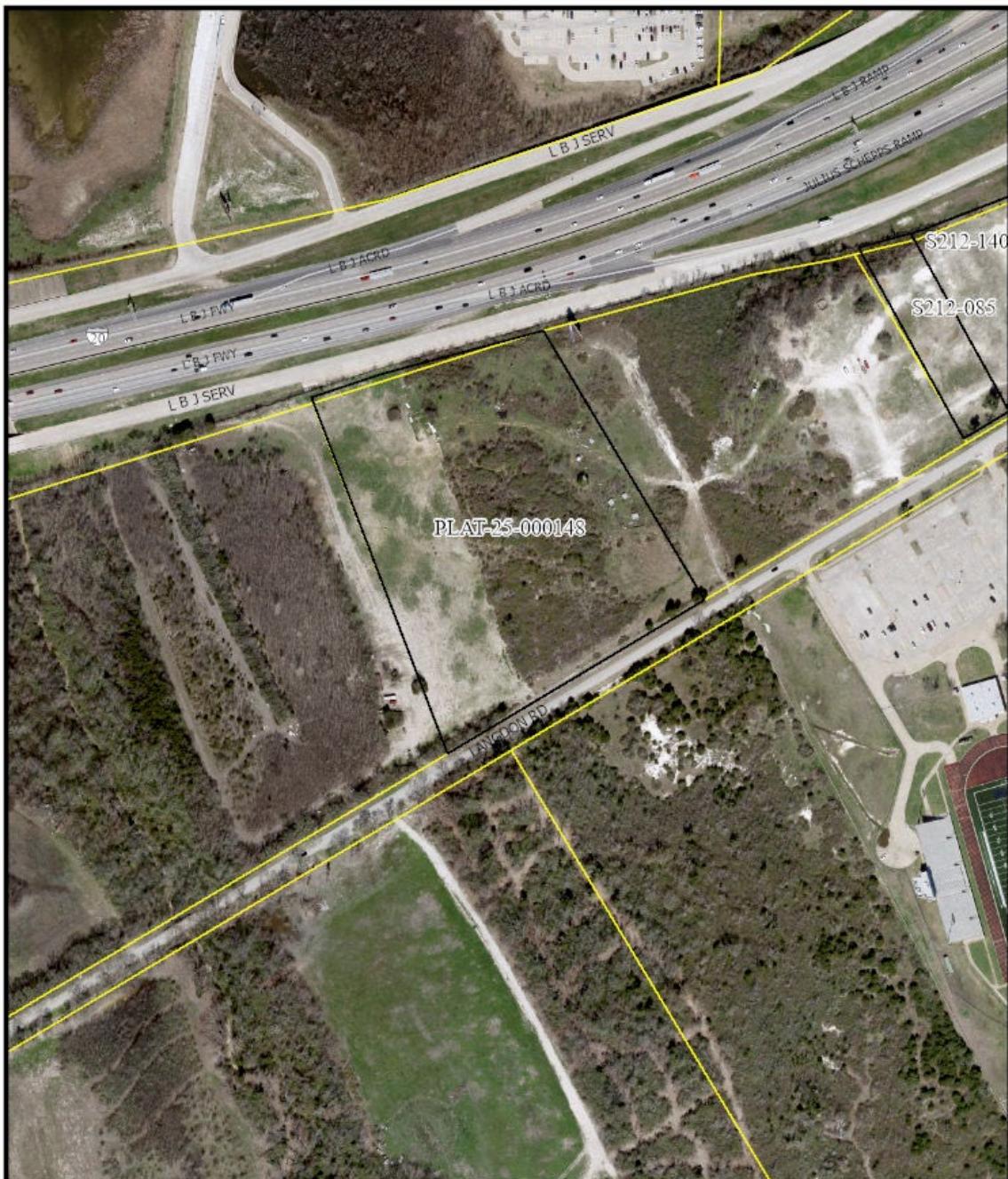
Dallas Water Utilities Conditions:

18. 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.
19. 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.
20. 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 Light/ Arborist/ Street Name/ GIS, Lot & Block Conditions:

21. 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.
22. Prior to final plat, detail tree survey is required.
23. On the final plat, change "Langdon Road" to "Langdon Road (AKA Langdon Drive FKA Cedardale Drive)". Section 51A-8.403(a)(1)(A)(xii).
24. On the final plat, identify the property as Lot 1 in City Block C/8266.





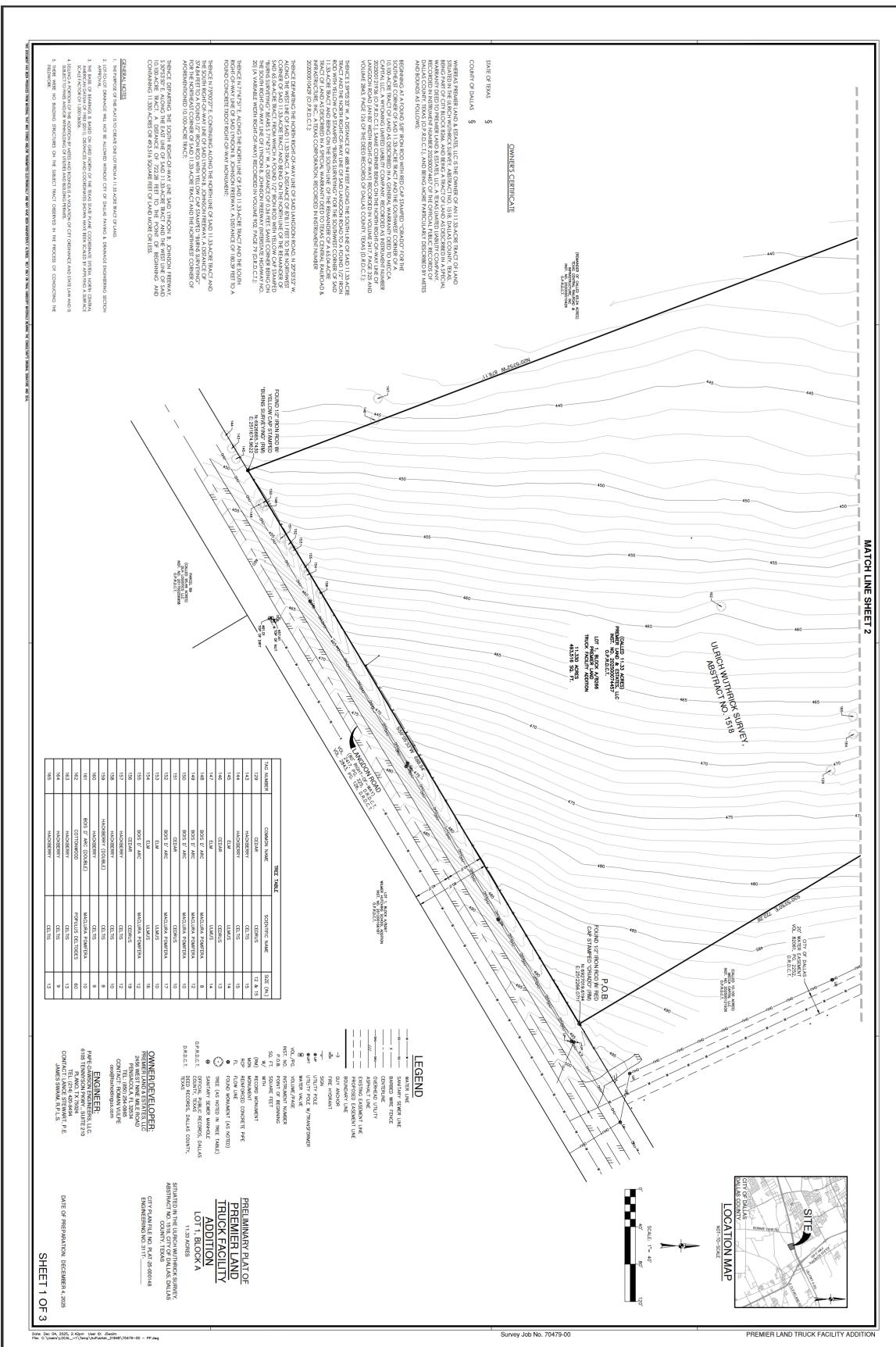
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AERIAL MAP

- Area Of Request
- Recent History

Case no: PLAT-25-000148

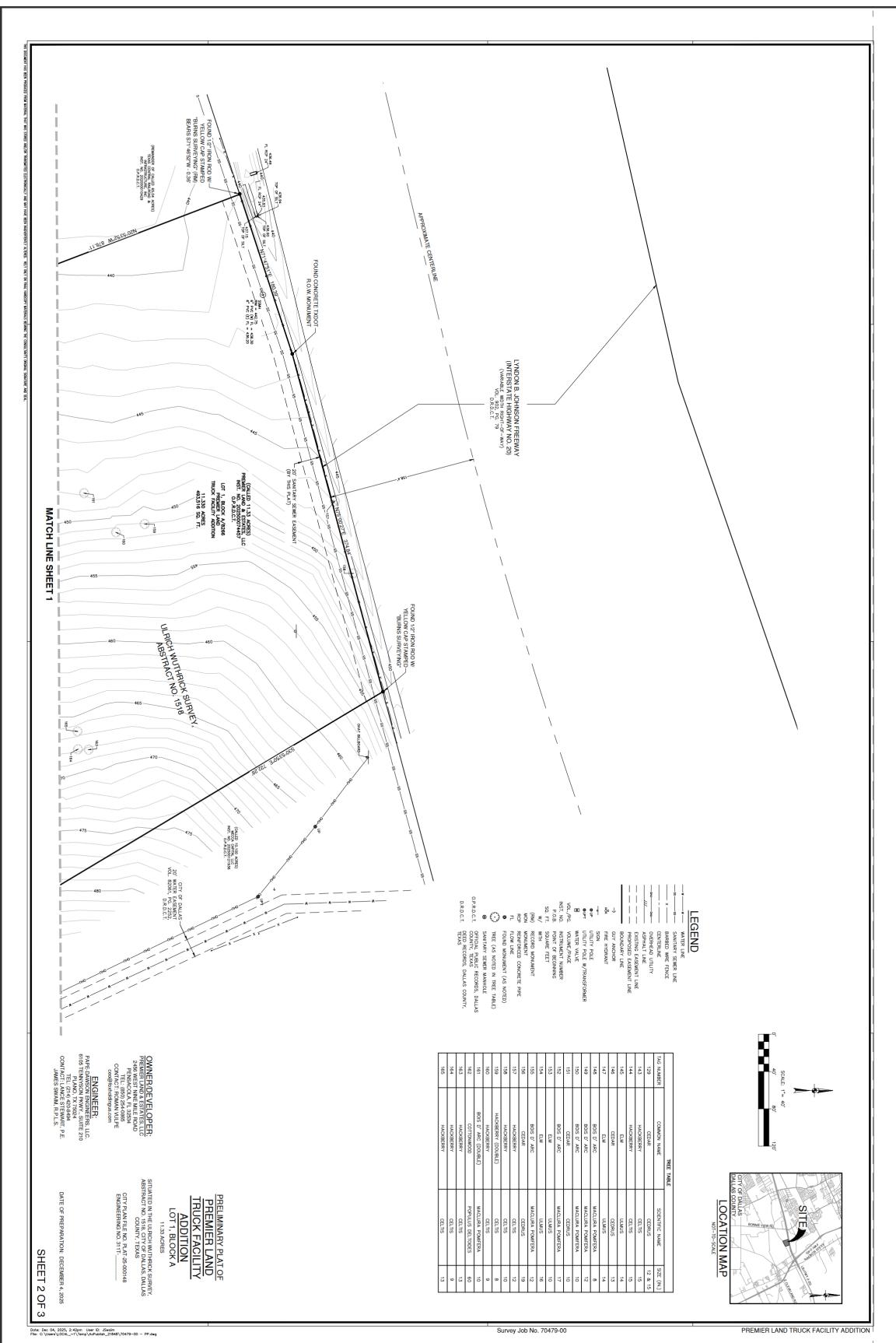
Date: 12/23/2025



City Plan Commission Date: 01/15/2026

29(f)

PLAT-25-000148



City Plan Commission Date: 01/15/2026

29(g)

PLAT-25-000148

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT PREMIER LAND & ESTATES, LLC, ACTING BY AND THROUGH ITS DULY AUTHORIZED AGENT, ROGER HERON, ABOFT HIS PLAT, DEDICATING THE SAME, HEREBY RECAVE, IN FEE SIMPLE, TO THE PUBLIC USE, FOREVER, ANY ADDITION TO THE CITY OF DALLAS, TEXAS, AND DO,

THE ESSENTIALS, SLOWLY THEREIN, ARE HEREBY RESERVED FOR THE

PURPOSES, INDICATED, THE UTILITY, AND FIRE, LANE, ELEMENTS, SHALL BE

COLLECTED TO THE AGENCIES, AND THE PUBLIC, AND FIRE, LANE, ELEMENTS, SHALL BE MAINTAINED, BY THE CITY OF DALLAS, TEXAS, AND DO,

PARTICULAR, USE, THE MAINTENANCE, OF PAVING, ON THE UTILITY, AND FIRE,

LANE, ELEMENTS, SHALL BE MAINTAINED, BY THE CITY OF DALLAS, TEXAS, AND DO,

BALANCE, ELEMENTS, THE RESIDUALS, OF OTHER PROPERTY, NOT

GROWNS, SHALL BE CONSTRUCTED, RECONSTRUCTED, OR PLACED UPON,

OVER, OR ACROSS, THE EASEMENTS, AS PROVIDED, AND EXALTED, BY THE

PUBLIC UTILITIES, USING, OR PERTINING, TO USE, SAME, AND ANY PUBLIC

IMPROVEMENTS, OR GROWNS, WHICH, IN ANY WAY, MAY, ENDANGER, OR

INTERFERE, WITH THE CONSTRUCTION, AND MAINTENANCE, OR EFFICIENCY, OF ITS

WATER, AND SEWER, SYSTEMS, OR, THE, FIRE, LANE, ELEMENTS, SHALL

AT, ALL, TIMES, BE, HAVING, THE, FULL, RIGHT, OF, NORMS, AND, GROUNDS, TO, OR

FROM, THE, SAID, EASEMENTS, FOR, THE, PURPOSES, OF, CONSTRUCTION, OR

REMOVING, ALL, OR, PART, THEREOF, PERTAINING, TO, THE, SYSTEMS, WHICH, THE,

NECESSITY, AT, ANY, TIME, OF, PROVIDING, THE, PERMISSION, OF, ANY, ONE,

FIRE, OR, POLICE, DEPARTMENT, OR, OTHER, PUBLIC, OFFICER, OR, AGENT, TO,

FREQUENTLY, OR, ACCORDINGLY, TO, HAVE, ACCESS, TO, THE, EASEMENTS, AND, LESS, TO,

MATERIAL, OR, EQUIPMENT, FOR, THE, MAINTENANCE, OR, REPAIR, OF, THE,

ADDITIONAL, REEF, OF, WORKING, SPACE, FOR, CONSTRUCTION, AND,

MAINTENANCE, OF, THE, SYSTEMS, WHICH, THE,

CONNECTED, FOR, INSTALLATION, AND, MAINTENANCE, OF, MANUFACTURED,

CLEANOUTS, FIRE, HYDRANTS, WATER, SERVICES, AND, WATER, SERVICES,

SUCH, ADDITIONAL, AS, INDICATED, HEREIN, GRANTED, SHALL, BE, DETERMINED,

BY, THE, PLAT, APPROVED, SUBJECT, TO, ALL, PLATING, ORNAMENTS, RULES,

REGULATIONS, AND, RESOLUTIONS, OF, THE, CITY, OF, DALLAS,

WITNESS, MY, HAND, AT, DALLAS, TEXAS, THIS, THE, _____, DAY, OF

2025.

BY: PREMIER LAND & ESTATES, LLC, A, TEXAS, LIMITED, LIABILITY, COMPANY

PRINTED, NAME: _____

TITLE: _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, _____

SURVEYOR'S STATEMENT

I, JAMES D. SWAN, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF TEXAS, AFFIRM, THAT THIS PLAT WAS PREPARED, UNDER MY DIRECT SUPERVISION, FROM RECORDED SURVEYING FIELD OPERATIONS AND OTHER RELIABLE DOCUMENTATION, AND THAT THIS PLAT SUBSTANTIALLY COMPLIES, WITH THE RULES AND REGULATIONS, OF, THE TEXAS BOARD, OF PROFESSIONAL ENGINEERS, AND LAND SURVEYORS, AS, THE SAME, BE AMENDED, AND THE TEXAS, LOCAL, GOVERNMENT, CODE, CHAPTER, 212, FURTHER, AFTER, THE, MONUMENTATION, SWAN, HERON, WAS, EITHER, DEVELOPED, ACCORDING, TO, SECTION, 214, B-7, (A), (B)(C), & (D), THE DRAWING, FILE, ACCOMPANYING, THIS, PLAT, IS, A, PRECISE, REPRESENTATION, OF, THIS, SIGNED, FINAL, PLAT.

DATED, THIS, THE, _____, DAY, OF, 2025.

PRELIMINARY, THIS, DOCUMENT, SHALL, NOT, BE, RECORDED,

OR, RECORDED, AS, A, FINAL, SURVEY, DOCUMENT.

JAMES D. SWAN,
SURVEYOR, PROFESSIONAL, AND, SURVEYOR

TELE: 214-420-8944
FIRM, REGISTRATION, NO: 6691
EMAIL: SWAN@APE-DANSON.COM

COUNTY OF DALLAS, SUITE, 210
PLANO, TEXAS, 75224
TELE: 214-420-5224
GIVEN, UNDER, MY, HAND, AND, SEAL, OF, OFFICE, THIS, THE, _____, DAY, OF

2025.

STATE OF TEXAS

STATE OF TEXAS

BEFORE, ME, THE, UNDERSIGNED, A NOTARY, PUBLIC, IN, AND, FOR

THE, STATE, OF, TEXAS, ON, THIS, DAY, PERSONALLY, AFFID, THAT, THE,

PERSON, WHOSE, NAME, IS, SUBSCRIBED, TO, THE, FOREGOING, INSTRUMENT, AND,

ACKNOWLEDGED, TO, ME, THAT, HE, EXECUTED, THE, SAME, FOR, THE, PURPOSE,

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