

**CITY PLAN COMMISSION**

**THURSDAY, AUGUST 8, 2024**

**FILE NUMBER:** S234-158

**SENIOR PLANNER:** Hema Sharma

**LOCATION:** Fabens Road, east of Ables Lane

**DATE FILED:** July 11, 2024

**ZONING:** IR

**CITY COUNCIL DISTRICT:** 6

**SIZE OF REQUEST:** 1.164-acres

**APPLICANT/OWNER:** Pritchard Associates; VLR Fabens, LP

**REQUEST:** An application to create one 1.164-acre lot from a tract of land in City Block 6526 on property located on Fabens Road, east of Ables Lane.

**SUBDIVISION HISTORY:**

1. S190-212 was a request northeast of the present request to replat a 0.92-acre tract of land containing all of Lots 191 and 191C in City Block 6525 to create one lot on property located on Fabens Road, west of Shady Trail. The request was approved on September 17, 2020 and has not been recorded.

**STAFF RECOMMENDATION:** The request complies with the requirements of the IR Industrial Research District; 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)

**Survey (SPRG) Conditions:**

15. Prior to final plat, submit a completed final plat checklist and all supporting documents.
16. On the final plat, show how all adjoining right-of-way was created. Section 51A-8.403(a)(1)(A)(xxii).
17. On the final plat, show recording information on all existing easements within 150 feet of the property.
18. 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:**

19. 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.

20. Wastewater main improvements may be required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

**Real Estate/Street Name:**

21. Prior to the final plat, show the Alley abandonment on the plat as follows: Abandonment authorized by Ordinance No.\_\_\_\_\_, recorded as Ins. Nos. (Cert. ORD No.\_\_\_\_\_, QCD No. \_\_\_\_\_). Utility Easements retained.
22. Prior to final plat, confirm if there was an abandonment in the platted area, and if so, please note accordingly on the plat
23. On the final plat, change “Fabens Road” to “Fabens Road (FKA Francis Street)”. Section 51A-8.403(a)(1)(A)(xii).
24. On the final plat, change “Ables Lane” to “Ables Lane (FKA Henry Road)”. Section 51A-8.403(a)(1)(A)(xii).
25. On the final plat, identify the property as Lot 169A in City Block 6526.





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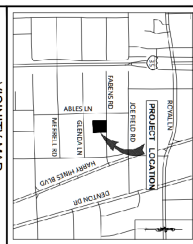
## AERIAL MAP

- Area of Request
- Recent History

Case no: S234-158

Date: 7/18/2024





- LEGEND**
- PROPOSED LOT BOUNDARIES
  - PROPOSED LOT CENTER LINES
  - PROPOSED LOT CORNERS
  - PROPOSED LOT DIMENSIONS
  - PROPOSED LOT AREA
  - PROPOSED LOT PERIMETER
  - PROPOSED LOT VOLUMES
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**LINE TYPES**

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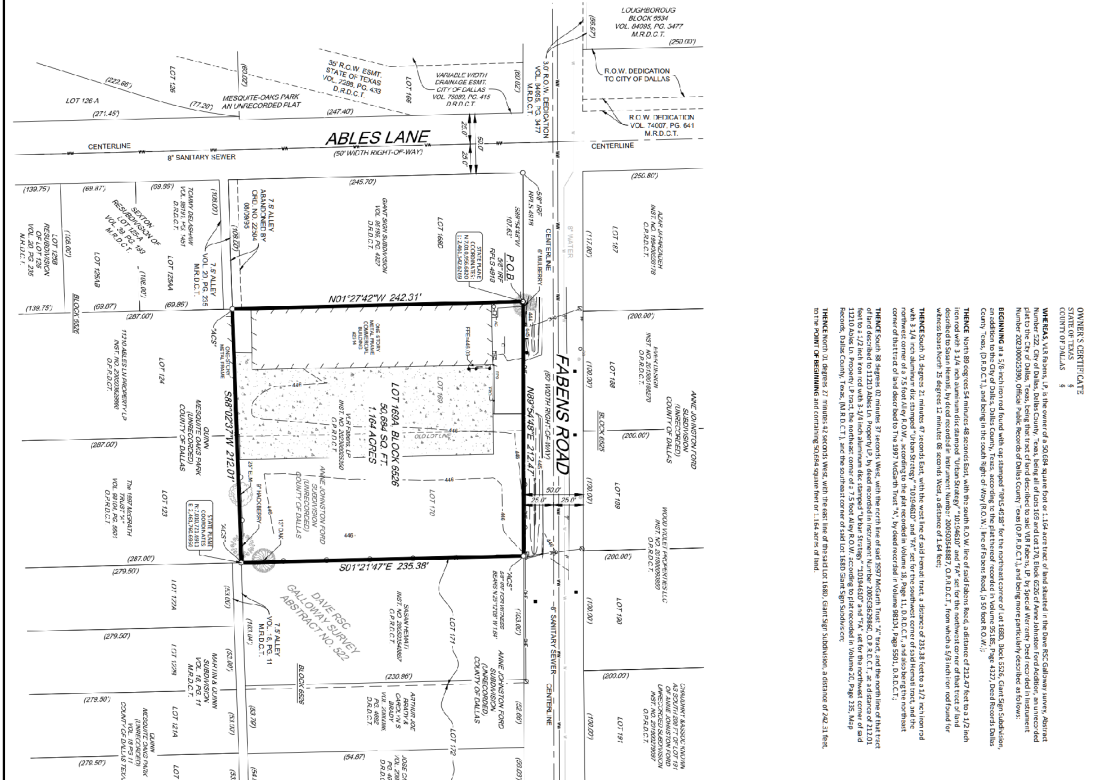
### OWNER'S STATEMENT

I, the undersigned, being the owner of the above described property, do hereby certify that the information herein contained is true and correct to the best of my knowledge and belief, and that I have no knowledge of any other persons having an interest in the above described property.

### PRELIMINARY PLAT RECORD FOR ANY PURPOSE OR SHALL NOT BE USED FOR ANY SURVEY DOCUMENT

This plat is being recorded for informational purposes only and is not intended for any other purpose. It shall not be used for any other purpose, and it shall not be recorded for any other purpose.

- 1. THIS PRELIMINARY PLAT IS NOT INTENDED FOR ANY OTHER PURPOSE.
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### CERTIFICATE OF APPROVAL

I, the undersigned, being the owner of the above described property, do hereby certify that the information herein contained is true and correct to the best of my knowledge and belief, and that I have no knowledge of any other persons having an interest in the above described property.

### PLAT RECORD FOR ANY PURPOSE OR SHALL NOT BE USED FOR ANY SURVEY DOCUMENT

This plat is being recorded for informational purposes only and is not intended for any other purpose. It shall not be used for any other purpose, and it shall not be recorded for any other purpose.

**URBAN STRATEGY**  
Maple, Campbell, Galena, Redwood, Trinity, York

**PRELIMINARY PLAT**

**LOT 169A, BLOCK 6526  
FABENS ADDITION**

**1.184 ACRES / 50,684 SQUARE FEET**

**ANNE DUNSON FORD ADDITION**

**LOT 169A & 170, BLOCK 6526**

**DAVIS & CALLOWAY SURVEY, 74851267, TEXAS**

**CITY PLAN FILE NO. 5241-158**

**ENGINEERING PLAN NO. 2415**