

CITY PLAN COMMISSION**THURSDAY, AUGUST 7, 2025****RECORD NO.:** PLAT-25-000037 (S245-202) **SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** Fabens Road, west of Ables Lane**DATE FILED:** July 9, 2025**ZONING:** IR**CITY COUNCIL DISTRICT:** 6**SIZE OF REQUEST:** 0.629-acres**APPLICANT/OWNER:** 2444 Fabens, LLC

REQUEST: An application to create one 0.629-acre lot from a tract of land in City Block 6533 on property located on Fabens Road, west of Ables Lane.

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 IR Industrial/Research District; therefore, staff recommend 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 submitting 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 drainage, paving, etc. plans prepared by a licensed (TX) Professional Engineer to Permit Center, Oak Cliff Municipal Center (i.e., non-311T/DP). Section 51A- 8.102 (c); 8.601(b)(4), (5), (6),(7),(8),(9).
13. 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)
14. On the final plat, include a note that the site is within the 60 DNL contour of Love Field airport and this noise level may require special construction standards for certain uses per the building code. Dallas Building Code, Section 425.

Survey (SPRG) Conditions:

15. Submit a completed Final Plat Checklist and All Supporting Documentation.
16. Show recording information on all existing easements within 150' of property.

Dallas Water Utilities Conditions:

17. 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.
18. 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.

Street light/Street Name Coordinator/ GIS, Lot & Block Conditions:

19. Additional design information needed to complete review. Provide a brief description of the proposed project and a copy of the preliminary plat to daniel.silva1@dallas.gov to determine street lighting requirements.
20. On the final plat, change "Fabens Road" to "Fabens Road (FKA Francis Street)"
21. On the final plat, identify the property as Lot 161 in City Block 6533.



