RECORD NO.: PLAT-26-000014   **SENIOR PLANNER:** Sharmila Shrestha

LOCATION: Laughlin Drive, southeast of Ferguson Road

DATE FILED: January 9, 2026   **ZONING:** MF-2(A)

CITY COUNCIL DISTRICT: 7   **SIZE OF REQUEST:** 0.392-acres

APPLICANT/OWNER: Openblock Res Fund I, LLC

REQUEST: An application to replat a 0.392-acre tract of land containing part of City Block 4/7047 to create one lot on property located on Laughlin Drive, southeast of Ferguson Road.

SUBDIVISION HISTORY:

1. Plat-25-000092 was a request southwest of the present request to create one 3.315-acre lot and to dedicate a right of way from a 3.430-acre tract of land containing part of City Blocks 2/7045 and 1/7044 on property located on Ferguson Road at Little Pocket Road, southwest corner. The request was approved on October 23, 2025, and was recorded on August 15, 2023.

2. S245-062 was a request northwest of the present request to create one 1.338-acre lot from a tract of land in City Block 4/7047 and in City Block 5/7048 on property located between Charles Street and Laughlin Drive, east of Fergusion Road. The request was approved on January 23, 2025, but has not been recorded.

3. S201-529 was a request west of the present request to replat a 1.7394-acre tract of land containing part of Lot 3 in City Block 3/7046 to create one lot on property located on Ferguson Road at Riek Road, east corner. The request was approved on December 3, 2020, but has not been recorded.

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 lies in MF-2(A) Multi Family District which has a minimum lot area requirement of 1,000 square feet for single family structures and 6,000 square feet for duplex structures. The minimum lot area for multifamily structures depends on the number of bedrooms. The proposed request is to create one 0.392-acre lot.

Staff find that there is a variation in the lot pattern within the immediate vicinity of the request (refer to the existing analysis map and aerial map). The request complies with the zoning requirement of the MF-2(A) Multifamily District and is in compliance with Section 51A-8.503; therefore, staff recommends approval 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. 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)

13. Submit drainage, paving, etc. plans prepared by a licensed (TX) Professional Engineer to Permit Center, Oak Cliff Municipal Center (i.e., non-311T/DP).51A-8.102 (c); 8.601(b)(4), (5), (6),(7),(8),(9).

Right-of way Requirements Conditions:

14.   Dedicate 28 feet of right-of-way (via fee simple or street easement) from established center line of Laughlin Drive. Section 51A 8.611(e); 51A 8.602(c); 51A 8.604(c)
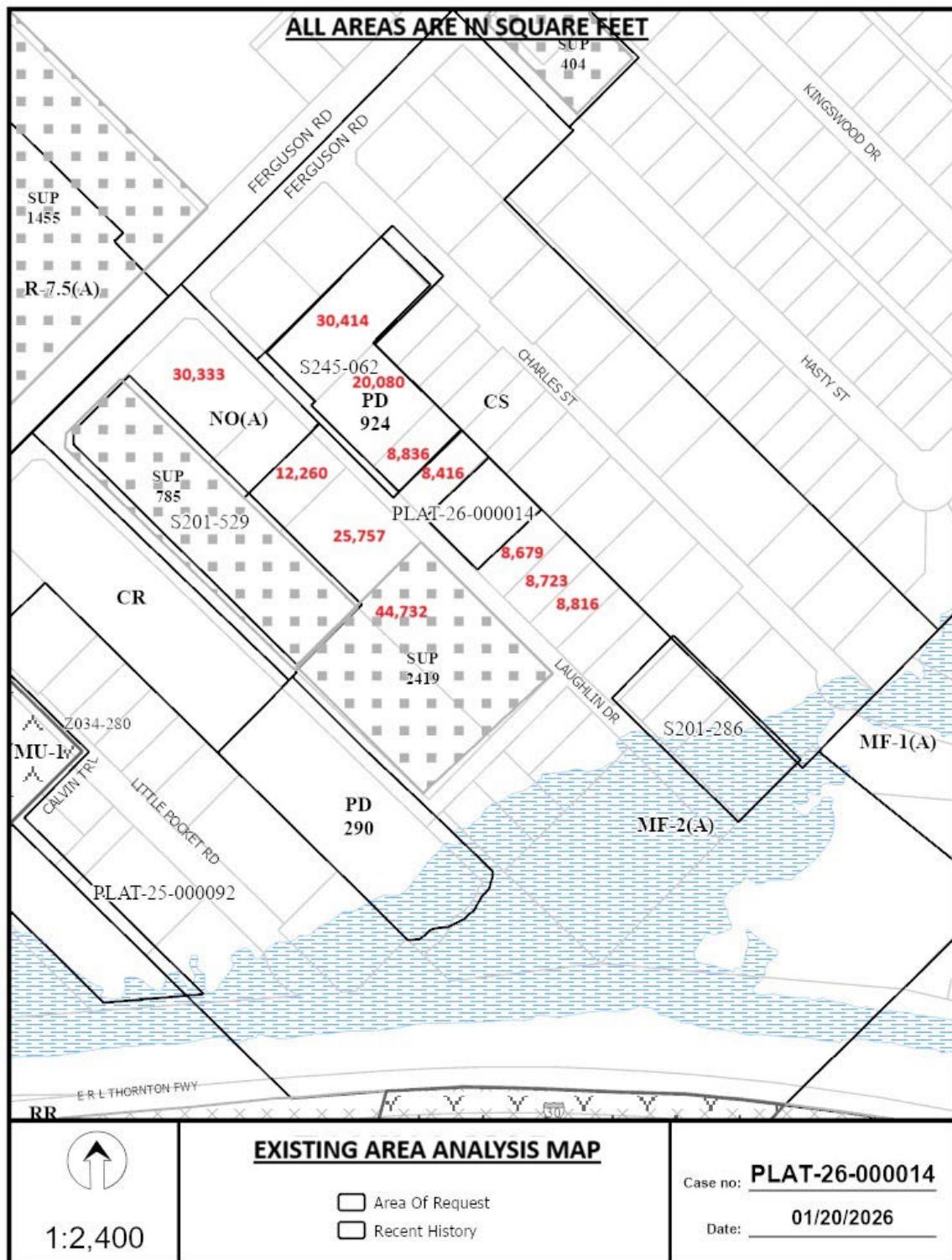
Survey (SPRG) Conditions:

15.   Submit a completed Final Plat Checklist and All Supporting Documentation.

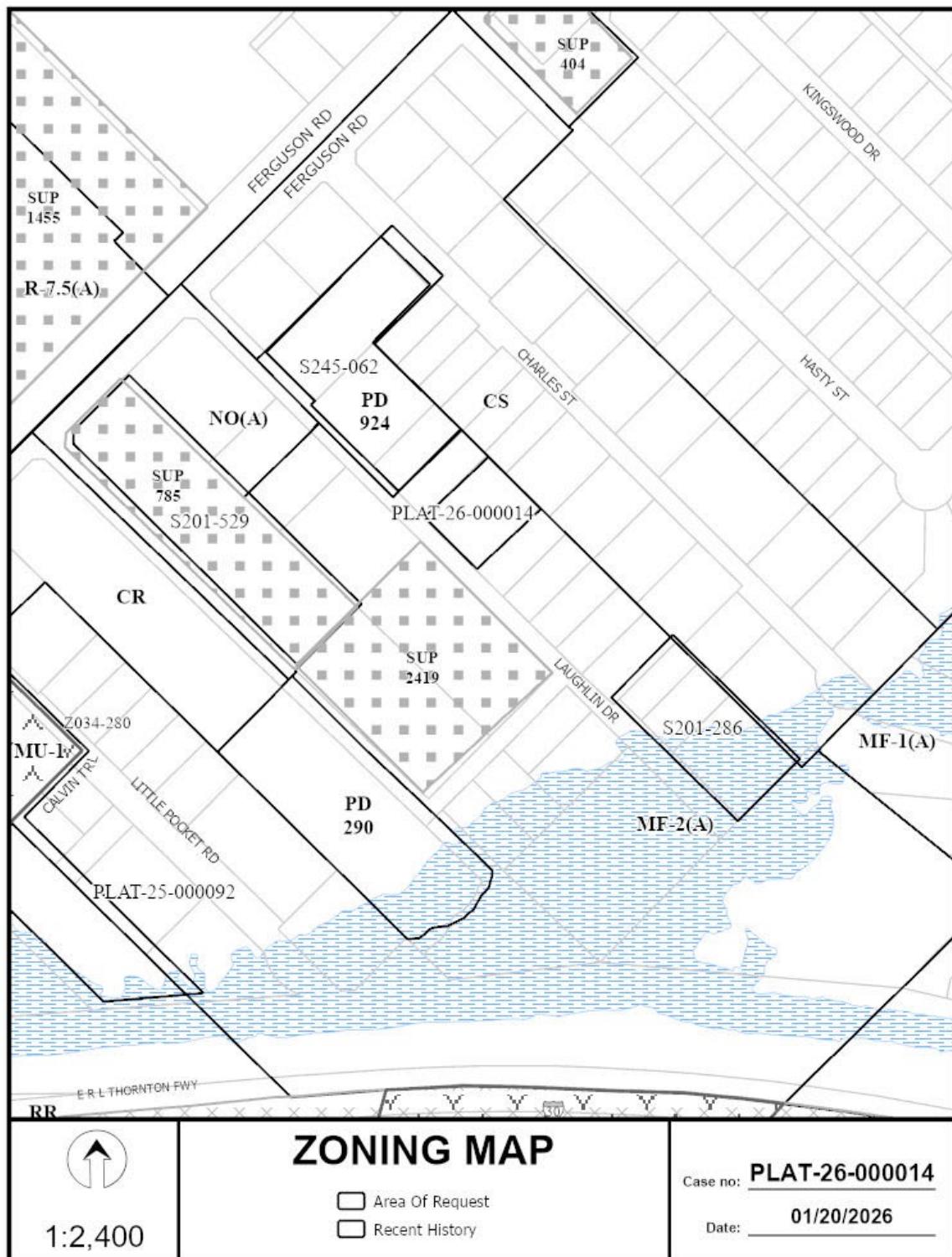16.   Need Lien Holder's Subordination Agreement.

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.
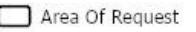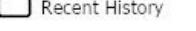
GIS, Lot & Block Conditions:

18.   On the final plat, identify the property as Lot 9 in City Block 4/7047.

ALL AREAS ARE IN SQUARE FEET

FERGUSON RD

FERGUSON RD

KINGSWOOD DR

SUP
404

SUP
1455

R-7.5(A)

CHARLES ST

HASTY ST

30,414

30,333

S245-062

20,080

NO(A)

PD
924

CS

SUP
785

12,260

8,836

8,416

S201-529

PLAT-26-000014

25,757

8,679

CR

8,723

44,732

8,816

SUP
2419

LAUGHLIN DR

Z034-280

MF-1(A)

MU-1

CALVIN TRL

LITTLE POCKET RD

S201-286

MF-2(A)

PD
290

PLAT-25-000092

E R L THORNTON FWY

RR

EXISTING AREA ANALYSIS MAP

1:2,400

☐ Area Of Request
☐ Recent History

Case no: **PLAT-26-000014**

Date: 01/20/2026

ZONING MAP

Area Of Request
Recent History

1:2,400

Case no: **PLAT-26-000014**

Date: 01/20/2026

Map labels:

SUP 404

KINGSWOOD DR

FERGUSON RD

FERGUSON RD

SUP 1455

R-7.5(A)

HASTY ST

S245-062

CHARLES ST

NO(A)

PD 924

CS

SUP 785

S201-529

PLAT-26-000014

CR

SUP 2419

LAUGHLIN DR

Z034-280

MU-1

CALVIN TRL

LITTLE POCKET RD

PD 290

S201-286

MF-1(A)

MF-2(A)

PLAT-25-000092

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RR

AERIAL MAP

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