

CITY PLAN COMMISSION**THURSDAY, MAY 22, 2025****FILE NUMBER:** S245-168**SENIOR PLANNER:** Hema Sharma**LOCATION:** Pasteur Avenue, south of Ferguson Road**DATE FILED:** April 25, 2025**ZONING:** PD 1128**PD LINK:** Link not Available**CITY COUNCIL DISTRICT:** 7**SIZE OF REQUEST:** 0.067-acres**APPLICANT/OWNER:**

REQUEST: An application to replat a 0.067-acre (2,905-square foot) tract of land containing part of Lot 3 in City Block 4/7395 to create one lot on property located on Pasteur Avenue, south of Ferguson Road.

SUBDIVISION HISTORY:

1. S190-015 was a request west of the present request to replat a 0.674-acre tract of land containing all of Lot 2B in City Block 2/7395 and to remove the existing 75-foot platted Building Line on property located on Buckner Boulevard, south of Ferguson Road. The request was approved on November 7, 2019, but has not been recorded.
2. S156-201 was a request northwest of the present request to remove the existing 35-foot platted building line parallel to Pasteur Avenue from a 0.808-acre tract of land containing all of Lot 8, City Block E/7396 and located at 9324 Vinewood Drive at Pasteur Avenue, southwest corner. The request was approved June 16, 2016, and was recorded on July 11, 2024.

PROPERTY OWNER NOTIFICATION: On May 7, 2025, 5 notices were sent to property owners within 200 feet of the proposed plat boundary.

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.”

It is a policy of the city that Utility and Public Service (Cell Tower) uses generally require different land area than traditional residential or non-residential lots and generally serve, and are compatible with the neighborhood; therefore, staff concludes that the request is in compliance with Section 51A-8.503 and with the requirements of PD 1128 (approved on February 26, 2025); 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. 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). *Section 51A- 8.102 (c); 8.601(b)(4),(5),(6),(7),(8),(9)*

Right-of way Requirements Conditions:

14. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Pasteur Avenue. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*

Survey (SPRG) Conditions:

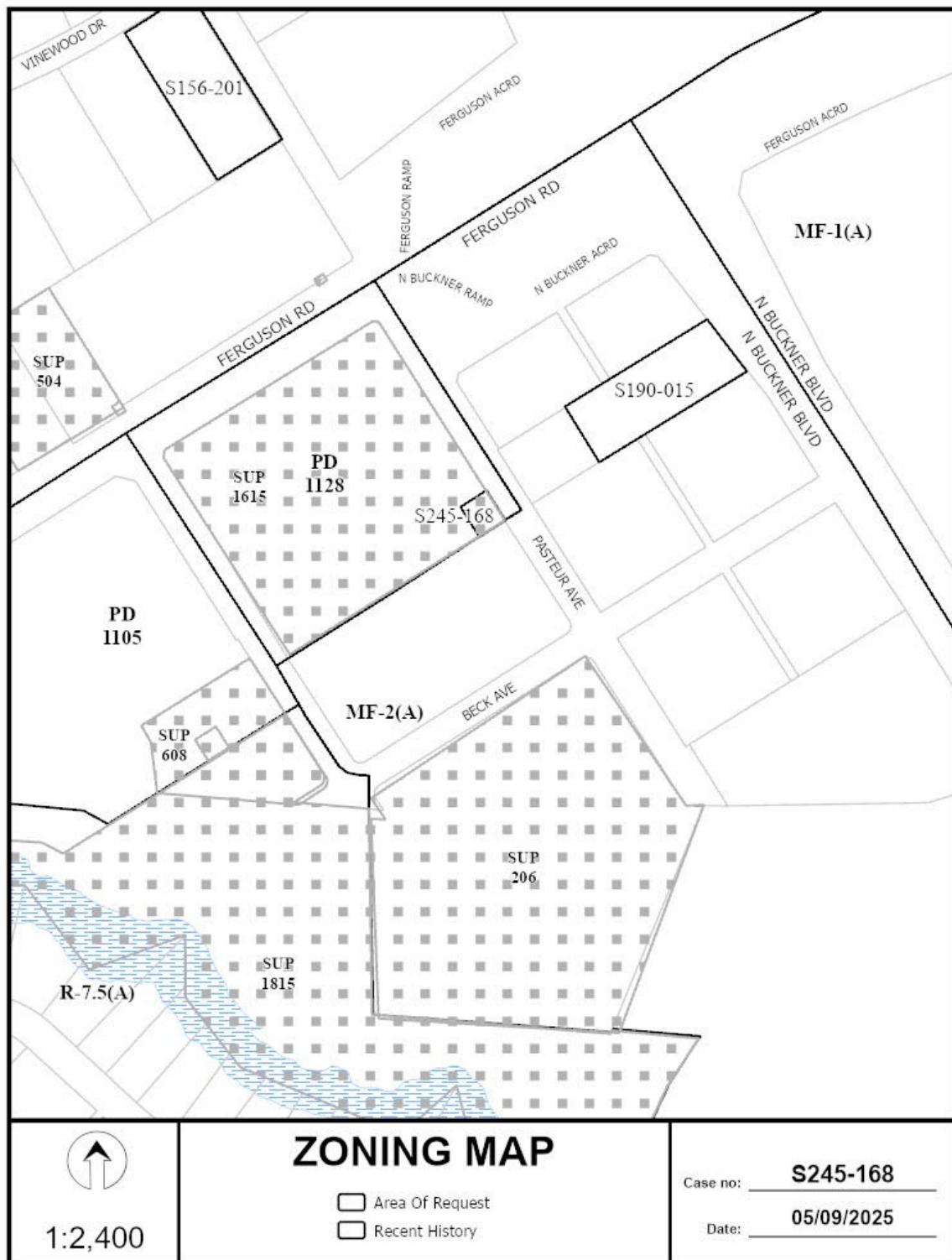
15. Prior to final plat, submit a completed final plat checklist and all supporting documents.
16. On the final plat, add/show Lien Holders Subordination Agreement.

Dallas Water Utilities Conditions:

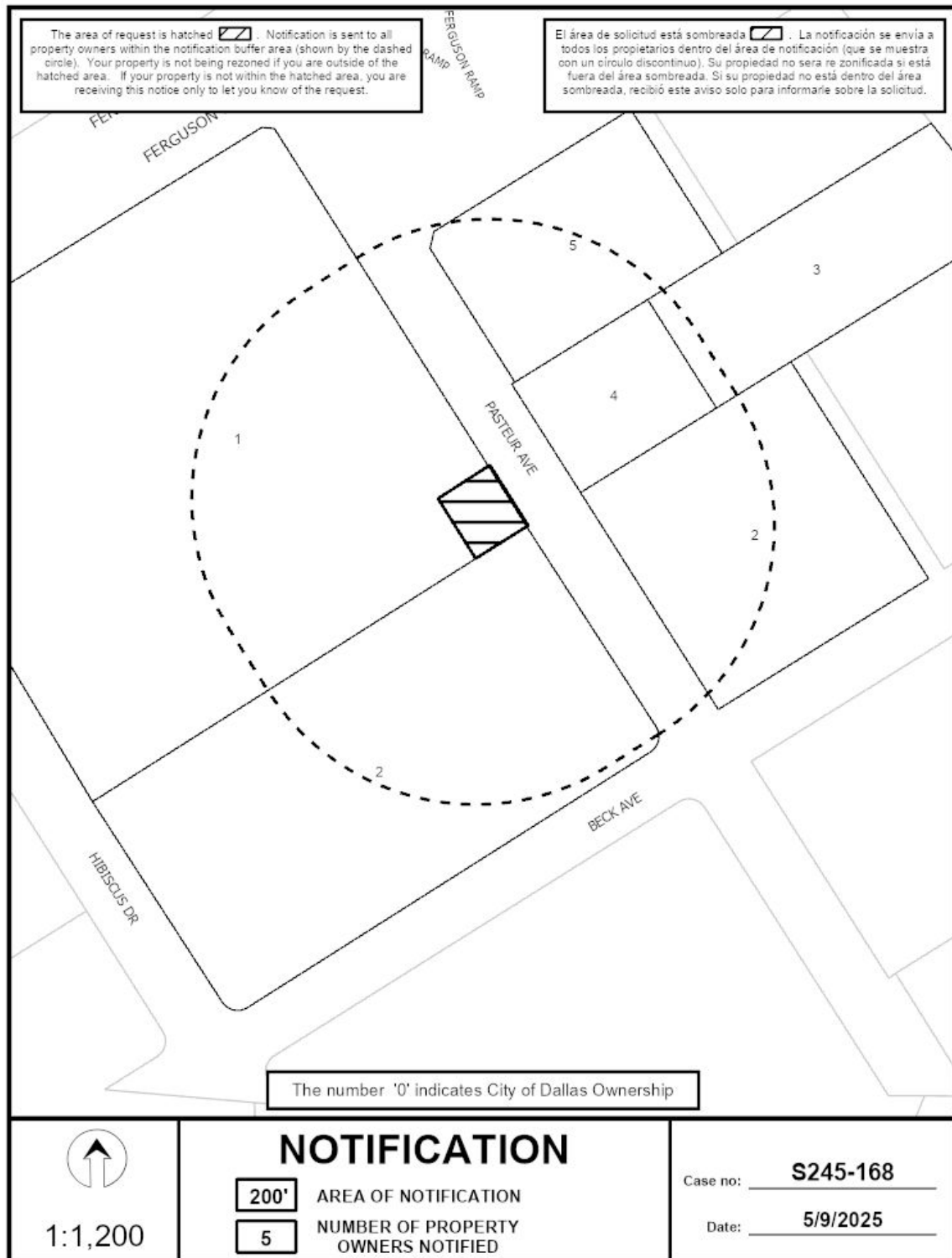
17. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f).
18. Additional design information is required for assessment. Site plan must be submitted showing proposed development, 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.

Street Light/ GIS, Lot & Block Conditions:

20. Prior to final plat, compliance with City's street lighting standards including illumination standards, material, installation, and activation per Street Design Manual.
21. On the final plat, identify the property as Lot 3A in City Block 4/7395.







05/07/2025

Notification List of Property Owners

S245-168

5 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	9314 FERGUSON RD	BETHEL BAPTIST TABERNACLE
2	9405 BECK AVE	LAKE LOFTS LP THE
3	2625 N BUCKNER BLVD	NGUYEN HUY &
4	2630 PASTEUR AVE	N INVESTMENT LLC
5	2614 PASTEUR AVE	UGM CALVERT CIMARRON

