

CITY PLAN COMMISSION**THURSDAY, NOVEMBER 6, 2025****RECORD NO.:** Plat-25-000121**SENIOR PLANNER:** Sharmila Shrestha**LOCATION:** between Pasteur Avenue and Buckner Boulevard, northwest of Ferguson Road**DATE FILED:** October 10, 2025**ZONING:** R-7.5(A)**CITY COUNCIL DISTRICT:** 2**SIZE OF REQUEST:** 2.061-acres**APPLICANT/OWNER:** New Covenant Presbyterian Church

REQUEST: An application to replat a 2.061-acre tract of land containing all of Lot 2A in City Block E/7396 to create one 1.025-acre (44,641-square foot) lot and one 1.036-acre (45,118-square foot) lot on property located between Pasteur Avenue and Buckner Boulevard, northwest of Ferguson Road.

SUBDIVISION HISTORY:

1. S245-168 was a request south of the present request 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. The request was approved on May 22, 2025, but has not been recorded.
2. S245-167 was a request south of the present request to replat a 3.691-acre (160,803-square foot) tract of land containing portion of Lots 3 and 4 in City Block 4/7395 to create a 53-lot shared access development ranging in size from 0.048 acre (2,100 square feet) to 0.067 acre (2,927 square feet) and 4 common areas; and to remove existing 25-foot platted building lines along Hibiscus Drive and Pasteur Avenue on property located between Hibiscus Drive and Pasteur Avenue, south of Ferguson Road. The request was approved on May 22, 2025, but has not been recorded.
3. S201-155 was a request on the same location as the present request to replat 2.063-acre tract of land containing all of Lots 2, 3, 6, and 7 to create one lot on property located between Pasteur Avenue and Buckner Boulevard, northwest of Ferguson Road.

PROPERTY OWNER NOTIFICATION: On October 13, 2025, 13 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 institutional uses generally require greater 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 R-7.5(A) Single Family 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 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 2.

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)

Right-of way Requirements Conditions:

15. On the final plat, dedicate 28 feet of right of way (via Fee Simple or Street Easement) from established center line of Pastuer Avenue. Section 51A 8.611(e); 51A 8.602(c); 51A 8.604(c)
16. Buckner Boulevard is on the City of Dallas Thoroughfare Plan and classified as Principal Arterial with S-6-D dimensions which require 107 feet of right of way (53.5 feet from established centerline).
17. Plans must comply with sidewalk design standards: sidewalks must comply with a minimum five-foot width plus five-foot buffer.

Survey (SPRG) Conditions:

18. Submit a completed Final Plat Checklist and All Supporting Documentation.
19. Show recording information on all existing easements within 150' of property.
20. All utility easement abandonments must be shown with recording information.

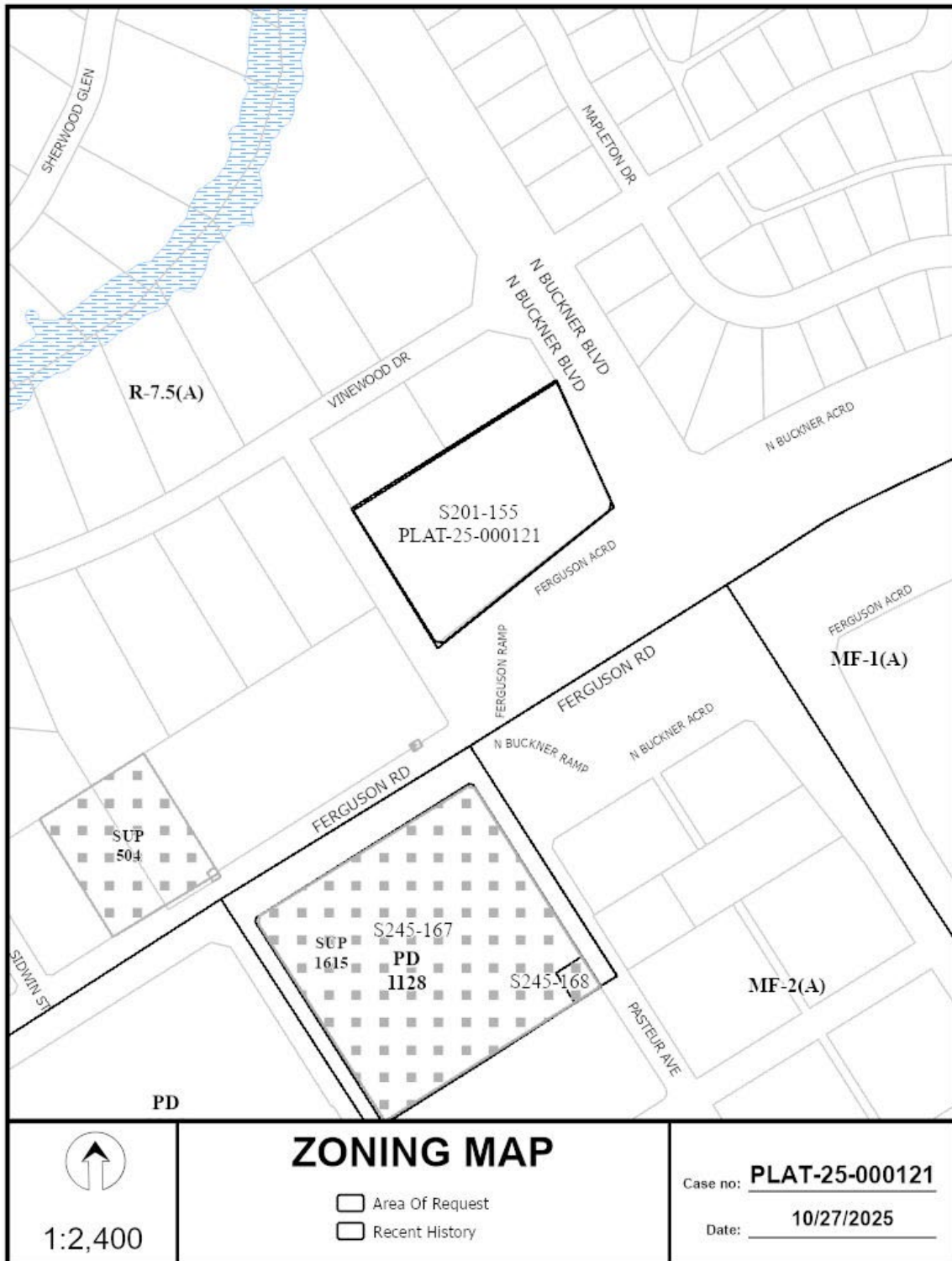
Dallas Water Utilities Conditions:

21. 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.
22. 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.
23. 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.

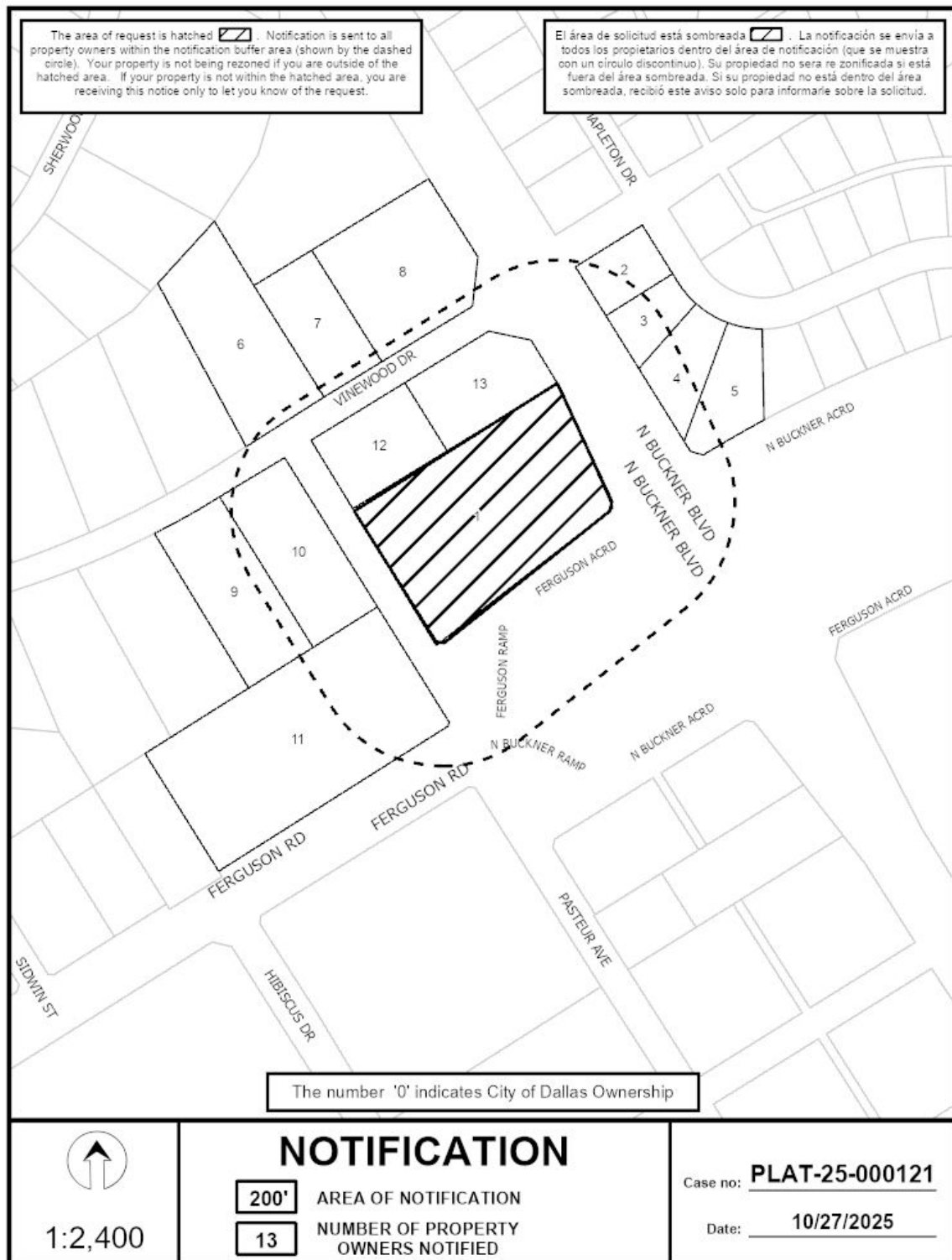
Street Light/ Street Name Coordinator/ GIS, Lot & Block Conditions:

24. 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.
25. On the final plat, change "Vinewood Avenue (FKA Ferguson Road)" to "Vinewood Drive (AKA Vinewood Avenue FKA Ferguson Road FKA Clinger Avenue)".

26. On the final plat, identify the property as Lots 2B and 2C in City Block E/7396.







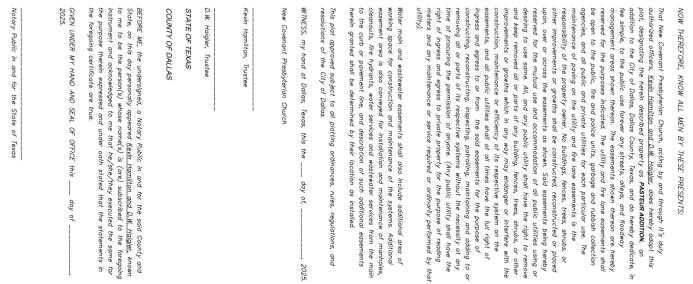
10/17/2025

Notification List of Property Owners

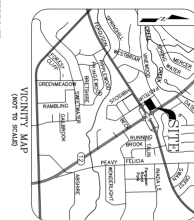
PLAT-25-000121

13 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	2525 N BUCKNER BLVD	NEW COVENANT PRESBYTERIAN
2	1508 MAPLETON DR	FELIX NANCY C
3	1512 MAPLETON DR	NICKELL RYAN & AMY
4	1516 MAPLETON DR	JOHNSTON PATRICIA BURROWS
5	1520 MAPLETON DR	MORRIS ADAM SCOTT & JESSICA MARIE
HOLMBERG		
6	9403 VINEWOOD DR	MASTERSON MATTHEW &
7	9411 VINEWOOD DR	MCCARTHY WILLIAM M &
8	2433 N BUCKNER BLVD	ONEAL ROBERT F & SUSAN L
9	9316 VINEWOOD DR	THUEMMEL KEITH ERIK &
10	9324 VINEWOOD DR	MEYER CLINT & DEBBI
11	9333 FERGUSON RD	GREATER GOLDEN GATE
12	9404 VINEWOOD DR	MILLER FRED &
13	9402 VINEWOOD DR	WYANT GLEN R &



A graphic scale is shown with markings at 0, 40, and 80 IN FEET. Below the scale, it is noted that 1 inch = 40 ft. To the right, a diagram illustrates the experimental setup, showing a light source (represented by a sun icon) shining through a lens or aperture onto a surface, with a vertical line indicating the optical axis.



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GENERAL NOTES

1. All bearings shown are based on the Texas State Plane Coordinate System of 1983, North Central Zone 4202, North American Datum of 1983 (NAD 83). All station numbers indicate projection, using a scale factor of 1.000000000 (710037' north arrow).
2. Lot to Lot Delineation will not be shown without City of Dallas Planning and Development Engineering Division approval.
3. The purpose of this plot is to create (2) lots for a platified lot.
4. The coordinate station shown are Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983 grid coordinate values.
5. All structures to remain.

06 0

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CHRONIC
DISEASE

Age Group	Percentage of Respondents
18-29	~45%
30-49	~65%
50-69	~75%
70+	~85%

EVARD
T OF MAY
p (2)

LOT 3

20' ALLEY

127

100

92.50'

VOL. 21, PG. 587
BRDCT.
LOT 1

BLOCK 6173M
FIRST SECTION
CREST VIEW EAST
ADDITION

0.0001
