

CITY PLAN COMMISSION**THURSDAY, MAY 22, 2025****FILE NUMBER:** S245-167**SENIOR PLANNER:** Hema Sharma**LOCATION:** between Hibiscus Drive and 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:** 3.691-acres**APPLICANT/OWNER:** Gary Hasty; 9314 Ferguson, LLC

REQUEST: An application 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.

SUBDIVISION HISTORY:

1. S190-015 was a request east 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 north 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, but has not been recorded.

PROPERTY OWNER NOTIFICATION: On May 7, 2025, 9 notices were sent to property owners within 200 feet of the proposed plat boundary.

BUILDING LINE REMOVAL: The Commission may approve a reduction or removal of the platted building lines with a minimum front, side, or rear yard setback greater than required by zoning regulation only:

- 1) Upon the affirmative vote of at least three-fourths of the commission members present; and
- 2) If the Commission finds that relocation or removal of the platted building line will not:
 - (i) "Require a minimum front, side, or rear yard setback less than required by zoning regulation."

- The existing platted building line along Hibiscus Drive and Pasteur Avenue is 25 feet. Minimum required front yard setback is 5 feet for Single Family District per PD 1128.
- (ii) “Be contrary to the public interest;”
 - 9 notices were sent to property owners within 200 feet of the proposed plat.
- (iii) “Adversely affect neighboring properties; and”
 - The removal of an existing 25-foot platted building line along Hibiscus Drive and Pasteur Avenue will allow for the property to develop according to regulation of PD 1128 and City of Dallas development code.
- (IV) “adversely affect the plan for the orderly development of the subdivision.”
 - The removal of the 25-foot platted building line along Hibiscus Drive and Pasteur Avenue will not impact the adjoining properties.

STAFF RECOMMENDATION ON BUILDING LINE REMOVAL: The request is to remove 25-foot platted building line along Hibiscus Drive and Pasteur Avenue. Staff finds that the request complies with the requirements of Section 51A-8.505 of the Dallas Development Code; therefore, staff recommends approval of the removal of 25-foot platted building line along Hibiscus Drive and Pasteur Avenue

STAFF RECOMMENDATION ON REPLAT: 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 properties to the north of the request have areas ranging in size from 22,430 square feet to 100,436 square feet and are zoned an R-7.5(A) Single Family District. *(Please refer to the existing area analysis).*
- The properties to the east and south of the request have areas ranging in size from 13,565 square feet to 233,810 square feet and are zoned MF-2(A) Multi Family District 2 *(Please refer to the existing area analysis).*
- The properties to the west of the request have area of 247,621 square feet and are zoned PD 1105 *(Please refer to the existing area analysis).*

The request is zoned PD 1128 which was adopted by City Council on February 26, 2025, which has a minimum lot area requirement of 1,750 square feet for residential use. Maximum number of dwelling units allowed per PD 1128 is 53. The request is 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.

Staff concludes that there is not an established lot pattern in the immediate area of the request and the request will create its own development pattern. Staff finds that the request is in compliance with Section 51A-8.503 and also with the requirements of PD 1128; 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 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 53 and 4 common areas.

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)
15. Existing drainage conveyance within the property is required to be sized in compliance with Section 51A-8.611(a)(1) of the City of Dallas Code.

Shared Access Conditions:

16. Provide additional shared access area easement, up to 26 feet, for compliance to Dallas Fire Code when building height is 30 feet or greater.
17. A water and wastewater easement at least 12 feet wide to be used exclusively for public water and wastewater below grade must be provided within the Shared Access Area Easement & labeled on the plat. Section 51A-4.411(d)(2) and Sections 49-60(d), 49-61(c)(5)(B), and Development Design Procedure and Policy Manual Section 6.2
18. No building permit may be issued to authorize work in the Shared Access Area Development until the final plat and the Shared Access Area Agreement have been recorded in the real property records of Dallas County, and the recording information has been placed on the face of the plat, and all other requirements of the Shared Access Area development have been met. Section 51A-4.411(c)(3)
19. Prior to submittal of the final plat the Shared Access Area Development must meet all of the requirements of Section 51A-4.411. Section 51A-4.411(c)
20. The recording information of the "Shared Access Area Agreement" must be placed on the final plat prior to being submitted to the City Plan Commission Chairman for signature. The Shared Access Area Agreement shall include a metes and bounds description of the shared access area as part of an attachment to the document. Section 51A-4.411(e)
21. A shared access development is treated as one lot for the purpose of setbacks and lot coverage.
22. Regardless of the minimum front yard setback of the applicable zoning district, the minimum front yard setback must be at least 20 feet from the right-of-way line of a street or alley if the parking space for the lot(s) is located in an enclosed structure and if the space faces upon or can be entered directly from the street or alley. Section 51A-4.411(f)(2)
23. Include the words "Shared Access Development" in the title block of the final plat. Platting Guidelines
24. Place a note on the final plat stating: "No vehicular access is permitted to adjacent property outside the platted property from the shared access area

except to a public or City Council approved Private Street.” Section 51A-4.411(d)(3), and 51A-4.411(d)(10)

25. If a guard house is provided, it must be at least 30 feet from the shared access point. Section 51A-4.411(d)(8)
26. The Shared Access Area Easement must be terminated a minimum of 3 feet from the adjacent property or right-of-way. Section 51A-8.618(b)
27. Provide guest parking at a rate of 0.25 spaces per dwelling unit and with adequate maneuverability per the Shared Access Development requirements.

Right-of way Requirements Conditions:

28. On the final plat, dedicate 50 feet of right-of-way (via fee simple) from the established center line of Ferguson Road. *Section 51A 8.602(c)*
29. On the final plat, dedicate a minimum 10-foot by 10-foot corner clip (via fee simple or street easement) at the intersection of Ferguson Road & Pasteur Road. Section 51A 8.602(d)(1)
30. A larger corner clip may be requested during engineering plan and traffic review to accommodate an adequate turning radius, or to maintain public/traffic appurtenances, within the area of the corner clip. *Section 51A 8.602(d)(1), 51A 8.608(a)*

Survey (SPRG) Conditions:

31. Prior to final plat, submit a completed final plat checklist and all supporting documents.
32. On the final plat, add/show Lien Holders Subordination Agreement. Platting Guidelines.
33. Prior to final plat, clarify common areas.

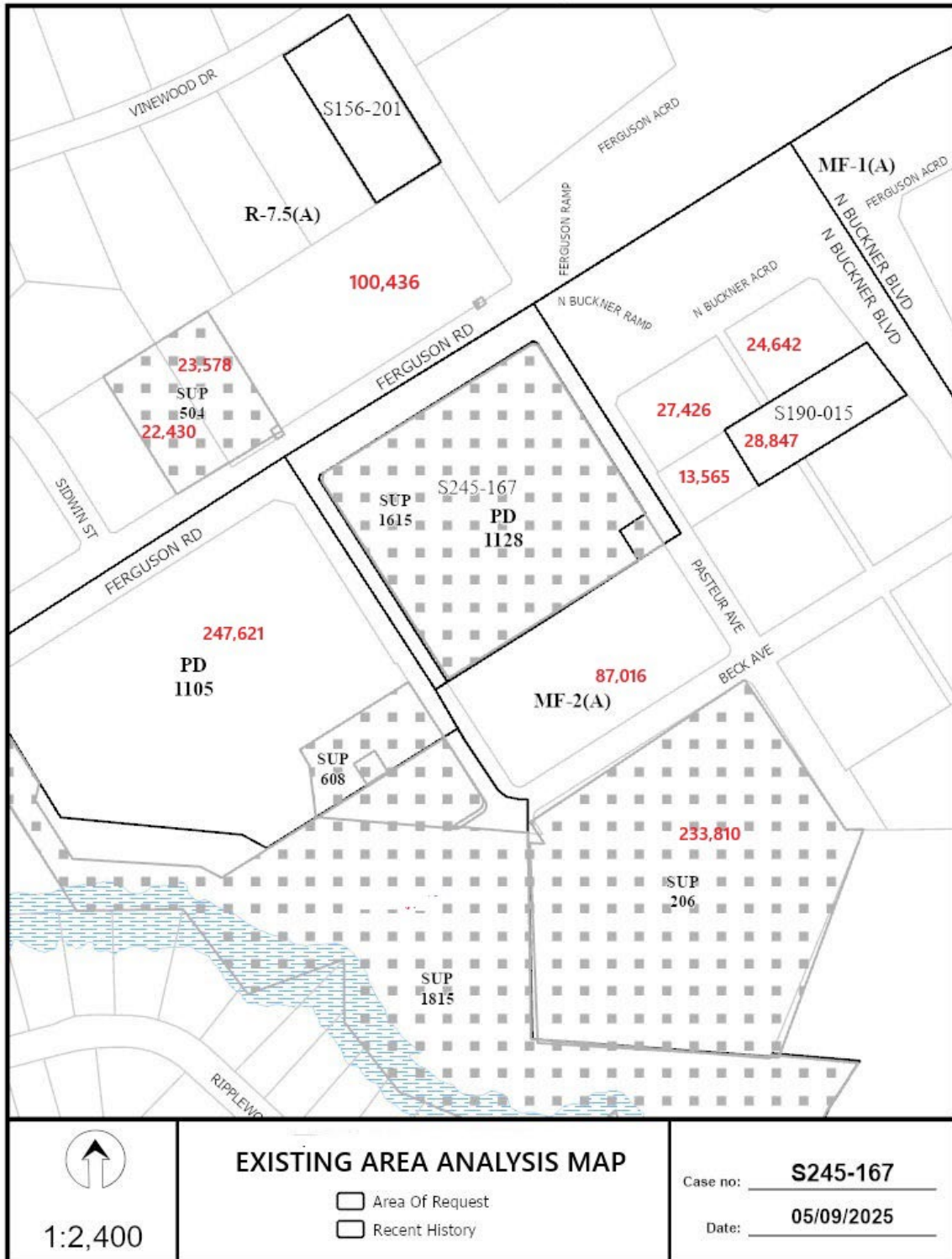
Dallas Water Utilities Conditions:

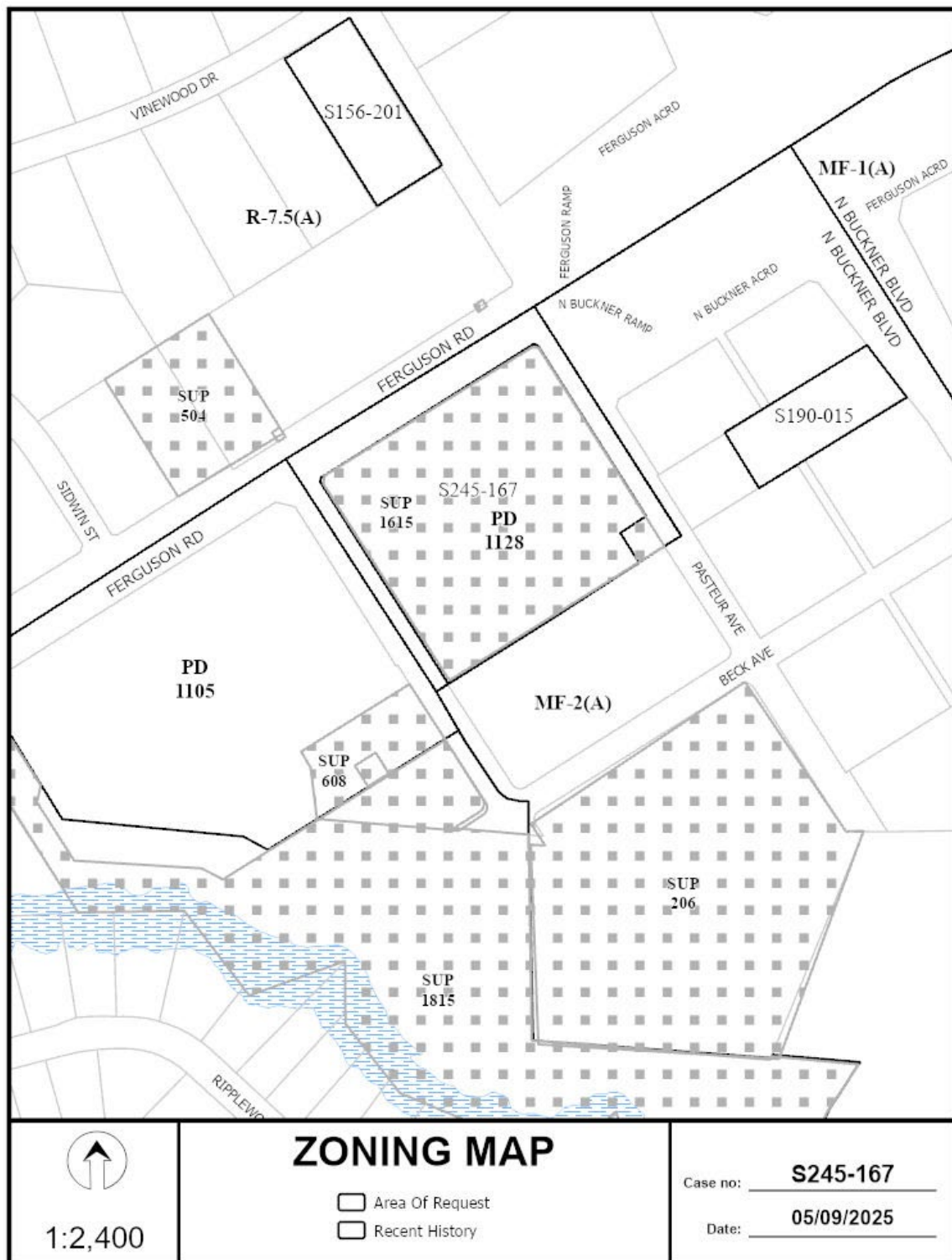
34. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f).
35. Additional design information is required for assessment. Site plan must be submitted showing proposed development, 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.
36. 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/ Street Name/ GIS, Lot & Block Conditions:

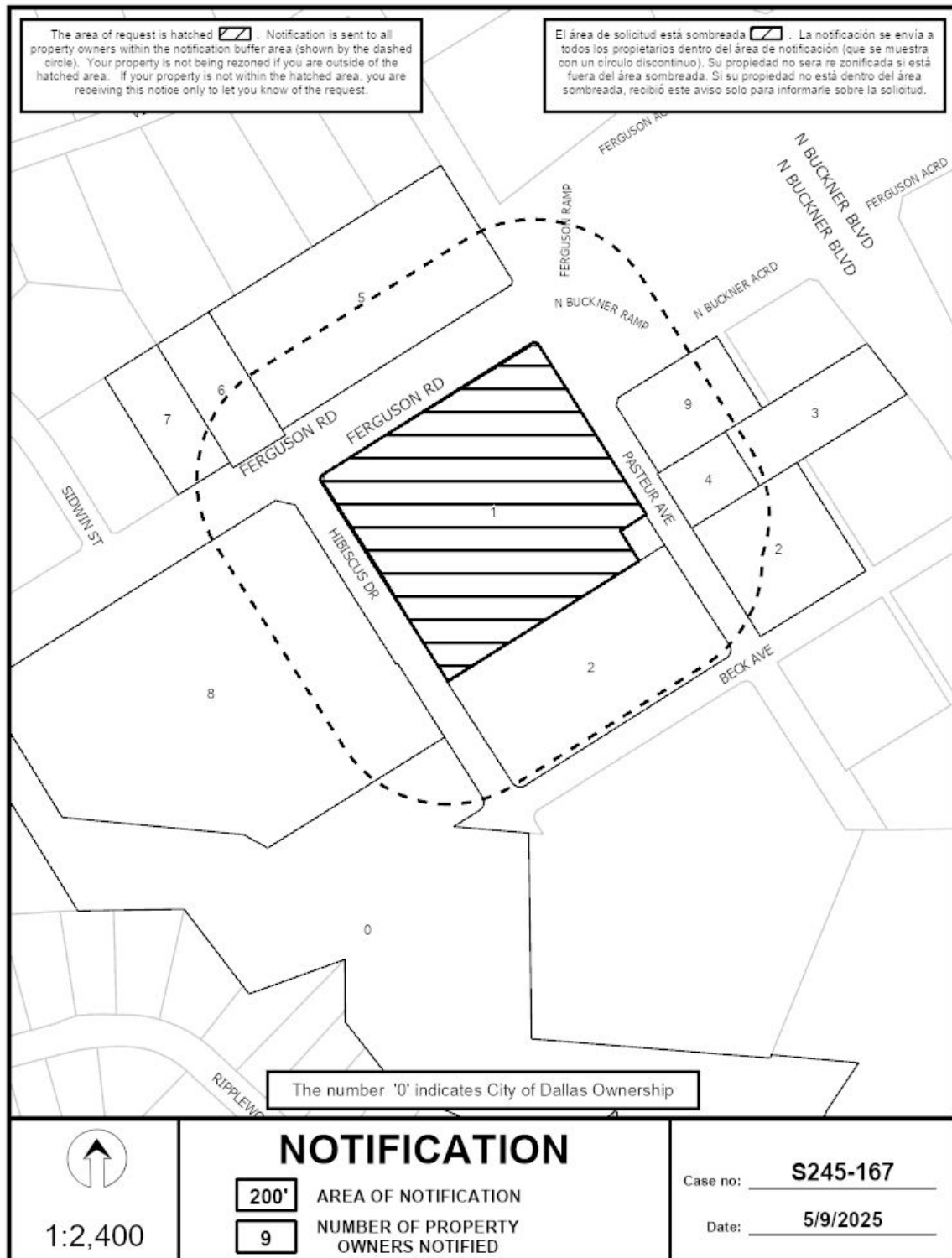
37. Prior to final plat, compliance with City's street lighting standards including illumination standards, material, installation, and activation per Street Design Manual.
38. Prior to the final plat, contact addressing team with appropriate names for proposed names for proposed ROWs: "Alysse", "Bethel", and "Emersyn".
39. On the final plat, identify the property as Lots 1 through 53 and common areas A through D in City Block 4A/7395.

ALL AREAS ARE IN SQUARE FEET









05/07/2025

Notification List of Property Owners

S245-167

9 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	9333 FERGUSON RD	GREATER GOLDEN GATE
6	9225 FERGUSON RD	ROY STANLEY LODGE
7	9217 FERGUSON RD	BETHEL ROMANIAN APOSTOLIC CHURCH
8	9220 FERGUSON RD	DHFC ESTATES AT FERGUSON
9	2614 PASTEUR AVE	UGM CALVERT CIMARRON

