

CITY PLAN COMMISSION

THURSDAY, SEPTEMBER 4, 2025

Planner: Tasfia Zahin, M. Arch

FILE NUMBER: MZ-25-000006

DATE FILED: April 22, 2025

LOCATION: West line of Preston Road and north of Alexis Drive

COUNCIL DISTRICT: 11

SIZE OF REQUEST: Approx. 1.1401 acres

CENSUS TRACT: 48113013622

REPRESENTATIVE: Stacey Ranucci – CPH Consulting, LLC

APPLICANT/OWNER: Chick-fil-A, Inc / Fairway Capital Ptnr.

REQUEST: An application for minor amendments to development and landscape plans on property zoned Tract C within Planned Development District No. 272.

STAFF RECOMMENDATION: Approval.

Planned Development District No. 272:

<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=272>

BACKGROUND INFORMATION:

- The area of request is currently developed as a restaurant with drive-in use.
- Planned Development District No. 272 was approved by City Council on July 29, 1987, by Ordinance 19612 with an SC Shopping Center District base.
- The restaurant with drive-in use is not allowed in the SC District per Chapter 51; however, the Chapter 51A update established the SC District would call forward to the CR Community Retail District, which allows the use by right.
- On November 4, 2021, the City Plan Commission approved a minor amendment to the Tract C development and landscape plans to allow minor modifications pertaining to the drive-thru lane, drive aisles and curbs.
- The current request is for a minor amendment to the development and landscape plans to modify the site design, building layout, parking layout and reconfigure the stacking lanes with accommodating changes to the landscaping.

MINOR AMENDMENT CRITERIA:

SEC. 51A-4.702. PLANNED DEVELOPMENT (PD) DISTRICT REGULATIONS

(h) Amendments to the development plan.

(1) Purpose and scope. The minor amendment process allows flexibility as necessary to meet the contingencies of development. Amendments that do not qualify as minor amendments must be processed as a zoning amendment. Minor amendments are limited to minor changes in the development plan that otherwise comply with the PD ordinance and do not:

(A) alter the basic relationship of the proposed development to adjacent property;

(B) increase a height shown on the original development plan by more than 10 percent or 12 feet, whichever is less, provided there is no increase in the number of habitable stories or parking levels above grade;

(C) decrease the amount of off-street parking spaces shown on the original development plan so as to create a traffic hazard or traffic congestion or fail to provide adequate parking; or

(D) reduce building setbacks at the boundary of the site shown on the original development plan.

(2) [omitted for brevity]

(3) “Original development plan.” For purposes of this subsection, “original development plan” means the earliest approved development plan that is still in effect

and does not mean a later amended development plan. For example, if a development plan was approved with the planned development district and then amended through the minor amendment process, the original development plan would be the development plan approved with the planned development district, not the development plan as amended through the minor amendment process. If, however, the development plan approved with the planned development district was replaced through the zoning amendment process, then the replacement development plan becomes the original development plan. The purpose of this definition is to prevent the use of several sequential minor amendments to circumvent the zoning amendment process.

(i) Amendments to the landscape plan.

(1) Purpose and scope. The minor amendment process allows flexibility as necessary to meet the contingencies of development. Amendments that do not qualify as minor amendments must be processed as a zoning amendment. Minor amendments are limited to minor changes in the landscape plan that otherwise comply with the PD ordinance and do not:

(A) reduce the perimeter landscape buffer strip shown on the original landscape plan;

(B) detrimentally affect the original landscape plan's aesthetic function relative to adjacent right-of-way or surrounding property; or

(C) detrimentally affect the original landscape plan's screening or buffering function.

(2) [omitted for brevity]

(3) "Original landscape plan." For purposes of this subsection, "original landscape plan" means the earliest approved landscape plan that is still in effect and does not mean a later amended landscape plan. For example, if a landscape plan was approved with the planned development district and then amended through the minor amendment process, the original landscape plan would be the landscape plan approved with the planned development district, not the landscape plan as amended through the minor amendment process. If, however, the landscape plan approved with the planned development district was replaced through the zoning amendment process, then the replacement landscape plan becomes the original landscape plan. The purpose of this definition is to prevent the use of several sequential minor amendments to circumvent the zoning amendment process.

REQUEST DETAILS:

This is not a zoning change request and no changes to the existing zoning standards can be considered. The only purpose of this hearing is to determine if the proposed amendments to the development and landscape plans comply with the standards established for minor amendments. The Dallas City Code requires that if the plan amendment complies with the standards for a minor amendment, the plan shall be approved.

When evaluating compliance with the standards for a minor amendment, the proposed plans must be compared to the “original” plans rather than with later amended plans.

With the current request, the applicant proposes the following changes (as compared to the “original” plans):

1. Modify the overall site design and building footprint to provide an efficient kitchen layout;
2. Reconfigure the parking layout;
3. Reconfigure the stacking lanes; and,
4. Modify some of the landscaping to allow a better site design.

The city arborist has reviewed the request and has no objection to the proposed landscape plan. The landscape plan includes the removal of ten trees on the north, west and south sides of the property, however, they will be replaced with thirteen trees and shrubs along Preston Road.

The Transportation Development Services Division of the Planning and Development Department, in coordination with the Transportation Department, has reviewed the current request and has no objections to the proposed changes. The changes reviewed include the reconfiguration of the stacking spaces.

Upon review of the proposed development and landscape plans, staff has determined that the request meets the minor amendment criteria for development and landscape plans, complies with the requirements set forth by Planned Development District No. 272, and does not impact any other provisions of the ordinance.

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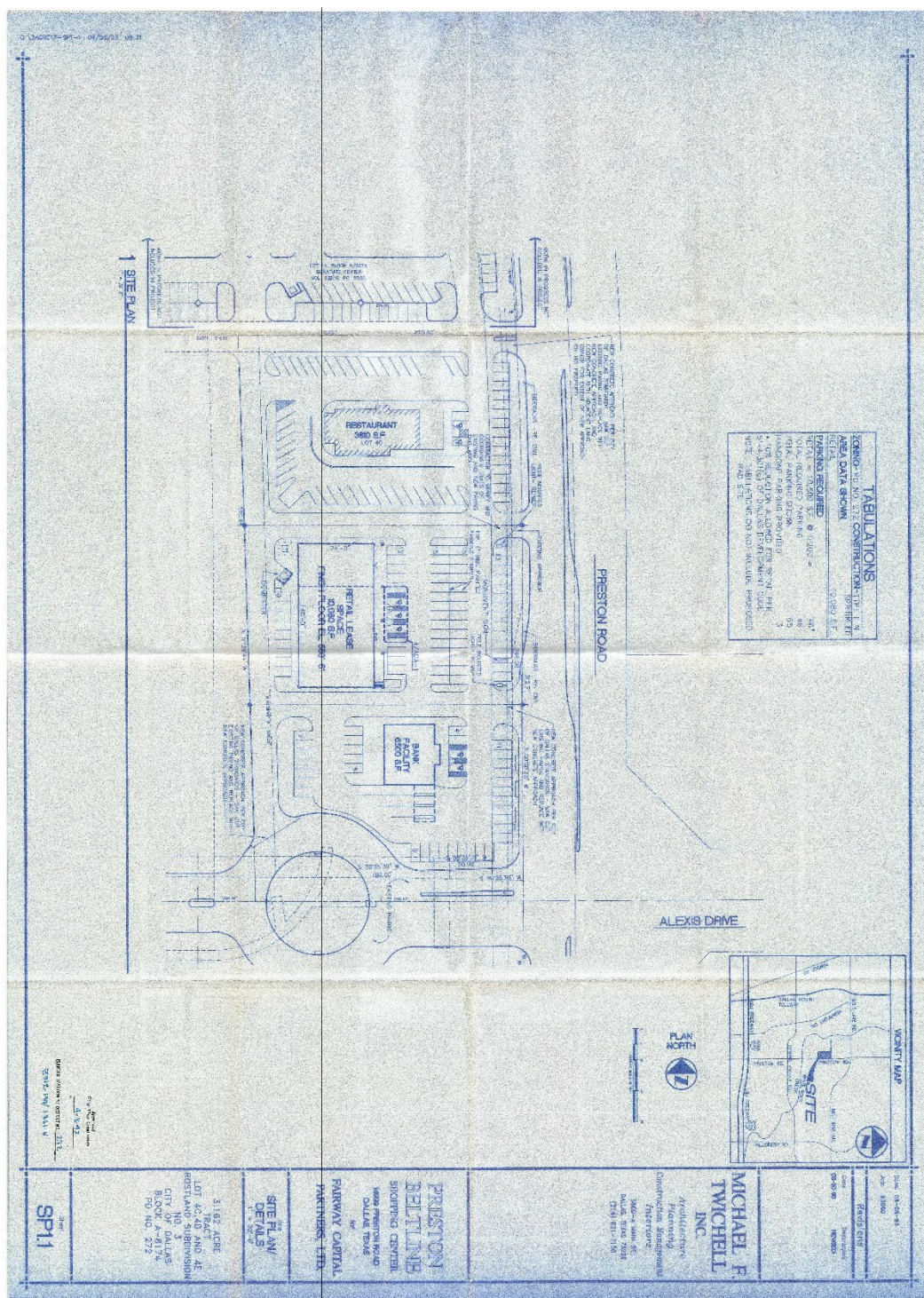
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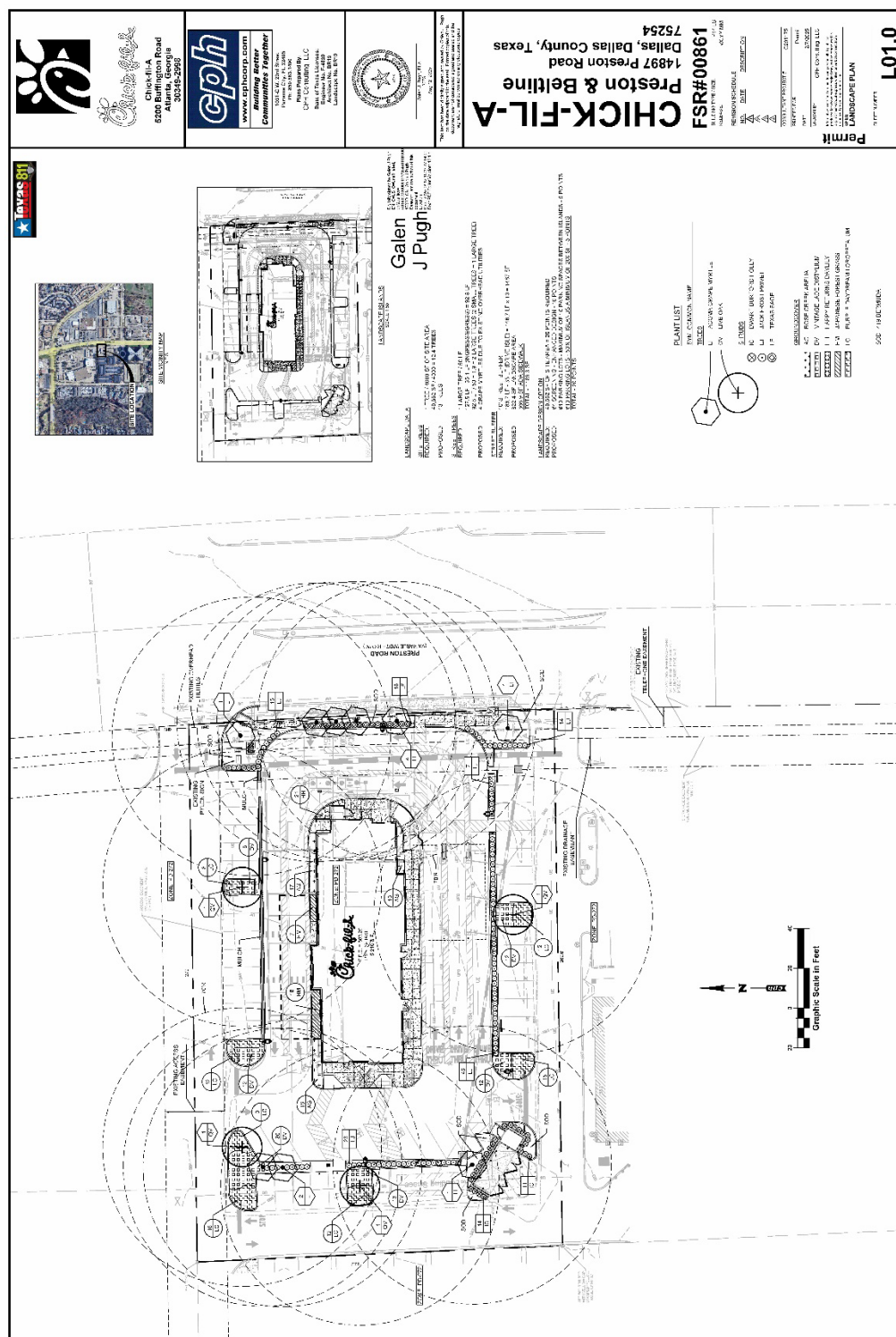
PROPOSED DEVELOPMENT PLAN



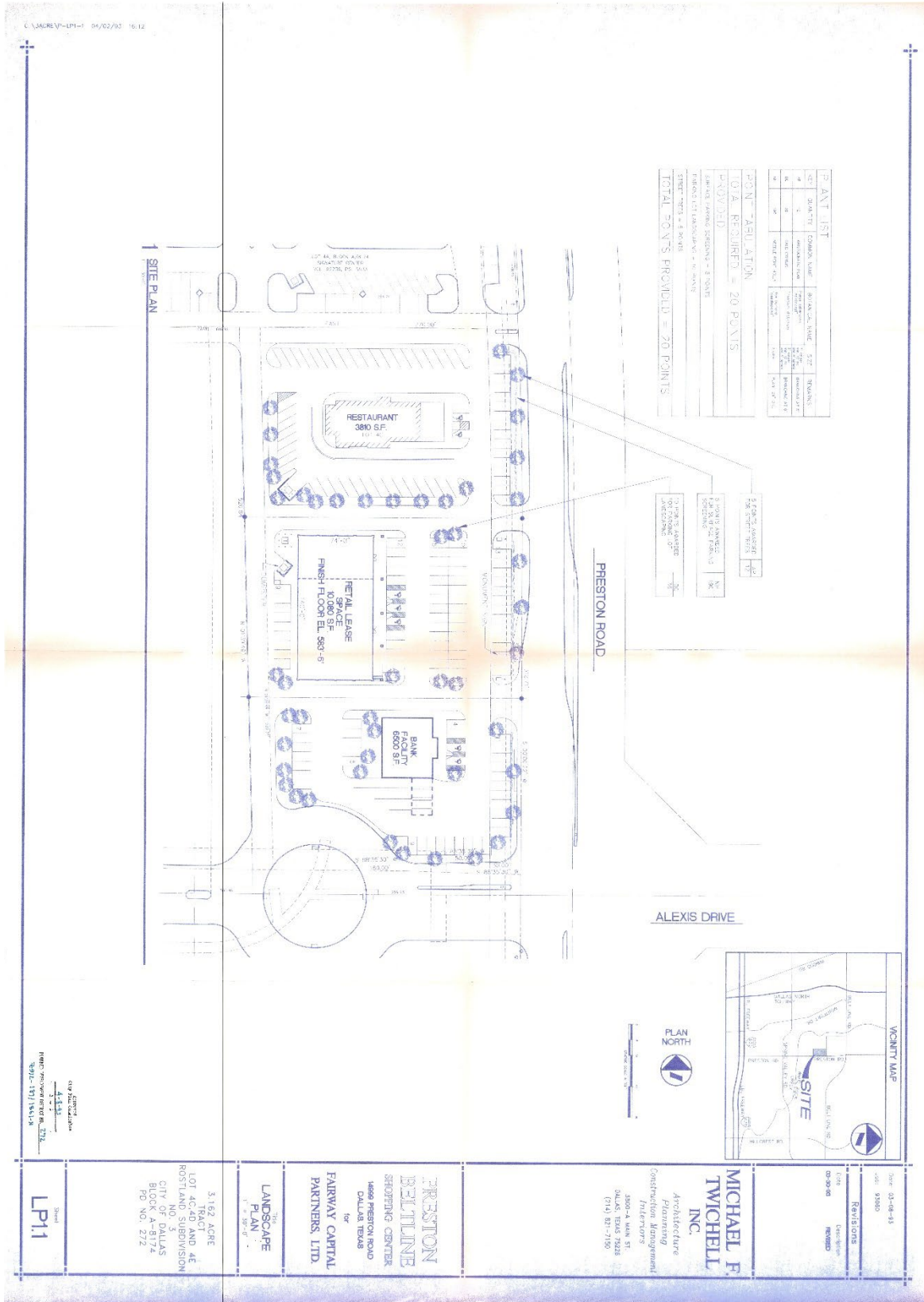
“ORIGINAL” DEVELOPMENT PLAN

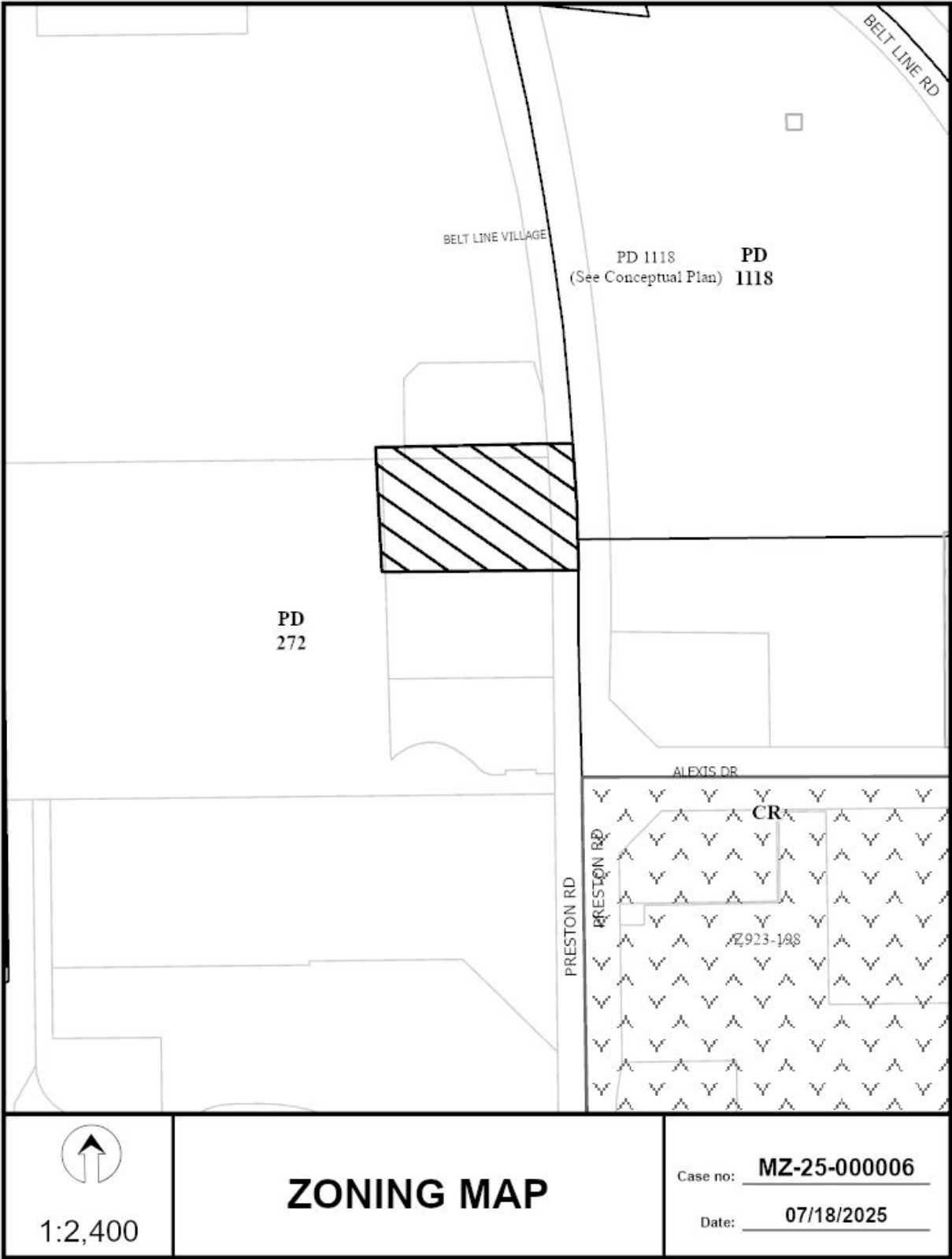


PROPOSED LANDSCAPE PLAN

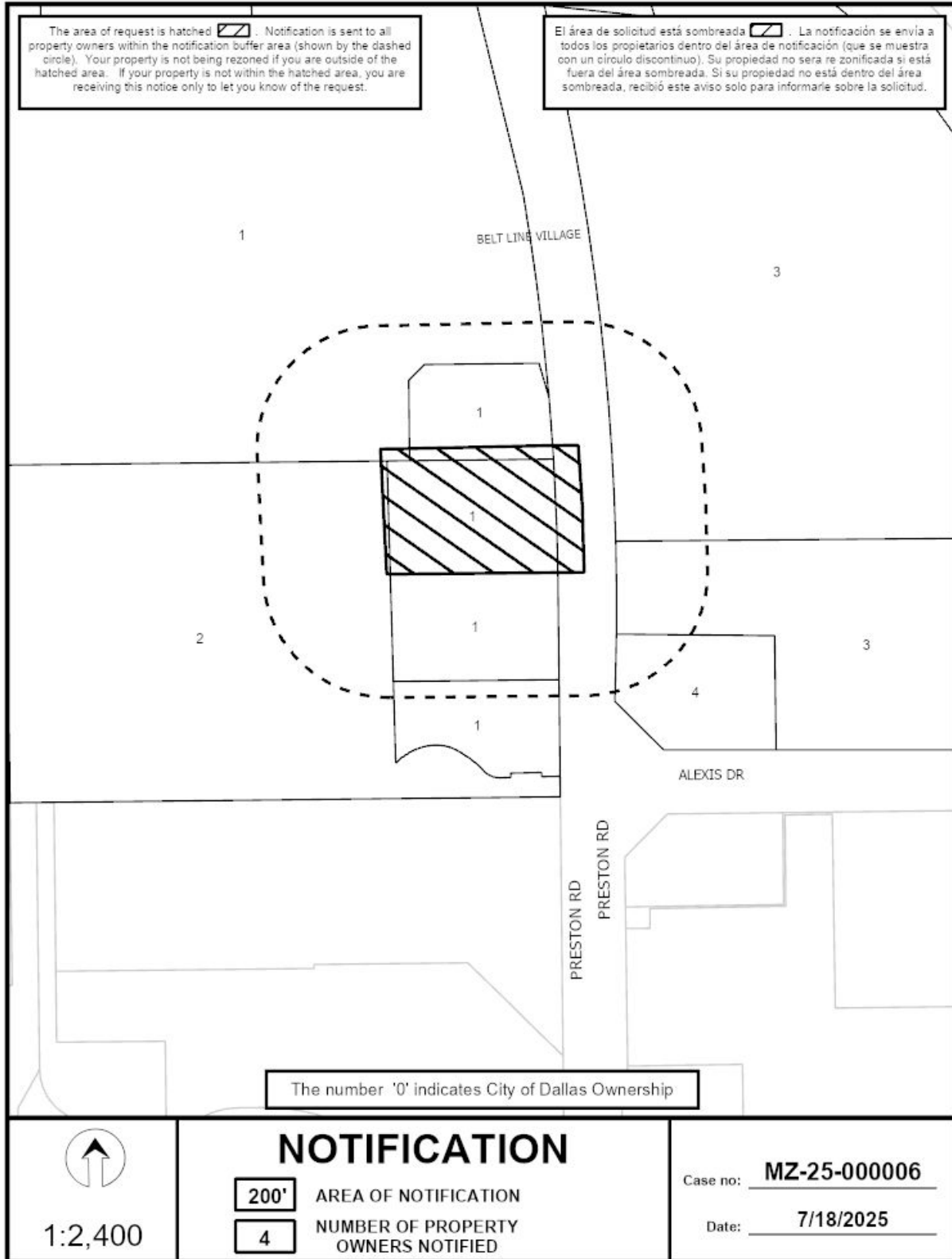


“ORIGINAL” LANDSCAPE PLAN









MZ-25-000006

07/18/2025

Notification List of Property Owners

MZ-25-000006

4 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	14999 PRESTON RD	FAIRWAY CAPITAL PTNR LTD
2	14827 PRESTON RD	2022-1 DALLAS PRESTONWOOD MF
3	15030 PRESTON RD	NEW PEPPER SQUARE S/C PARTNERS LTD
4	14852 PRESTON RD	COMPASS BANK PLANO