

CITY PLAN COMMISSION

THURSDAY, MARCH 26, 2026
Planner: Sheila Alcantara Segovia

FILE NUMBER: MZ-25-000033(SAS) **DATE FILED:** October 14, 2025
LOCATION: South line of Forest Lane, west of Eastern Avenue and east of
Inwood Road
COUNCIL DISTRICT: 13
SIZE OF REQUEST: ±0.56 acres **CENSUS TRACT:** 48113013400

REPRESENTATIVE: Monica Segovia / APP Contractors
APPLICANT: Jones Smith / Dallas Lodge 760 AF & AM
OWNER: Jones Smith / Dallas Lodge 760 AF & AM
REQUEST: An application for a minor amendment to an existing
development plan on property zoned Planned Development
District 1.

STAFF RECOMMENDATION: Approval.

Planned Development District No. 1:
<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=1>

BACKGROUND INFORMATION:

- Planned Development District (PD) No. 1 was approved by City Council on May 21, 1962, on property previously zoned a Residential-1 District.
- The area of request is currently developed as a Lodge.
- The purpose of this request is to reflect the proposed building addition and restriping of the surface parking.
- Planned Development District 1 was amended with case Z212-304 and approved by city council on April 12, 2023, to create a new subdistrict to allow a second story to the property to the east of the area of request. The original development plan (Exhibit 1B) attached to this case report was published with this amendment.
- The original development plan on page 8 and 9 in this case report may not be legible. Please refer to the CPC agenda under file name “MZ-25-000033(SAS)-Original Development Plan”.

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.

REQUEST DETAILS:

The following table shows development standards¹ applicable to the current area of request site. The yard, lot, and space regulations outlined in PD 1 must be read in conjunction with the yard, lot, and space regulations in Sec. 51A-4.400 of the Dallas Development Code, as amended. Except as noted otherwise in Sec. 51P-1102, the yard, lot, and space regulations for the MO(A) Mid Range Office apply. If there is a conflict between the PD and Chap. 51A, the PD regulations control.

	Setbacks		Height	Lot Coverage ^, Density, FAR	Off-street Parking	Special Standards
	Front	Side/Rear				
PD 1	15' Min.	20' where adjacent to or directly across an alley from an R, R(A), D, D(A), TH, TH(A), CH, MF, or MF(A) district; and no minimum in all other cases	Max height is 135 (NOTE: RPS apply) max stories 2 per PD 1	80% max lot coverage No min lot size	1 space/ 250 square foot of floor area per PD 1	

¹ The proposed amendment to the development plan has been reviewed based on the standards required by the local zoning ordinance applicable to the property in conjunction with Section 51A-4.702(a)(6)(B), Planned Development districts created before March 1, 1987 that include office uses must follow the development standards of the MO(A) zoning district. Due to the transition from Chapter 51 to Chapter 51A, the yard, lot, and space regulations applicable to this property correspond to the MO(A) zoning district pursuant to Section 51A-4.702(a)(6)(C)(v). These standards are reflected in the submitted data table unless otherwise specified in PD No. 1

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 amendment to the development plan complies 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” plan):

1. Increase building footprint from 5,260 square feet to 5,535 square feet.
2. Required parking for this land use is 23 spaces. There were 39 parking spaces provided on the original development plan. Currently, with the restriping the applicant is proposing 41 parking spaces on site.

The city arborist has reviewed the request and has no objection to the proposed site plan.

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 objection to the proposed site plan.

Staff recommends approval of the request, having determined that the proposed plan meets the criteria for a minor amendment and complies with the requirements set forth in PD 1.

LIST OF PARTNERS/OFFICERS

Dallas Lodge 760 AF & AM

Micheal bell, Principal Officer

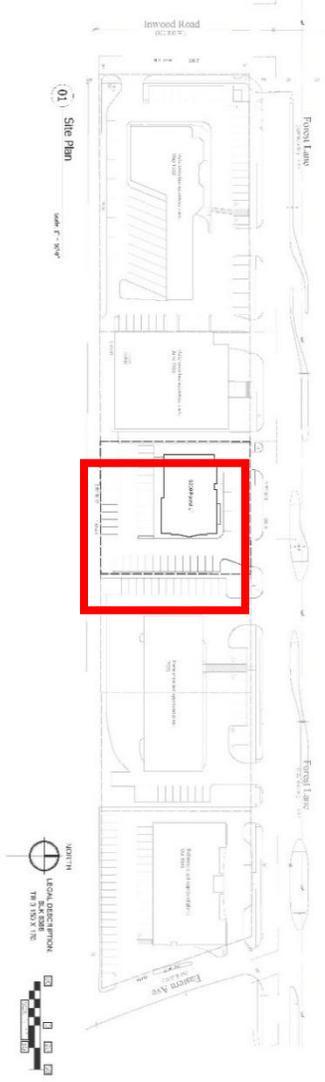
Jeffrey Shrum, Senior Warden

Andrew Franklin, Junior Warden

Nicholas Fehrenbach, *Treasurer*

Royce G Smith, *Secretary*

PROPOSED OVERALL SITE PLAN



APP
CONTRACTORS

S1.01
Site Plan

Scale: 1/8" = 1'-0"

Project: MZ-25-000033

Client: [Redacted]

Contractor: [Redacted]

Project Address: [Redacted]

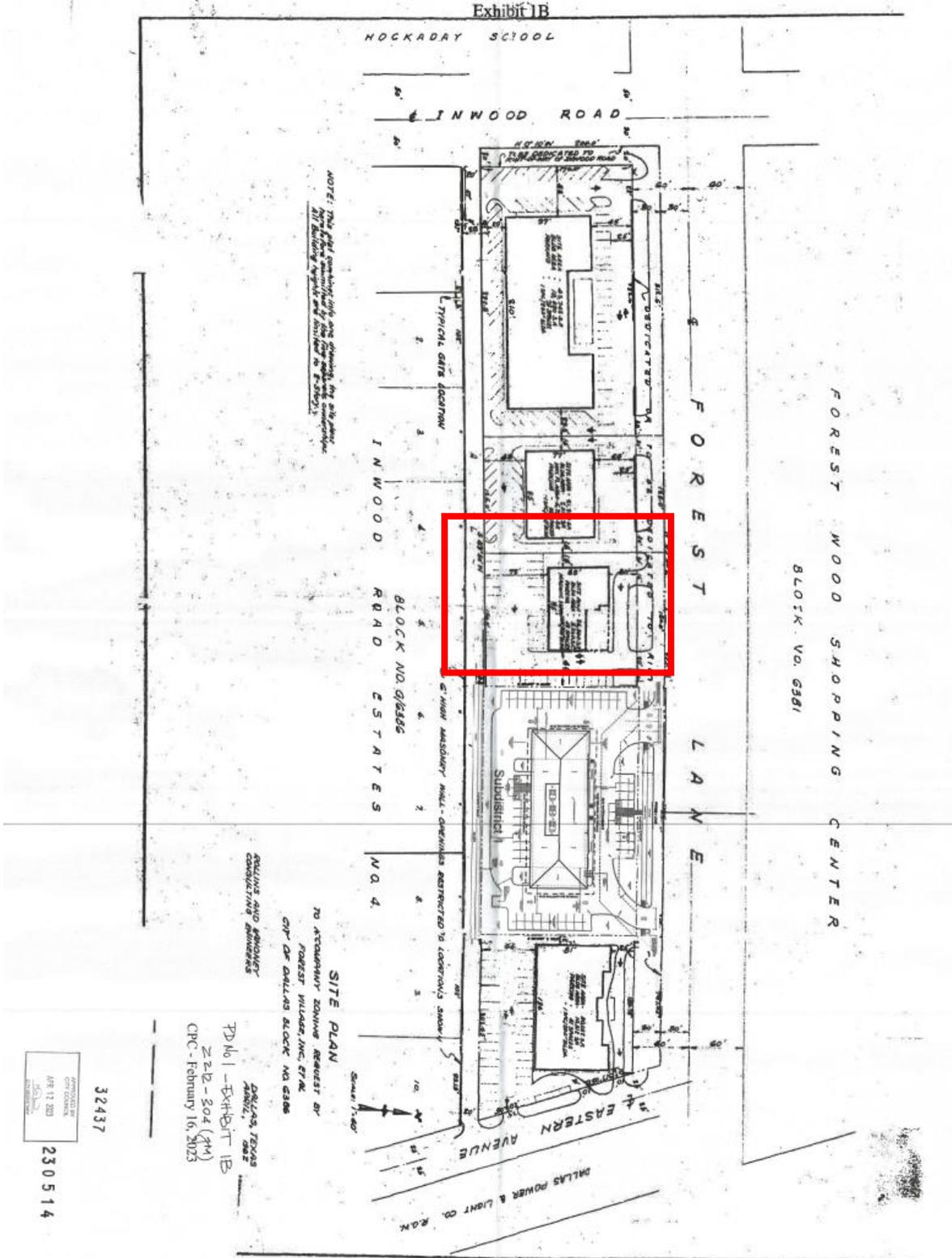
Project Phone: [Redacted]

Project Email: [Redacted]

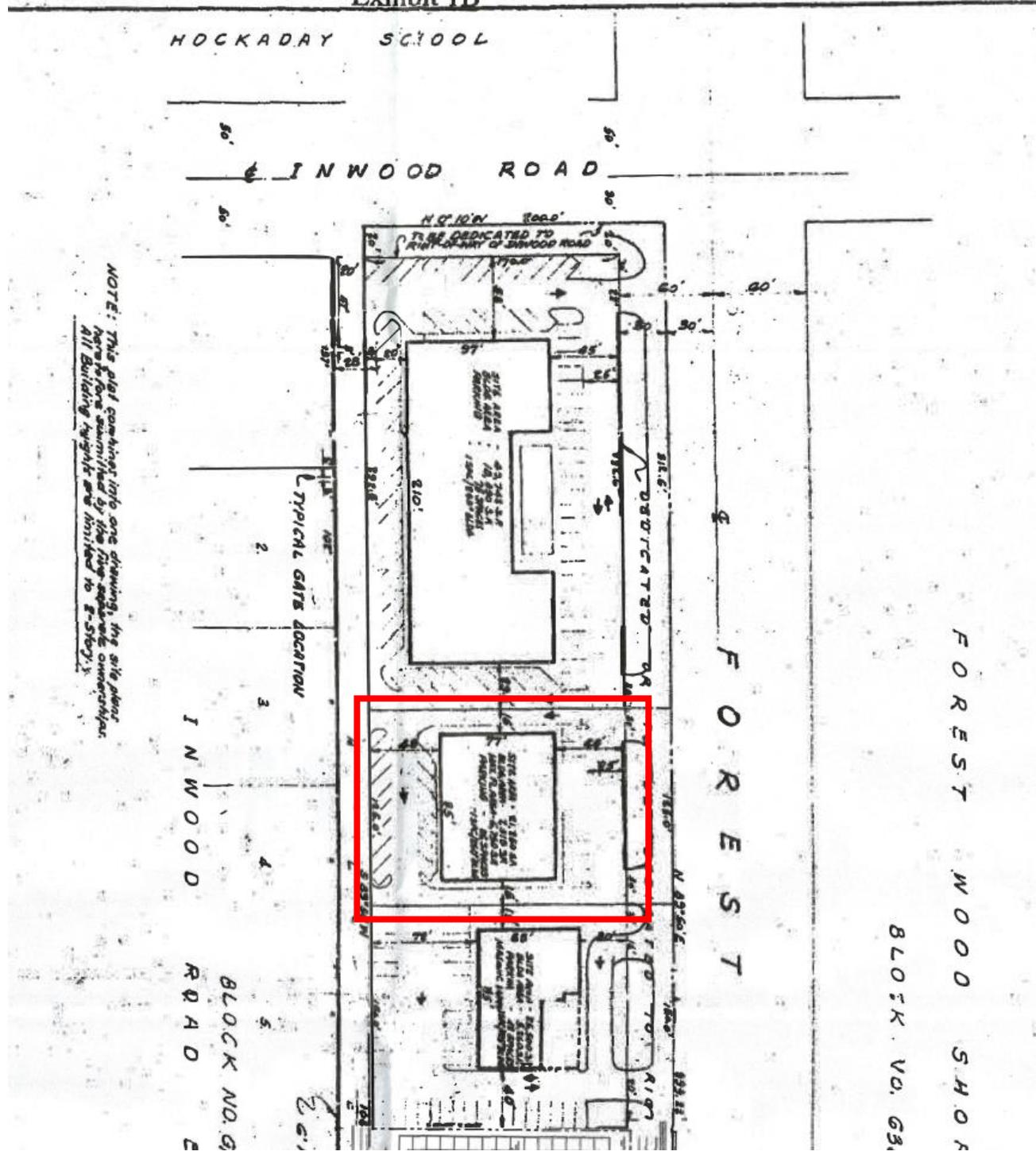
Project Website: [Redacted]

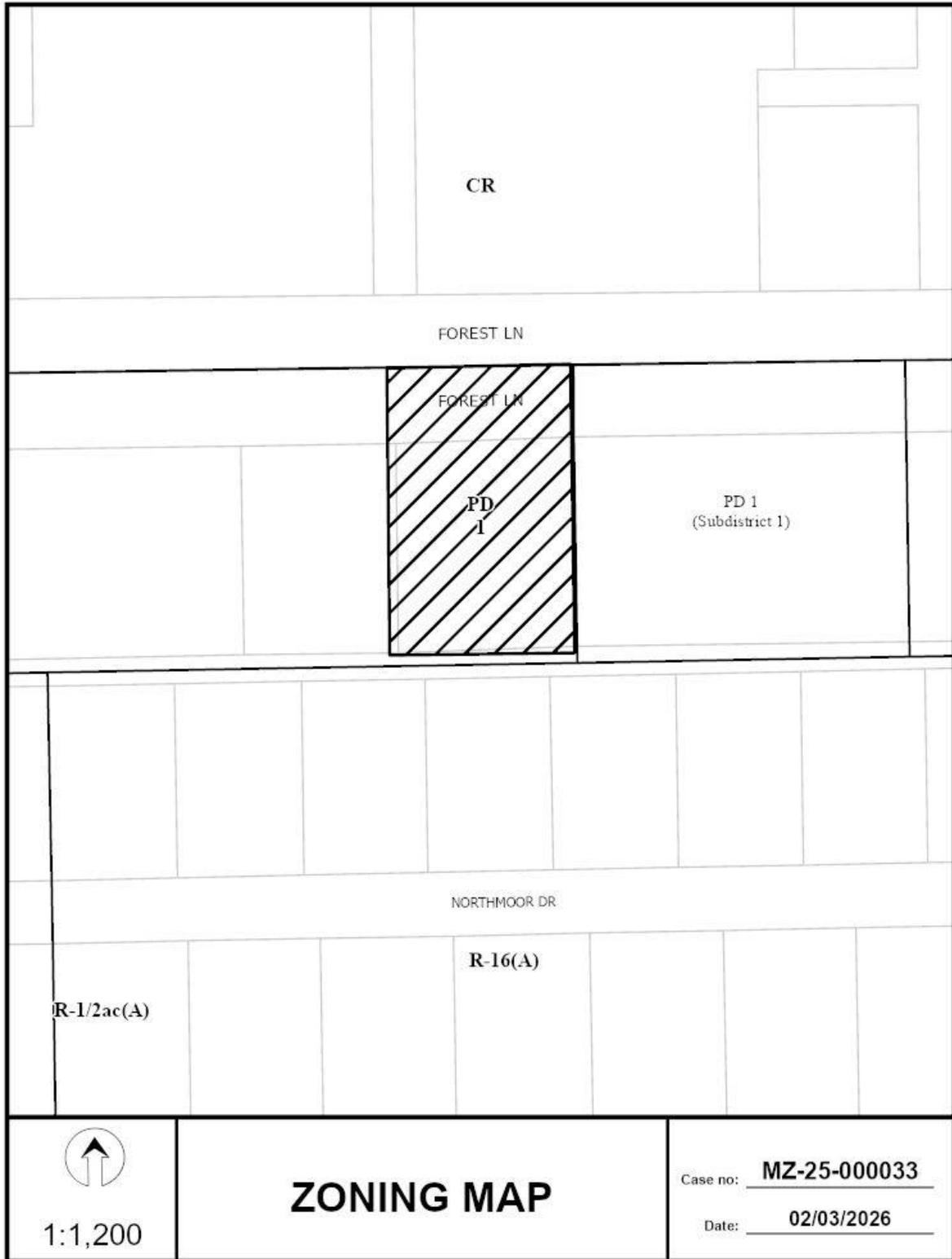
ORIGINAL OVERALL SITE PLAN

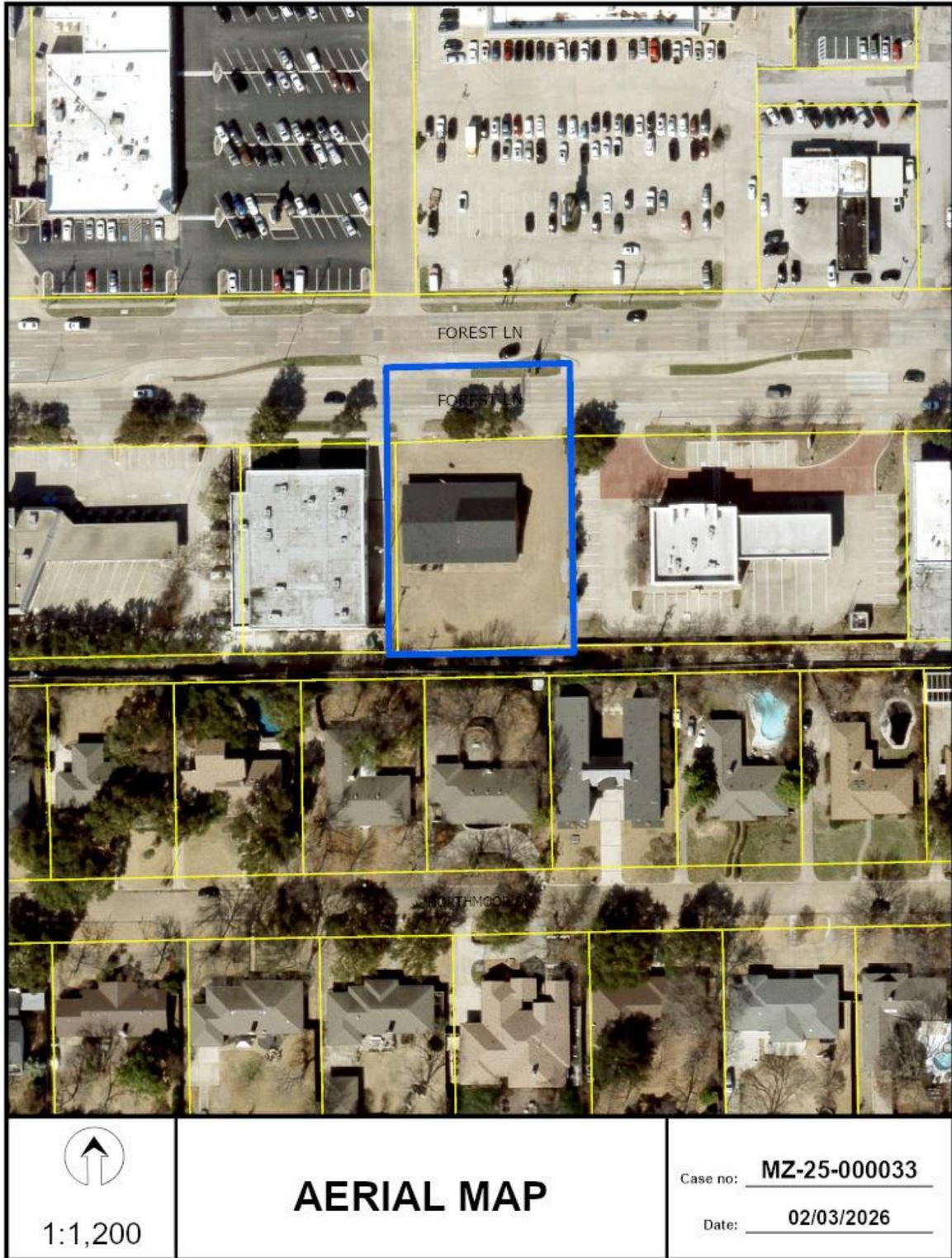
City Council Approved 4.12.2023

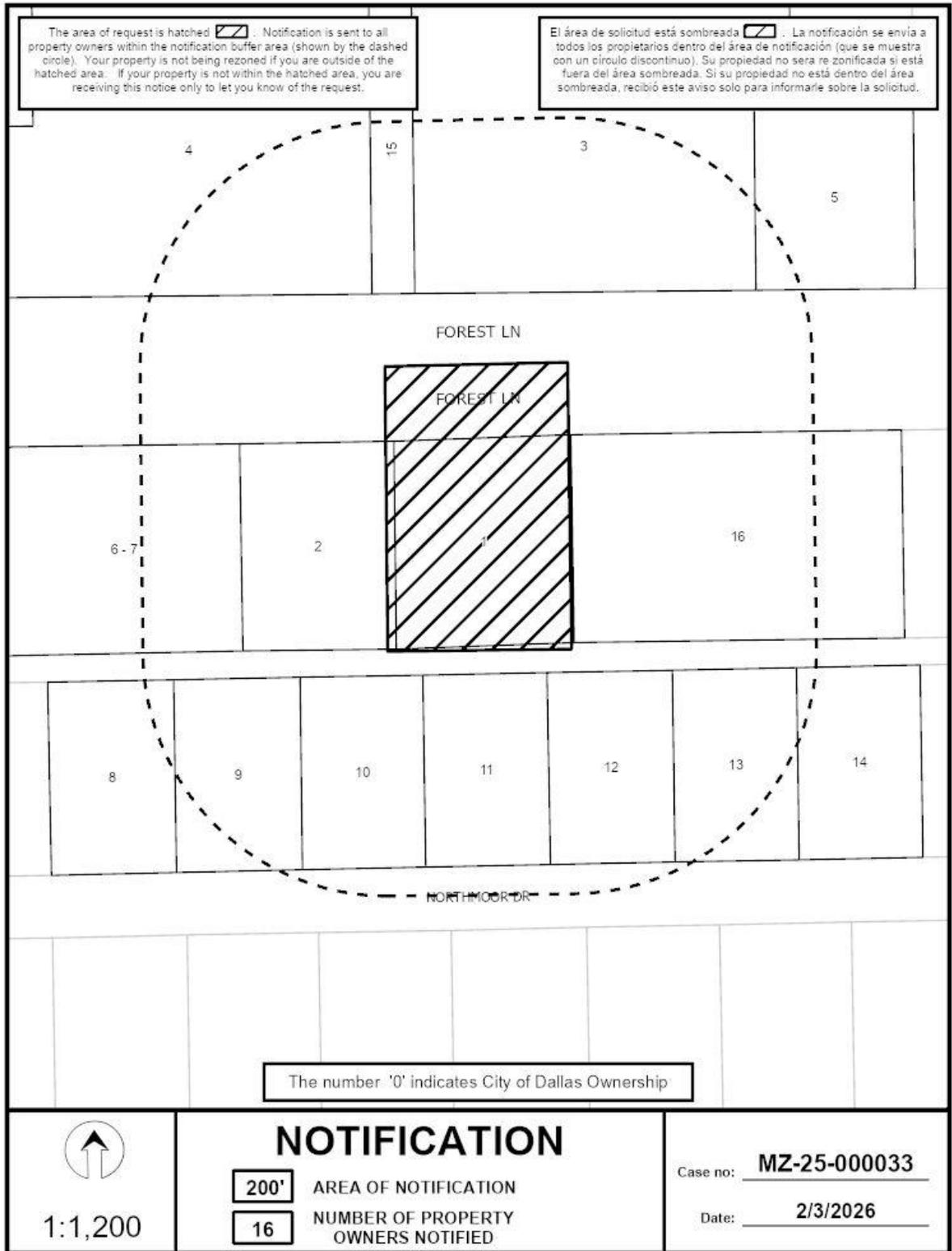


ORIGINAL OVERALL SITE PLAN-ENLARGED
City Council Approved 4.12.2023
Exhibit 1B









02/03/2026

Notification List of Property Owners

MZ-25-000033

16 Property Owners Notified

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
1	5300 FOREST LN	DALLAS LODGE 760 AF & AM
2	5232 FOREST LN	5232 FOREST LN LP
3	5333 FOREST LN	FOREST VILLAGE INC
4	11804 INWOOD RD	DANIEL A H
5	5341 FOREST LN	FORESTWOOD CENTER
6	5200 FOREST LN	FOREST VILLAGE INC
7	5200 FOREST LN	FORESTWOOD NATIONAL BANK
8	5217 NORTHMOOR DR	CHO KYUNG KU &
9	5227 NORTHMOOR DR	VAIDYA PARAG &
10	5309 NORTHMOOR DR	AZIZ SANIHA &
11	5319 NORTHMOOR DR	GOKANI ANILKUMAR V & TINA
12	5329 NORTHMOOR DR	MEGHANI AKBER & ZAITOON
13	5405 NORTHMOOR DR	GUTTRIDGE BARRY J &
14	5415 NORTHMOOR DR	TREVINO ISAAC P & REBECCA
15	5407 FOREST LN	FORESTWOOD CENTER JV
16	5310 FOREST LN	AMERICAN NATIONAL BANK &