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City of Dallas

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**CITY SECRETARY
DALLAS, TEXAS**

POSTED CITY SECRETARY
DALLAS, TX

*1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201*



City Plan Commission

January 23, 2025

Briefing - 9:00 AM

Public Hearing - 12:30 PM



CITY OF DALLAS
CITY PLAN COMMISSION MEETING
THURSDAY, JANUARY 23, 2025
AGENDA

BRIEFINGS: **Videoconference/Council Chambers*** **9:00 a.m.**

(The City Plan Commission may be briefed on any item on the agenda if it becomes necessary.)

PUBLIC HEARINGS: **Videoconference/Council Chambers*** **12:30 p.m.**
Public hearings will not be heard before 12:30 p.m.

PURPOSE: To consider the attached agendas.

[New City Plan Commission webpage.](#)

*** All meeting rooms and chambers are located in Dallas City Hall, 1500 Marilla, Dallas, Texas**

The City Plan Commission meeting will be held by videoconference and in the Council Chambers, 6th Floor at City Hall. Individuals who wish to listen to the meeting, may participate by video by joining Cisco Webex Link: <https://bit.ly/CPC-012325> or by calling the following phone number: **Webinar number:** (Webinar 2495 665 3302) password: dallas (325527 from phones)) and by **phone:** +1-469-210-7159 United States Toll (Dallas) or +1-408-418-9388 United States Toll (**Access code:** 2495 665 3302 **Password (if required)** 325527.

Individuals and interested parties wishing to speak must register with the Department of Planning and Development by registering online at <https://dallascityhall.com/government/Boards-and-Commissions/City-Plan-and-Zoning-Commission/Pages/Meetings.aspx> or call (214) 670-4209, by 3:00 p.m., Wednesday, January 22, 2025, eighteen (18) hours prior to the meeting date and time.

Las personas y las partes interesadas que deseen hablar deben registrarse en el Departamento de Planificación y Desarrollo registrándose en línea en <https://dallascityhall.com/government/Boards-and-Commissions/City-Plan-and-Zoning-Commission/Pages/Meetings.aspx> o llamando al (214) 670-4209, antes de las 3:00 p.m. del miércoles, 22 de enero de 2025, dieciocho (18) horas antes de la fecha y hora de la reunión.

The public may attend the meeting virtually; however, City Hall is available for those wishing to attend the meeting in person. The City of Dallas will make “Reasonable Accommodations/Modifications” to programs and/or other related activities to ensure any and all residents have access to services and resources to ensure an equitable and inclusive meeting. Anyone requiring auxiliary aid, service, and/or translation(interpreter) to fully participate in the meeting should notify the Department of Planning and Development by emailing yolanda.hernandez@dallas.gov, calling (214) 670-4209 or TTY (800) 735-2989, at least seventy-two (72) hours (3 days) prior to the scheduled meeting. A video stream of the meeting will be available twenty-four (24) hours after adjournment by visiting <https://dallastx.new.swagit.com/views/113>.

Se anima al público a asistir a la reunión virtualmente; sin embargo, la audiencia está disponible para aquellos que deseen asistir en persona. La ciudad de Dallas llevará a cabo “Adecuaciones/Modificaciones Razonables” a los programas y/u otras actividades relacionadas para asegurar que todos y cada uno de los residentes tengan acceso a los servicios y recursos para asegurar una reunión equitativa e inclusiva. Cualquier persona que requiera asistencia adicional, servicio, y/o traducción (intérprete) para poder participar de forma íntegra en la reunión debe notificar a Departamento de Planificación y Desarrollo enviando un correo electrónico a yolanda.hernandez@dallas.gov, llamando al (214) 670-4209 o TTY (800) 735-2989, por lo menos setenta y dos (72) horas (3 días) antes de la reunión programada. Una transmisión en video de la reunión estará disponible dos días hábiles luego de la finalización de la reunión en <https://dallastx.new.swagit.com/views/113>.

**AGENDA
CITY PLAN COMMISSION MEETING
THURSDAY, JANUARY 23, 2025
ORDER OF BUSINESS**

The City Plan Commission meeting will be held by videoconference and in the Council Chambers, 6th Floor at City Hall. Individuals who wish to speak in accordance with the City Plan Commission Rules of Procedure must sign up with the Department of Planning and Development's Office.

The public may attend the meeting virtually; however, City Hall is available for those wishing to attend the meeting in person.

The following videoconference link is available to the public to listen to the meeting and Public Affairs and Outreach will also stream the City Plan Commission meeting on Spectrum Cable Channel 16 and bit.ly/cityofdallastv:

<https://dallascityhall.webex.com/dallascityhall/j.php?MTID=m872ff35143eaf36b335a44c542e1ff83>

Public hearings will not be heard before 12:30 p.m.

BRIEFING ITEMS

Item 1

APPROVAL OF MINUTES

ACTION ITEMS:

ZONING DOCKET:

ZONING CASES – CONSENT

Items 2-12

ZONING CASES – UNDER ADVISEMENT

Items 13-15

ZONING CASES – INDIVIDUAL

Items 16-20

SPECIAL PROVISION SIGN DISTRICT:

Items 21-22

SUBDIVISION DOCKET:

SUBDIVISION CASES – CONSENT

Items 23-40

SUBDIVISION CASES – RESIDENTIAL REPLATS

Items 41-44

SUBDIVISION CASES – BUILDING LINE REMOVAL

Item 45

CERTIFICATES OF APPROPRIATENESS FOR SIGNS:

Items 46-47

AUTHORIZED HEARINGS – ZONING CASES:

Item 48

LANDMARK APPEAL:

Item 49

OTHER MATTERS – UNDER ADVISEMENT:

FY 2023-24 CITY PLAN COMMISSION ANNUAL REPORT

Item 50

CONSIDERATION OF APPOINTMENTS TO CPC COMMITTEES

ADJOURNMENT

Handgun Prohibition Notice for Meetings of Governmental Entities

"Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun."

"De acuerdo con la sección 30.06 del código penal (ingreso sin autorización de un titular de una licencia con una pistola oculta), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola oculta."

"Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly."

"De acuerdo con la sección 30.07 del código penal (ingreso sin autorización de un titular de una licencia con una pistola a la vista), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola a la vista."

"Pursuant to Section 46.03, Penal Code (places weapons prohibited), a person may not carry a firearm or other weapon into any open meeting on this property."

"De conformidad con la Sección 46.03, Código Penal (coloca armas prohibidas), una persona no puede llevar un arma de fuego u otra arma a ninguna reunión abierta en esta propiedad."

CALL TO ORDER**BRIEFINGS:**

1. [25-313A](#) **Overview and briefing on the South Dallas Fair Park Area Plan**
Lindsay Jackson, Senior Planner, Planning and Development Department
Patrick Blaydes, Chief Planner, Planning and Development Department

PUBLIC TESTIMONY:**APPROVAL OF MINUTES:**

Approval of Minutes of the December 5, 2024 City Plan Commission Hearing and the January 16, 2025 Special Called City Plan Commission Meeting.

ACTIONS ITEMS:**ZONING DOCKET:****Zoning Cases - Consent:**

2. [25-314A](#) An application for the renewal of Specific Use Permit No. 2430 for a bail bonds office on property zoned within the Mixmaster Riverfront Subdistrict of Planned Development District No. 784, the Trinity River Corridor Special Purpose District, on the east line of South Riverfront Boulevard, south of Reunion Boulevard.
Staff Recommendation: **Approval** for a two-year period subject to amended conditions.
Applicant: Eric Khozindar
Planner: Connor Roberts
Council District: 6
Z223-287(CR)

Attachments: [Z223-287\(CR\) Case Report](#)

3. [25-315A](#) An application for the renewal of Specific Use Permit No. 2269 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned an LI-D-1 Light Industrial District with a D-1 Liquor Control Overlay, on the northeast corner of South Buckner Boulevard and Forney Road.
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to amended conditions.
Applicant: Bert & Bob Investment Co.
Representative: Andrew Ruegg, MASTERPLAN
Planner: Connor Roberts
Council District: 7
Z234-111(CR)

Attachments: [Z234-111\(CR\) Case Report](#)

4. [25-316A](#) An application for an amendment to and renewal of Specific Use Permit No. 2469 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned an NS(A)-D-1 Neighborhood Services District with a D-1 Liquor Control Overlay, on the southeast corner of Elam Road and Pleasant Drive.
Staff Recommendation: **Approval** for a three-year period, subject to an amended site plan and amended conditions.
Applicant: Abdel Hussein, Sajeda Inc.
Representative: Alechemi DP, Robert Nunez
Planner: Wilson Kerr
Council District: 5
Z234-218(WK)

Attachments: [Z234-218\(WK\) Case Report](#)

5. [25-317A](#) An application for the renewal of Specific Use Permit No. 1883 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CS-D-1 Commercial Service District with a D-1 Liquor Control Overlay, on the east corner of South Belt Line Road and C.F. Hawn Freeway.
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions and site plan.
Applicant: SEJ Asset Management & Investment Company
Representative: Andrew Ruegg, MASTERPLAN
Planner: Connor Roberts
Council District: 8
Z234-270(CR)

Attachments: [Z234-270\(CR\) Case Report](#)

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6. [25-318A](#) An application for a Planned Development District for TH-3(A) Townhouse District uses on property zoned an R-7.5(A) Single Family District, on the southeast line of Ferguson Road, between Hibiscus Drive and Pasteur Avenue.
Staff Recommendation: **Approval**, subject to a conceptual plan and conditions.
Applicant: Karrington Realty
Representative: Jennifer Hiromoto
Planner: Martin Bate
Council District: 7
Z234-311(MB)
- Attachments:** [Z234-311\(MB\) Case Report](#)
[Z234-311\(MB\) Conceptual Plan](#)
7. [25-319A](#) An application for an R-5(A) Single Family Subdistrict on property zoned an NC Neighborhood Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the southwest line of Lagow Street, between Canal Street and Spring Avenue.
Staff Recommendation: **Approval**.
Applicant: Gary Dorsey
Representative: G&D Management, LLC
Planner: LeQuan Clinton
Council District: 7
Z234-314(LC)
- Attachments:** [Z234-314\(LC\) Case Report](#)
8. [25-320A](#) An application for an amendment to Subarea A within Planned Development No. 975, on the northeast corner of Simpson Stuart Road and Highland Hills Drive.
Staff Recommendation: **Approval**, subject to a revised development plan, traffic management plan and conditions.
Applicant: Dallas Independent School District
Representative: Elsi Thurman, Land Use Planning & Zoning Services
Planner: Lori Levy, AICP
Council District: 8
Z234-318(LL)
- Attachments:** [Z234-318\(LL\) Case Report](#)
[Z234-318\(LL\) Development Plan](#)
[Z234-318\(LL\) Traffic Management Plan](#)

9. [25-321A](#) An application for an R-5(A) Single Family District on property zoned an LI Light Industrial District on the south line of Compton Street, west of the intersection of Compton Street and Glidden Street.
Staff Recommendation: **Approval**.
Applicant: Anderson Noble Group, LLC
Representative: Audra Buckley, Permitted Development
Planner: LeQuan Clinton
Council District: 4
Z234-321(LC)

Attachments: [Z234-321\(LC\) Case Report](#)

10. [25-322A](#) An application for an amendment to Planned Development District No. 917 on the northwest line of Manor Way, between Maple Avenue and Denton Drive.
Staff Recommendation: **Approval**, subject to amended conditions.
Applicant: DLF Denton, LLC
Representative: Tommy Mann and Daniel Box, Winstead PC
Planner: Michael V. Pepe
Council District: 2
Z234-326(MP)

Attachments: [Z234-326\(MP\) Case Report](#)

11. [25-323A](#) An application for a Specific Use Permit for an alcoholic beverage establishment limited to a bar, lounge, or tavern on property zoned Planned Development District No. 619 with H/87 Republic National Bank (Davis) Building Historic District Overlay, on the north line of Main Street, east of South Field Street.
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.
Applicant: Davis 1309 Main, LLC
Representative: David Martin
Planner: Connor Roberts
Council District: 14
Z234-347(CR)

Attachments: [Z234-347\(CR\) Case Report](#)
[Z234-347\(CR\) Site Plan](#)

12. [25-324A](#) An application for an amendment to Planned Development No. 1112 generally located northeast of Harry Hines Boulevard, southeast of West Mockingbird Lane, and on the northeast and southwest line of Forest Park Road.
Staff Recommendation: **Approval**, subject to amended conditions.
Applicant: Pediatric Health Management Services
Representative: Tommy Mann, Winstead PC
Planner: Michael V. Pepe
Council District: 2
Z245-113(MP)

Attachments: [Z245-113\(MP\) Case Report](#)

Zoning Cases - Under Advisement:

13. [25-325A](#) An application for a Planned Development District for MU-2 Mixed Use District uses on property zoned a CR Community Retail District, on the southeast corner of Preston Road and Belt Line Road.
Staff Recommendation: **Approval**, subject to a conceptual plan, a development plan, and staff's recommended conditions.
Representative: Masterplan, Lee Kleinman and Andrew Ruegg
Planner: Jennifer Muñoz
U/A From: December 5, 2024.
Council District: 11
Z212-358(JM)

Attachments: [Z212-358\(JM\) Case Report](#)
[Z212-358\(JM\) Conceptual Plan](#)
[Z212-358\(JM\) Development Plan](#)
[Z212-358\(JM\) Traffic Impact Analysis Volume 1](#)
[Z212-358\(JM\) Traffic Impact Analysis Volume 2](#)

14. [25-326A](#) An application for an MF-2(A) Multifamily District on property zoned an NS(A) Neighborhood Service District with deed restrictions [Z889-187 Tract 2] and an A(A) Agricultural District, on the north line of West Camp Wisdom Road, between Clark Road and Royal Cedar Way.
Staff Recommendation: **Approval**.
Applicant: Thomas M. Gaubert
Representative: Steven Uetrecht
Planner: Michael V. Pepe
U/A From: September 19, 2024, October 10, 2024, October 24, 2024, and November 21, 2024.
Council District: 3
Z223-220(MP)

Attachments: [Z223-220\(MP\) Case Report](#)

15. [25-327A](#) An application for a new Planned Development Subdistrict on property zoned Subdistrict 1A within Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District, an area bound by West Commerce Street, Haslett Street, Yorktown Street, and Pittman Street.
Staff Recommendation: **Approval**, subject to conditions.
Applicant: TW Commerce Management, LLC
Representative: Rob Baldwin, Baldwin Associates
Planner: Martin Bate
U/A From: December 5, 2024.
Council District: 6
Z234-291(MB)

Attachments: [Z234-291\(MB\) Case Report](#)

Zoning Cases - Individual:

16. [25-328A](#) An application 1) a Planned Development District for MU-1 Mixed Use District uses; and 2) the termination of deed restrictions [Z834-123] on property zoned an RR Regional Retail District with deed restrictions [Z834-123] with consideration for an MU-1 Mixed Use District, on the northeast line of West Camp Wisdom Road, northwest of the intersection of West Camp Wisdom Road and Clark Road.
Staff Recommendation: **Approval** of 1) an MU-1 Mixed Use District in lieu of a planned development district and 2) termination of deed restrictions [DR Z834-123].
Applicant: NRP Holdings LLC
Representative: Daniel Box, Winstead PC
Planner: Michael V. Pepe
Council District: 3
Z223-304(MP)

Attachments: [Z223-304\(MP\) Case Report](#)
[Z223-304\(MP\) Development Plan](#)

17. [25-329A](#) An application for a Planned Development Subdistrict for HC Heavy Commercial Subdistrict uses on property zoned an HC Heavy Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, bound by Cedar Springs Road, Maple Avenue, North Pearl Street, and McKinney Avenue.
Staff Recommendation: **Approval**, subject to a conceptual plan, development plan, Subarea A landscape plan, Subarea B landscape plan, and staff's recommended conditions.
Applicant: GPIF TC Owner LLC
Representative: Victoria Morris
Planner: Martin Bate
Council District: 14
Z234-243(MB)
- Attachments:** [Z234-243\(MB\) Case Report](#)
[Z234-243\(MB\) Conceptual Plan](#)
[Z234-243\(MB\) Development Plan](#)
[Z234-243\(MB\) Landscape Plan Subarea A](#)
[Z234-243\(MB\) Landscape Plan Subarea B](#)
18. [25-330A](#) An application for a Specific Use Permit for a commercial amusement (inside) on property zoned Subdistrict 1 within Planned Development District No. 534, the C.F. Hawn Special Purpose District No. 2, on the northeast line of C.F. Hawn Freeway, west of Pleasant Drive.
Staff Recommendation: **Approval** for a five-year period, subject to a site plan and staff's recommended conditions.
Applicant: Brandon C. Rogeness
Planner: Wilson Kerr
Council District: 5
Z234-315(WK)
- Attachments:** [Z234-315\(WK\) Case Report](#)
[Z234-315\(WK\) Site Plan](#)
19. [25-331A](#) An application for a Specific Use Permit for a motor vehicle fueling station on property zoned Light Commercial/Office Area 1 Subdistrict within Planned Development District No. 631, the West Davis Special Purpose District, on the north line of West Davis Street, east of North Walton Walker Boulevard.
Staff Recommendation: **Approval** for a five-year period, subject to a site plan and staff's recommended conditions.
Applicant: Houshang Jahvani, P.E.
Planner: Connor Roberts
Council District: 6
Z234-327(CR)
- Attachments:** [Z234-327\(CR\) Case Report](#)
[Z234-327\(CR\) Site Plan](#)

20. [25-332A](#) An application for an amendment to Specific Use Permit No. 2107 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay, on the north corner of Ramona Avenue and East Overton Road.
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five year periods, subject to a site plan and staff's recommended conditions.
Applicant: Jay Y. Lee
Planner: Wilson Kerr
Council District: 4
Z234-346(WK)

Attachments: [Z234-346\(WK\) Case Report](#)

SPECIAL PROVISION SIGN DISTRICT:

21. [25-333A](#) An application to create a new subdistrict, Lawyers Building, within the West End Historic Sign District on a property zoned CA-1(A) Central Area District with Historic Overlay No 2., on the southwest corner of Main Street and South Austin Street.
Staff Recommendation: **Approval.**
Special Sign District Advisory Committee Recommendation: **Approval,** subject to conditions.
Applicant: Big Outdoor Texas, LLC
Representative: Jackson Walker LLP / Suzane Kedron & Victoria Morris
Planner: Oscar Aguilera
Council District: 14
SPSD234-003(OA)

Attachments: [SPSD234-003\(OA\) Case Report](#)

22. [25-334A](#) An application to create the 23 Spring Subdistrict within the Uptown Special Provision Sign District on a property zoned Planned Development District 193 Subdistrict 146, on the southwest corner of Cedar Springs Road, at Maple Avenue and Bookhout Street.
Staff Recommendation: **Approval.**
Special Sign District Advisory Committee Recommendation: **Approval.**
Applicant: 23 Springs, LP.
Representative: Chris Bauer, FocusEGD
Planner: Oscar Aguilera
Council District: 14
SPSD234-004(OA)

Attachments: [SPSD234-004\(OA\) Case Report](#)

SUBDIVISION DOCKET:Consent Items:

23. [25-336A](#) An application to create one 2.737-acre lot from a tract of land in City Block 8005 on property located on S.M. Wright Parkway/State Highway No. 310, south of Simpson Stuart Road.
Applicant/Owner: 9440 Ventures LLC
Surveyor: Salcedo Group, Inc.
Application Filed: December 26, 2024
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 8
S245-045

Attachments: [S245-045 Case Report](#)
[S245-045 Plat](#)

24. [25-337A](#) An application to replat a 0.9298-acre tract of land containing all of Lots 4 through 6 in City Block I/1531 to create a 12-lot shared access development with lots ranging in size from 0.0563-acre (2,452 square feet) to 0.0922-acre (4,017 square feet), on property located on Cole Avenue, south of Armstrong Avenue.
Applicant/Owner: Tyler Sibley, Kairoi Properties, LLC; Brian O'Boyle Sr., Berryset II Uptown LTN, LLC
Surveyor: Kimley-Horn and Associates, Inc.
Application Filed: December 26, 2024
Zoning: PD 193 (MF-2)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 14
S245-047

Attachments: [S245-047 Case Report](#)
[S245-047 Plat](#)

25. [25-338A](#) An application to replat a 1.2413-acre tract of land containing all of Lots 12 through 16 in City Block 1/1531 to create a 17-lot shared access development with lots ranging in size from 0.0471-acre (2,051 square feet) to 0.0957-acre (4,167 square feet), on property located on Travis Street, north of Oliver Street.
- Applicant/Owners: Tyler Sibley, Kairoi Properties, LLC, Brian O'Boyle Sr., Berryset II Uptown LTN, LLC
- Surveyor: Kimley-Horn and Associates, Inc.
- Application Filed: December 26, 2024
- Zoning: PD 193 (MF-2)
- Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- Planner: Hema Sharma
- Council District: 14
- S245-048**

Attachments: [S245-048 Case Report](#)
[S245-048 Plat](#)

26. [25-339A](#) An application to replat a 2.105-acre tract of land containing all of Lots 25, 26, 27, 34 and 35 in City Block 4/642; all of Lots 7 through 9 in City Block 1/645 and Lots 6 through 8 in City Block 645 to create one lot, on property located on Caddo Street at San Jacinto Street, southeast corner.
- Applicant/Owner: Reid Beucler, NH Dallas LLC, Apple Street Investments LLC
- Surveyor: Urban Strategy
- Application Filed: December 26, 2024
- Zoning: PD 298 (Subarea 8)
- Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- Planner: Hema Sharma
- Council District: 14
- S245-049**

Attachments: [S245-049 Case Report](#)
[S245-049 Plat](#)

27. [25-340A](#) An application to replat a 20.3319-acre tract of land containing all of Lot 1 in City Block A/5771 to create one 17.6447-acre lot and one 2.6872-acre lot, on property located on Burbank Street at Harry Hines Boulevard, northeast corner.
Applicant/Owner: Stephen Rogers, Viceroy Partners II, L.P.
Surveyor: Raymond L. Goodson Jr. Inc.,
Application Filed: December 26, 2024
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 2
S245-050
- Attachments**: [S245-050 Case Report](#)
[S245-050 Plat](#)
28. [25-341A](#) An application to replat a 1.12-acre tract of land containing all of Lot 8 and portion of Lot 7 in City Block 8/768 to create one lot, on property located on Peak Street at Swiss Avenue, southeast corner.
Applicant/Owner: Fenton Dallas, LLC
Surveyor: RLG, Inc.
Application Filed: December 26, 2024
Zoning: PD 298 (Subarea 9)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 2
S245-052
- Attachments**: [S245-052 Case Report](#)
[S245-052 Plat](#)
29. [25-342A](#) An application to create one 39.818-acre lot from a tract of land in City Block 8269 and to abandon a right-of-way, on property located on Cleveland Road, east of Southlink Drive.
Applicant/Owner: Preston Walhood, Hutchins 227, Ltd.
Surveyor: Winklemann & Associates, Inc.
Application Filed: December 26, 2024
Zoning: PD 761 (LI)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 8
S245-053
- Attachments**: [S245-053 Case Report](#)
[S245-053 Plat](#)

30. [25-343A](#) An application to replat a 1.051-acre tract of land containing all of Lot 9A in City Block 16/647 to create one 0.230-acre lot and one 0.821-acre lot, on property located on Peak Street at San Jacinto Street, northeast corner.
Applicant/Owner: Arham Opportunity Investments, Emanuel Lutheran Church
Surveyor: Texas Heritage Surveying, LLC
Application Filed: December 26, 2024
Zoning: PD 298 (Subarea 4)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 2
S245-055

Attachments: [S245-055 Case Report](#)
[S245-055 Plat](#)

31. [25-344A](#) An application to replat a 4.9998-acre tract of land containing all of Lot 36 in City Block A/4015, all of Lot 1A in City Block B/4017 and all of Lot 2A in City Block C/4018 to create one lot, on property located on Forth Worth Avenue at Sylvan avenue, south of Seale Street.
Applicant/Owner: Diamond Belmont Holdings LLC
Surveyor: Kimley-Horn and Associates, Inc.
Application Filed: December 26, 2024
Zoning: PD 714 (Subdistrict 2A), CS
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 6
S245-056

Attachments: [S245-056 Case Report](#)
[S245-056 Plat](#)

32. [25-345A](#) An application to create a 465-lot single family subdivision with lots ranging in size from 4,665 square feet to 16,249 square feet and 13 common areas from 140.125-acre tract of land and to dedicate a right-of-way, on property located in the Dallas Extra Territorial Jurisdiction (ETJ) on Farm to Market Road No. 740, east of Selma Lane.
Applicant/Owner: John_McKenzie, Forney Development, LLC
Surveyor: Spiars Engineering & Surveying
Application Filed: December 26, 2024
Zoning: N/A
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: N/A
S234-057

Attachments: [S245-057 Case Report](#)
[S245-057 Plat](#)

33. [25-346A](#) An application to create one 4.060-acre lot from a tract of land containing part of City Block 6467, on property located between Harry Hines Boulevard and Denton Drive, at the terminus of Andjon Drive.
Applicant/Owner: Rajendra Jaganath, Mayur Shree
Surveyor: Data Land Services Corporation
Application Filed: December 26, 2024
Zoning: IM
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 6
S245-058

Attachments: [S245-058 Case Report](#)
[S245-058 Plat](#)

34. [25-347A](#) An application to create one 10.475-acre lot from a tract of land in City Block 7971 and to abandon 7.5-foot alley, on property located on Fairport Road at Longbranch Lane, northeast corner.
Applicants/Owners: Panna Dipa, Pannavasa Meditation Corporation
Surveyor: Texas Heritage Surveying, LLC
Application Filed: December 26, 2024
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 8
S245-059

Attachments: [S245-059 Case Report](#)
[S245-059 Plat](#)

35. [25-348A](#) An application to create one 0.894-acre lot from a tract of land in City Block 6979 and to dedicate right-of-way, on property located on Spruce Valley Lane, south of Pentagon Parkway.
Applicant/Owner: Richard Stauffer, City of Dallas
Surveyor: Lim & Associates, Inc.
Application Filed: December 26, 2024
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 3
S245-060

Attachments: [S245-060 Case Report](#)
[S245-060 Plat](#)

36. [25-349A](#) An application to create one 0.274-acre lot from a tract of land in City Block 8605, on property located on Wheatland Road, east of Mountain Creek Parkway.
Applicant/Owner: Richard Stauffer, City of Dallas
Surveyor: Lim & Associates, Inc.
Application Filed: December 26, 2024
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 3
S245-061

Attachments: [S245-061 Case Report](#)
[S245-061 Plat](#)

37. [25-350A](#) An application to create one 1.338-acre lot from a tract of land in City Block 4/7047 and in City Block 5/7048, on property located between Charles Street and Laughlin Drive, east of Ferguson Road.
Applicant/Owner: Bring the Light Ministries, Inc.
Surveyor: Texas Heritage Surveying, LLC
Application Filed: December 27, 2024
Zoning: PD 924
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 7
S245-062

Attachments: [S245-062 Case Report](#)
[S245-062 Plat](#)

38. [25-351A](#) An application to create one 0.256-acre lot and one 0.314-acre lot from a tract of land in City Block 4706, on property located on Cedar Hill Avenue at Greenbriar Lane, northeast corner.
Applicant/Owner: Baldwin Associates, Gregory Weeter
Surveyor: Texas Heritage Surveying, LLC
Application Filed: December 27, 2024
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 1
S245-063

Attachments: [S245-063 Case Report](#)
[S245-063 Plat](#)

39. [25-352A](#) An application to replat a 0.277-acre tract of land containing portion of Lot 33 in City Block C/653 to create one lot, on property located on Monarch Street, southwest of Prairie Avenue.
Applicant/Owner: Winstreet Capital, LLC
Surveyor: ARA Surveying
Application Filed: December 27, 2024
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 2
S245-065

Attachments: [S245-065 Case Report](#)
[S245-065 Plat](#)

40. [25-353A](#) An application to replat a 3.407-acre tract of land containing all of Lots 3 and 5 and a tract of land in City Block 2570, and to include abandoned portion of right-of-way to create one lot, on property located Hawes Avenue at Maple Avenue, southeast corner.
Applicant/Owner: Amy Barricklow, Hawes EV, LP
Surveyor: O'Neal Surveying Co.
Application Filed: December 27, 2024
Zoning: IR, CS
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 14
S245-067

Attachments: [S245-067 Case Report](#)
[S245-067 Plat](#)

Residential Replats:

41. [25-354A](#) An application to replat a 0.4596-acre tract of land containing all of Lots 21 and 22 and portion of Lot 20 in City Block F/4815 to create one lot, on property located on Bob O Link Drive, east of Hillside Drive.
Applicant/Owner: Jason York & Sarah York
Surveyor: RLG Inc.
Application Filed: December 27, 2024
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 9
S245-051

Attachments: [S245-051 Case Report](#)
[S245-051 Plat](#)

42. [25-355A](#) An application to replat a 3.015-acre tract of land containing all of Lot 1 in City Block A/5664 and a tract of land in City Block 5579 to create one lot, on property located on Northwest Highway/State Highway Loop No. 12, west of Devonshire Drive.
Applicants/Owners: The Compass School of Texas
Surveyor: Global Land Surveying, Inc.
Application Filed: December 27, 2024
Zoning: PD 1120
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 13
S245-054

Attachments: [S245-054 Case Report](#)
[S245-054 Plat](#)

43. [25-356A](#) An application to replat a 4.773-acre tract of land containing all of Lot 6A in City Block A/6041 to create one 2.238-acre lot and one 2.536-acre lot, on property located on Ledbetter Drive/State Highway Loop No. 12, east of Boulder Drive.
Applicant/Owner: HVP Dallas, LLC
Surveyor: Burns Surveying, LLC
Application Filed: December 27, 2024
Zoning: R-10(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 3
S245-064

Attachments: [S245-064 Case Report](#)
[S245-064 Plat](#)

44. [25-357A](#) An application to replat a 0.634-acre tract of land containing all of Lot 14A in City Block B/6185 to create two 0.317-acre lot, on property located on Lolita Drive, north of Bruton Road.
Applicant/Owner: Marco DeLaCruz, Gloria DeLaCruz
Surveyor: CBG Surveying Texas, LLC
Application Filed: December 27, 2024
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 5
S245-066

Attachments: [S245-066 Case Report](#)
[S245-066 Plat](#)

Building Line Removal:

45. [25-358A](#) An application to replat a 15.817-acre tract of land containing all of Lots 1 and 2 in City Block 2/5696 to create one 4.925-acre lot and one 10.892-acre lot and to remove 15-foot platted building line along Lemmon Avenue and Atwell Street and to remove 30-foot building line between Atwell Street and Inwood Road, on property located on Atwell Street at Lemmon Avenue, southeast corner.
Applicant/Owner: Jeff Lam, Asbury Dallas POR, LLC
Surveyor: Kimley-Horn and Associates, Inc.
Application Filed: December 26, 2024
Zoning: IR/CS
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 13
S2450-046

Attachments: [S245-046 Case Report](#)
[S245-046 Plat](#)

CERTIFICATE OF APPROPRIATENESS FOR SIGNS:Consent Items:

46. [25-359A](#) An application for a Certificate of Appropriateness by Josephine Gonzales of Pattison ID for an 82.2-square-foot LED illuminated middle level flat attached sign at 750 N. ST. PAUL ST. (northwest elevation).

Staff Recommendation: **Approval.**

SSDAC Recommendation: **Approval.**

Applicant: Josephine Gonzales of Pattison ID

Owner: 750 NPS Holdings, LLC

Planner: Scott Roper

Council District: 14

2410280019

Attachments: [2410280019 Case Report](#)

47. [25-360A](#) An application for a Certificate of Appropriateness by Josephine Gonzales of Pattison ID for a 107.3-square-foot LED illuminated upper-level flat attached channel letter sign at 2100 ROSS AVE. Ste:1900 (northwest elevation).

Staff Recommendation: **Approval.**

SSDAC Recommendation: **Approval.**

Applicant: Josephine Gonzales of Pattison ID

Owner: Dallas 2100 ROSS LP

Planner: Scott Roper

Council District: 14

2410290011

Attachments: [2410290011 Case Report](#)

AUTHORIZED HEARINGS - ZONING CASES:

48. [25-335A](#) A City Plan Commission authorized hearing to determine the proper zoning on property zoned Subarea II in Conservation District No. 8, the North Cliff Conservation District with consideration to be given to appropriate zoning for the area to include but not limited to use, development standards, and other appropriate regulations, generally located along both sides of Pierce Street from Catherine Street on the south to the alley north of Gladstone Drive on the north and containing approximately 5.15 acres.

Staff Recommendation: **Approval** of amendments to Subarea II in Conservation District No. 8, the North Cliff Conservation District.

Planner: Megan Wimer, AICP, CBO

Council District: 1

Z189-127(MW)

Attachments: [Z189-127\(MW\) Case Report](#)

LANDMARK APPEAL:

49. [25-361A](#) An appeal of the Landmark Commission's decision of denial without prejudice to install wood fence in front yard.

Staff Recommendation: **Deny without prejudice.**

Landmark Commission Recommendation: **Deny without prejudice.**

Planner: Christina Paress

Council District: 7

Location: 718 Glendale St.

CA245-008(CP)

Attachments: [The Record](#)
[Transcript](#)
[City Brief](#)
[Appellant Brief](#)

OTHER MATTERS:**OTHER MATTERS - UNDER ADVISEMENT:**

50. [25-362A](#) FY 2023-24 City Plan Commission Annual Report

Consideration of Appointments to CPC Committees:

ADJOURNMENT

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

None.

EXECUTIVE SESSION NOTICE

A closed executive session may be held if the discussion of any of the above agenda items concerns one of the following:

1. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex. Govt. Code §551.071]
2. deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.072]
3. deliberating a negotiated contract for a prospective gift or donation to the city if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.073]
4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code §551.074]
5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Tex. Govt. Code §551.076]
6. discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Tex Govt. Code §551.087]
7. deliberating security assessments or deployments relating to information resources technology, network security information, or the deployment or specific occasions for implementations of security personnel, critical infrastructure, or security devices. [Tex Govt. Code §551.089]