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Public Notice

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**CITY SECRETARY
DALLAS, TEXAS**

City of Dallas

250291

POSTED CITY SECRETARY
DALLAS, TX

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



City Plan Commission

REVISED

March 20, 2025

Briefing - 9:00 AM

Public Hearing - 12:30 PM



CITY OF DALLAS
CITY PLAN COMMISSION MEETING
THURSDAY, MARCH 20, 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-032025> or by calling the following phone number: **Webinar number:** (Webinar 2481 395 3171) 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: 2481 395 3171 **Password (if required)** 325527.

Individuals and interested parties wishing to speak must register with the Planning and Development Department 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, March 19, 2025, eighteen (18) hours prior to the meeting date and time.

Las personas y las partes interesadas que desean hablar deben registrarse con 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, 19 de marzo 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 Planning and Development Department 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, MARCH 20, 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 Planning and Development Department'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=ma4d18edb0a9475b6e7094fde7f983163>

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 2-8

ZONING CASES – UNDER ADVISEMENT

Items 9-14

ZONING CASES – INDIVIDUAL

Item 15

DEVELOPMENT CODE AMENDMENTS – UNDER ADVISEMENT

Item 16

SUBDIVISION DOCKET:

SUBDIVISION CASES – CONSENT

Items 17-23

SUBDIVISION CASES – RESIDENTIAL REPLATS

Items 24-25

SUBDIVISION CASES – RESIDENTIAL REPLATS/BUILDING LINE REDUCTION

Item 26

THOROUGHFARE PLAN AMENDMENTS

Items 27

AUTHORIZATION OF A HEARING – ZONING CASES

Items 28

OTHER MATTERS:

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. [25-1011A](#) **Briefing and a Public Hearing 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 February 6, 2025 City Plan Commission Hearing, the February 13, 2025 Special Called City Plan Commission Hearing, February 20, 2025 City Plan Commission Hearing, March 4, 2025 Special Called City Plan Commission Hearing, and the March 6, 2025 City Plan Commission Hearing.

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

2. [25-1012A](#) An application for a Specific Use Permit for a drive-through restaurant on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the south corner of Maple Avenue and Hawthorne Avenue.
Staff Recommendation: **Approval** for a two-year period, subject to site plan and conditions.
Applicant: Raymundo Castaneda
Planner: Liliana Garza
Council District: 2
Z234-279(LG)

Attachments: [Z234-279\(LG\) Case Report](#)
[Z234-279\(LG\) Site Plan](#)

-
3. [25-1013A](#) An application for 1) a planned development district for MF-3(A) Multifamily District uses and 2) removal of a D-1 Liquor Control Overlay on property zoned CR-D-1 Community Retail District with the D-1 Overlay, on the southeast corner of South Jim Miller Road and Great Trinity Forest Way.
Staff Recommendation: **Approval** of 1) a planned development district for MF-3(A) District uses, subject to development plan and conditions; and 2) removal of a D-1 Liquor Control Overlay.
Applicant: JPI Real Estate Acquisition LLC
Representative: Tommy Mann/Jesse Copeland, Winstead PC
Planner: Liliana Garza
Council District: 8
Z234-316(LG)
- Attachments:** [Z234-316\(LG\) Case Report](#)
[Z234-316\(LG\) Development Plan](#)
4. [25-1014A](#) An application for an R-5(A) Single Family District on property zoned an A(A) Agricultural District with deed restrictions [Z845-372], on the northeast line of Haymarket Road, southeast of South Saint Augustine Road.
Staff Recommendation: **Approval**.
Applicant: TMM Development, LLC
Representative: Karl A. Crawley, Masterplan
Planner: Liliana Garza
Council District: 8
Z245-124(LG)
- Attachments:** [Z245-124\(LG\) Case Report](#)
5. [25-1015A](#) An application for an R-5(A) Single Family District on property zoned a CS Commercial Service District, on the east line of Carbondale Street south of Fellow Lane.
Staff Recommendation: **Approval**.
Applicant: Juan Gonzalez
Planner: Teaseia Blue, MBA
Council District: 7
Z245-139(TB)
- Attachments:** [Z245-139\(TB\) Case Report](#)

6. [25-1016A](#) An application for a Specific Use Permit for a hotel or motel use on property zoned CA-1(A) Central Area District, on the south line of Main Street, east of South Pearl Expressway.
Staff Recommendation: **Approval**, subject to a site plan and conditions.
Applicant: Blake Shirk - SOVA Hospitality, LLC
Representative: Laura Lee Gunn - Masterplan
Planner: Teaseia Blue, B. Arch, MBA
Council District: 14
Z245-147(TB)

Attachments: [Z245-147\(TB\) Case Report](#)
[Z245-147\(TB\) Site Plan](#)

7. [25-1017A](#) An application for a new subdistrict on property zoned Subdistrict 1A within Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District, on the northeast corner of West Commerce Street and Pittman Street.
Staff Recommendation: **Approval**, subject to amended conditions.
Applicant: EQR-Westerly, LP
Representative: Angela Hunt, Munsch Hardt Kopf & P.C.
Planner: LeQuan Clinton
Council District: 6
Z245-118(LC)

Attachments: [Z245-118\(LC\) Case Report](#)

8. [25-1018A](#) An application for a Specific Use Permit for a vehicle display, sales, and service use on property zoned Subarea 2, within Planned Development District No. 366, the Buckner Boulevard Special Purpose District with a D-1 Dry Liquor Control Overlay, on the west line of Conner Drive, south of Bruton Road.
Staff Recommendation: **Approval** of a five-year period, subject to a site plan and conditions.
Applicant: Daniel Marquez/Laura Marquez
Representative: Isai Marquez
Planner: LeQuan Clinton
Council District: 5
Z245-125(LC)

Attachments: [Z245-125\(LC\) Case Report](#)
[Z245-125\(LC\) Site Plan](#)

Zoning Cases - Under Advisement:

9. [25-1019A](#) An application for a CS Commercial Service District on property zoned a CR Community Retail District and an IR Industrial Research District, on the southeast line of Burbank Street, between Thurston Street and Denton Drive.

Staff Recommendation: **Approval.**

Applicant: Philip Lang, 2722 Burbank, LLC

Representative: Rob Baldwin, Baldwin Associates

Planner: LeQuan Clinton

U/A From: February 20, 2025.

Council District: 2

Z234-340(LC)

Attachments: [Z234-340\(LC\) Case Report](#)

10. [25-1021A](#) An application for an amendment to Planned Development District No. 143, on the northwest corner of IH-635 and Valley View Lane.

Staff Recommendation: **Approval**, subject to amended development, landscape, traffic management plans and amended conditions.

Applicant: Suzan Kedron and Victoria Morris, Jackson Walker, LLP

Planner: Lori Levy, AICP

U/A From: February 20, 2025 and March 6, 2025.

Council District: 11

Z234-271(LL)

Attachments: [Z234-271\(LL\) Case Report](#)
[Z234-271\(LL\) Development Plan](#)
[Z234-271\(LL\) Landscape Plan](#)
[Z234-271\(LL\) Traffic Management Plan](#)

11. [25-1022A](#) An application for a new Specific Use Permit for an alcoholic beverage establishment limited to a bar, lounge, or tavern on property zoned CR Community Retail District and a P(A) Parking District, on the west line of Inwood Road, north of Lovers Lane.

Staff Recommendation: **Approval** for a three-year period, subject to a site plan and conditions.

Applicant: Prescott Interests

Representative: La Sierra Planning Group

Planner: Cherrell Caldwell

U/A From: February 6, 2025 and March 6, 2025.

Council District: 13

Z234-333(CC)

Attachments: [Z234-333\(CC\) Case Report](#)
[Z234-333 \(CC\) Site Plan](#)

12. [25-1023A](#) An application for the amendment and renewal of Specific Use Permit No. 1871 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 CR-D-1 Community Retail District with a D-1 Liquor Control Overlay, on the northeast corner of Lake June Road and Holcomb Road.
Staff Recommendation: **Approval** for a three-year period with eligibility for automatic renewal for additional three-year periods, subject to conditions.
Applicant: Karim P. Rashid
Representative: Robert Nunez
Planner: Connor Roberts
U/A From: March 6, 2025.
Council District: 5
Z234-165(CR)

Attachments: [Z234-165\(CR\) Case Report](#)

13. [25-1024A](#) An application for an MF-2(A) Multifamily District on property zoned a CR Community Retail District, on the north line of John West Road, west of the intersection of La Prada Drive and John West Road.
Staff Recommendation: **Approval.**
Applicant: Mainul Khan
Representative: Nasir Rizvi, Ark Architects Inc.
Planner: Connor Roberts
U/A From: February 20, 2025 and March 6, 2025.
Council District: 7
Z234-323(CR)

Attachments: [Z234-323\(CR\) Case Report](#)

14. [25-1025A](#) An application for 1) a planned development district for certain nonresidential uses and to maintain the areas with a D-1 Liquor Control Overlay and 2) consideration of an MU-1 Mixed Use District with a Specific Use Permit for a mini-warehouse use and to maintain the areas with a D-1 Liquor Control Overlay on property zoned a CR Community Retail District and CS Commercial Service District with a D-1 Overlay, and an R-7.5(A) Single Family District, on the southeast line of South Belt Line Road, southwest of C.F. Hawn Freeway.
- Staff Recommendation: **Approval** of a Specific Use Permit for a twenty-year period, subject to a site plan and conditions, in lieu of a planned development district for certain nonresidential uses.
- Applicant: Milan Nguyen (sole owner), MNCN Development, LLC
- Representative: Karl A. Crawley, Masterplan
- Planner: Sarah May, AICP
- U/A From: February 6, 2025.
- Council District: 8
- Z234-277(SM)**

Attachments: [Z234-277\(SM\) Case Report](#)
[Z234-277\(SM\) Site Plan](#)

Zoning Cases - Individual:

15. [25-1026A](#) An application for 1) a TH-3(A) Townhouse District and 2) deed restrictions on property zoned an R-7.5(A) Single Family District and an IR Industrial Research District, generally bounded by Bonnie View Road, Southerland Avenue, and Arrow Road, south of the terminus of Dalview Avenue, and on the east line of Arrow Road, north of Southerland Avenue.
- Staff Recommendation: **Denial.**
- Applicant: DR Horton Homes
- Representative: Rob Baldwin
- Planner: Martin Bate
- Council District: 4
- Z234-286(MB)**

Attachments: [Z234-286\(MB\) Case Report](#)

Development Code Amendments - Under Advisement:

16. [25-1027A](#) Consideration of amending Chapters 51 and 51A of the Dallas City Code regarding off-street parking and loading requirements, including Sections 51A-1.102 and 51A-1.101, "Applicability and Purpose"; Section 51A-2.102 and 51-2.102, "Definitions"; Division 51A-4.110, "Residential Zoning Districts"; Division 51A-4.120, "Nonresidential Zoning Districts"; Division 51A-4.200 and 51-4.200, "Use Regulations"; Division 51A-4.300, "Off-Street Parking and Loading Regulations"; Division 51A-4.320, "Special Parking Regulations"; Division 51A-4.330, "Bicycle Parking Regulations"; Section 51A-4.505, "Conservation Districts"; Section 51A-4.702, "Planned Development (PD) District Regulations"; Division 51A-4.800 and 51-4.800, "Development Impact Review"; Section 51A-4.1106, "Development Regulations" and 51A-4.1107, "Design Standards"; Division 51A-13.300, "District Regulations"; Division 51A-13.400, "Parking Regulations"; Division 51A-13.700, "Administration", and related sections regarding minimum off-street parking and loading requirements, including establishing a Transportation Demand Management Plan and off-street parking design standards.

Staff Recommendation: **Approval** of staff's recommended amendments.

Zoning Ordinance Advisory Committee Recommendation: **Approval** of ZOAC's recommended amendments.

Planner: Michael T. Wade

U/A From: December 5, 2024, January 16, 2025, and February 13, 2025, and March 4, 2025.

Council District: Citywide

DCA190-002(MTW)

Attachments: [DCA190-002\(MTW\) Case Report](#)

SUBDIVISION DOCKET:Consent Items:

17. [25-1028A](#) An application to create one 0.505-acre lot, one 0.575-acre lot, and one 0.920-acre lot from a 2.0-acre tract of land in City Block 6879 on property located on Johnson Lane, north of Persimmon Road.

Applicant/Owner: Manuel Aguilera

Surveyor: Votex Surveying Company

Application Filed: February 19, 2025

Zoning: R-7.5(A)

Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Planner: Sharmila Shrestha

Council District: 8

S245-107

Attachments: [S245-107 Case Report](#)
[S245-107 Plat](#)

18. [25-1029A](#) An application to replat a 0.892-acre tract of land containing all of Lots 21 through 33 in City Block 6822 to create one lot on property located on Main Street, west of Beckley Avenue.

Applicant/Owner: RFA 201 W Commerce, LLC

Surveyor: Salcedo Group Inc.,

Application Filed: February 19, 2025

Zoning: PD 714 (Subdistrict 1A)

Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Planner: Sharmila Shrestha

Council District: 6

S245-108

Attachments: [S245-108 Case Report](#)
[S245-108 Plat](#)

19. [25-1030A](#) An application to replat a 2.2745-acre tract of land containing all of Lots 14A, 18 through 21 and part of Lots 22 and 23 in City Block D/5187 to create one lot on property located on SMU Boulevard at Prentice Street, northwest corner.
Applicant/Owner: Southern Methodist University, Peruna East Corporation
Surveyor: Raymond L. Goodson Jr. Inc.,
Application Filed: February 19, 2025
Zoning: MU-3
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 9
S245-109

Attachments: [S245-109 Case Report](#)
[S245-109 Plat](#)

20. [25-1031A](#) An application to replat a 3.9839-acre tract of land containing all of Lots 1 through 4, part of Lots 5 through 8, all of Lots 9 through 11 in City Block 952, all of Lots 12 through 15 in City Block 953, and an abandoned 20-foot alley to create one lot on property bounded by Cedar Springs Road, Routh Street, Howell Street, and Fairmount Street.
Owners: Royal 2500 Cedar Springs, LLC
Surveyor: Kimley-Horn and Assoc., Inc.
Application Filed: February 19, 2025
Zoning: PD 1109
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 14
S245-110

Attachments: [S245-110 Case Report](#)
[S245-110 Plat](#)

21. [25-1032A](#) An application to replat a 0.6651-acre tract of land containing all of Lots 6 through 8 and part of Lot 9 in City Block 4/1974 to create one lot on property located on Henderson Avenue, southwest of Madera Street.
Applicant/Owner: Urban Eagle Henderson, LLC
Surveyor: Kimley-Horn and Assoc., Inc.
Application Filed: February 19, 2025
Zoning: PD 462 (Subdistrict 2)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 14
S245-112

Attachments: [S245-112 Case Report](#)
[S245-112 Plat](#)

22. [25-1033A](#) An application to create one 3.220-acre lot from a tract of land in City Block 8795 on property located on Ravenview Road, north of C.F. Hawn Freeway/ U.S. Highway No. 175.
Applicant/Owner: Safstor Real Estate Co., LLC, 24K Holdings, LLC
Surveyor: Kimley-Horn and Assoc., Inc.
Application Filed: February 19, 2025
Zoning: CS
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 8
S245-113

Attachments: [S245-113 Case Report](#)
[S245-113 Plat](#)

23. [25-1034A](#) An application to create 3 lots ranging in size from 1.435 acre to 1.998 acre from a 5.557-acre tract of land in City Block 6240 on property located on Lake June Road, west of C.F. Hawn Freeway/ U.S. Highway No. 175 (FKA Second Avenue).

Applicant/Owner: Alex Daredia

Surveyor: Chris Howard

Application Filed: February 20, 2025

Zoning: CS

Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Planner: Sharmila Shrestha

Council District: 5

S245-117

Attachments: [S245-117 Case Report](#)
[S245-117 Plat Page No. 1](#)
[S245-117 Plat Page No. 2](#)

Residential Replats:

24. [25-1035A](#) An application to replat a 20.033-acre tract of land containing all of Lots 8 through 11 in City Block 8033 to create one lot on property located on Ledbetter Drive, at the terminus of Dan Morton Drive.
Applicant/Owner: BCG W. Ledbetter Texas, LLC
Surveyor: Robert Schneeberg
Application Filed: February 19, 2025
Zoning: IR, TH-3(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 3
S245-111

Attachments: [S245-111 Case Report](#)
[S245-111 Plat](#)

25. [25-1036A](#) An application to replat a 0.24-acre (10,381-square foot) tract of land containing part of Lot 9 in City Block 1/4340 to create one lot on property located on Ann Arbor Avenue, west of Biglow Avenue.
Applicants/Owners: Javier Pedroza Beltran and Maria Isabel Pedroza
Surveyor: CBG Surveying Texas, LLC
Application Filed: February 20, 2025
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 4
S245-114

Attachments: [S245-114 Case Report](#)
[S245-114 Plat](#)

Residential Replats and Building Line Reduction:

26. [25-1037A](#) An application to replat a 1.33-acre (57,852.87-square foot) tract of land containing all of Lots 1 and 2 in City Block 8/8186 to create one lot on property and to reduce a portion of an existing 40-foot building line by 4.38 feet for the distance of 16.20 feet along Valley Creek Drive on property located on Valley Creek Drive, north of Spring Valley Road.

Applicants/Owners: Christine Dunn, J. Kenneth Dunn

Surveyor: CBG Surveying Texas, LLC

Application Filed: February 20, 2025

Zoning: R-10(A)

Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Planner: Sharmila Shrestha

Council District: 11

S245-115

Attachments: [S245-115 Case Report](#)
[S245-115 Plat](#)

Thoroughfare Plan Amendments:

27. [25-1038A](#) An amendment to the City of Dallas Thoroughfare Plan to change (1) the designation of Grady Niblo Road between Mountain Creek Parkway and S. Merrifield Road from a standard six-lane divided principal arterial roadway in 107 feet of right-of-way (S-6-D) to a minimum four-lane divided minor arterial roadway in 80 feet of right-of-way (M-4-D(A)), and (2) the designated alignment of the unbuilt portion of the roadway.

Staff Recommendation: **Approval** to amend the City of Dallas Thoroughfare Plan to change; (1) the designation of Grady Niblo Road between Mountain Creek Parkway and Merrifield Road from a standard six-lane divided principal arterial roadway in 107 feet of right-of way (S-6-D) to a minimum four-lane divided minor arterial roadway in 80 feet of right-of way (M-4-D(A)); and (2) the designated alignment of the unbuilt portion of the roadway.

Applicant: The Potters House of Dallas, Inc.

Representative: Claudio Segovia, PE

Planner: Kierra Williams

Council District: 3

Grady Niblo Road between Mountain Creek Parkway and S. Merrifield Road

Attachments: [Grady Niblo Road Case Report](#)

Authorized Hearings - Zoning Case:

28. [25-1039A](#) A City Plan Commission authorized hearing to determine the proper zoning for the area to include but not limited to use, development standards, and other appropriate regulations in an area generally located along both sides of Hampton Road between Wentworth Street to the north and Brandon to the south and along both sides of W. Clarendon Drive between the alley parallel to Hampton Road and Marlborough Avenue and containing approximately 35 acres.

Staff Recommendation: **Approval** of a WMU-3 Walkable Urban Mixed-Use District 3 and a Shopfront Overlay on a portion.

Planner: Jalyn Porchay

Council District: 1

Z189-349(JP)

Attachments: [Z189-349\(JP\) Case Report](#)

OTHER MATTERS:

Consideration of Appointments to CPC Committees:

ADJOURNMENT

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**Tuesday, March 18, 2025**

SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC) MEETING Tuesday, March 18, 2025, at 10:00 a.m., in Room 5BN at City Hall and by video conference via <https://bit.ly/SSDAC031825>.

Wednesday, March 26, 2025

ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING - Wednesday, March 26, 2025, at 9:00 a.m. at City Hall, in Room 6ES, and by videoconference, to hear a presentation regarding the Dallas Zoning Reform: Simple. Clear. Future Ready. Code Diagnostic and Draft Outline. The public may attend the meeting via the videoconference link: <https://bit.ly/Mar26ZOAC> .

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]