

**CITY PLAN COMMISSION**

**THURSDAY, OCTOBER 9, 2025**  
**Planner: Sheila Alcantara Segovia**

**FILE NUMBER:** MZ-25-000011 / M245-012    **DATE FILED:** September 11, 2025

**LOCATION:** Cradlerock Drive, Cheyenne Road, Checota Drive, and Amity Lane.

**COUNCIL DISTRICT:** 5

**SIZE OF REQUEST:** ±11.36 acres

**CENSUS TRACT:** 48113011902

---

**REPRESENTATIVE:** Elsie Thurman – Land Use Planning & Zoning Services

**APPLICANT/  
OWNER:** Dallas Independent School District

**REQUEST:** An application for minor amendment to the development plan on property zoned Planned Development District No. 650.

**STAFF RECOMMENDATION:** Approval.

**Planned Development District No. 650:**

<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=650>

## **BACKGROUND INFORMATION:**

- Planned Development District (PD) No. 650 was established by City Council on June 25, 2003, on property previously zoned R-7.5(A) Single Family District.
- On June 3, 2010, the City Plan Commission approved a minor amendment to the development plan to construct an addition to the existing building by Amity Drive.
- The current request is for a minor amendment to the development plan to construct an addition to the existing building by Cradlerock Drive.

## **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:**

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/landscape 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. Adding an administration suite of 1,700 square feet to the existing building on the north portion of the site [current request].
2. Added a kitchen expansion approximately 500 square feet west of the existing building and on-site bus unloading/loading area [June 2010].

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

Upon review of the proposed development plan, staff has determined that the request meets the minor amendment criteria for a development plan, complies with the requirements set forth by Planned Development District No. 650, and does not impact any other provisions of the ordinance.

## **LIST OF PARTNERS/OFFICERS**

### **BOARD OF TRUSTEES**

District 1 Lance Currie – 2nd Vice President

District 2 Sarah Weinberg

District 3 Dan Micciche

District 4 Prisma Y. Garcia – Board Secretary

District 5 Byron Sanders

District 6 Joyce Foreman

District 7 Ben Mackey

District 8 Joe Carreon, President

District 9 Ed Turner – 1st Vice President

### **ADMINISTRATION**

Dr. Stephanie S. Elizalde, Ed.D. Superintendent

Pamela Lear, Ed.D. Deputy Superintendent of Staff and Accountability

Brian C. Lusk, Deputy Superintendent of Academics and Transformation

Jason Stanford, Special Assistant to the Superintendent

Mike Garcia, Executive Director of Construction Services

Brent Alfred, Chief of Construction Services

Robert Abel, Chief of Human Capital Management

Libby Daniels, Chief of Communications

Tiffany Huitt-Powell, Chief of School Leadership

Sean Brinkman, Chief Technology Officer

Angie Gaylord, Chief Academic Officer

David Bates, Chief of Operations

Jon Dahlander, Chief of Partnerships & Intergovernmental Relations

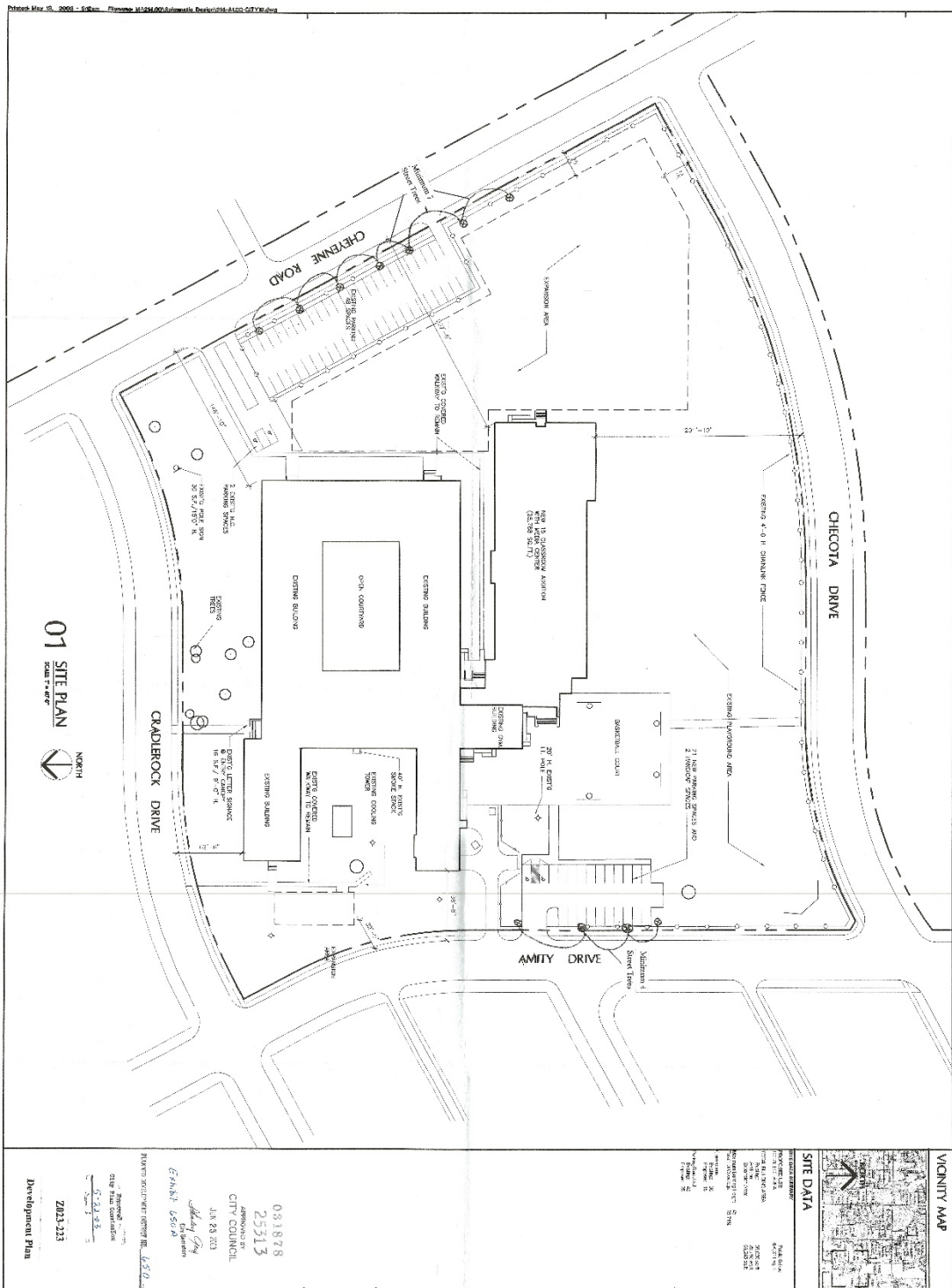
Eduardo Ramos, Chief Financial Officer

Albert Martinez, Chief of Police

## PROPOSED DEVELOPMENT PLAN

[illegible]

# “ORIGINAL” DEVELOPMENT PLAN



**01 SITE PLAN**  
SCALE: 1" = 40'

**01 SITE PLAN**  
SCALE: 1" = 40'

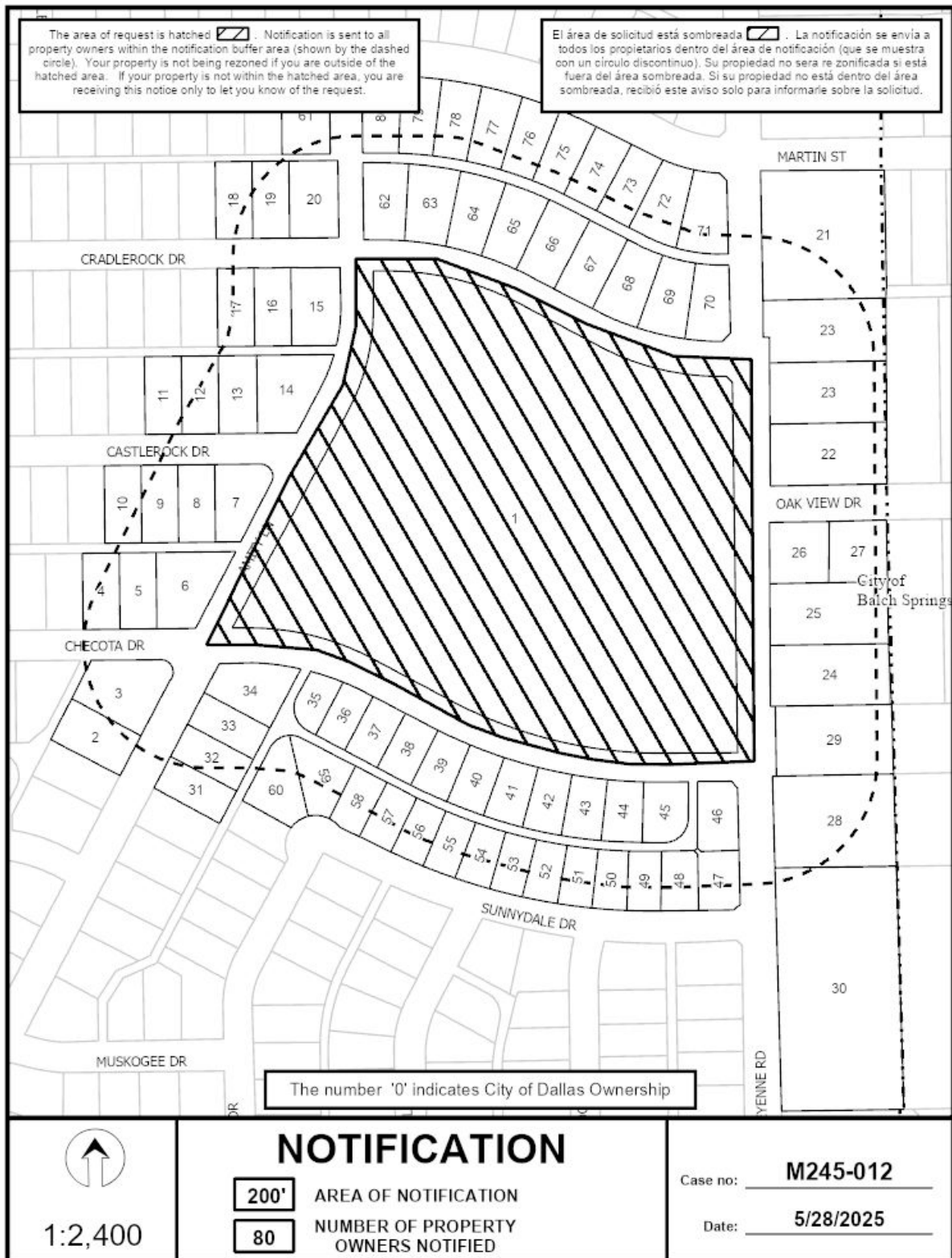
**01 SITE PLAN**  
SCALE: 1" = 40'

**01 SITE PLAN**  
SCALE: 1" = 40'

**01 SITE PLAN**  
SCALE: 1" = 40'

**01 SITE PLAN**  
SCALE: 1" = 40'









05/28/2025

***Notification List of Property Owners******M245-012******80 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	10750 CRADLEROCK DR	Dallas ISD
2	1541 AMITY LN	GOMEZ FLORENCIA JAIMES
3	1549 AMITY LN	ESPINOZALOPEZ ROSA &
4	10517 CHECOTA DR	BANKS VERNELL
5	10523 CHECOTA DR	PINKARD JAMES H
6	10529 CHECOTA DR	CAMPOS ENRIQUE E
7	10542 CASTLEROCK DR	GONZALEZ ARNETHA & DELIA M
8	10534 CASTLEROCK DR	CERDA EDGAR MEDINA
9	10528 CASTLEROCK DR	SPENCER EVELYN DELORIS
10	10522 CASTLEROCK DR	MAGELLAN FUNDING PARTNERS FUND I
11	10531 CASTLEROCK DR	EVANS SCHERRONDA & ALEX
12	10535 CASTLEROCK DR	Taxpayer at
13	10541 CASTLEROCK DR	BRITO MIGUEL ANGEL GOMAR
14	10547 CASTLEROCK DR	GARLAND GENERAL AGENCY
15	10552 CRADLEROCK DR	QUINONEZ SAN JUANA
16	10548 CRADLEROCK DR	COLLIN JOSE LUIS ESQUIVEL &
17	10540 CRADLEROCK DR	HAYNES MARILYN DENISE EST OF
18	10541 CRADLEROCK DR	PETROV VASIL & YELENA
19	10547 CRADLEROCK DR	OROZCO JOSE
20	10551 CRADLEROCK DR	RESENDIZ WUENCESLAO
21	1626 CHEYENNE RD	FLORES DELFINA
22	1606 CHEYENNE RD	VILLA ANTONIO REYES &
23	1610 CHEYENNE RD	ALBA JESUS &
24	1536 CHEYENNE RD	LINARES CONRADO &
25	1544 CHEYENNE RD	ANTONIO JOSE &
26	1552 CHEYENNE RD	HEINTZ LAND TRUST

05/28/2025

<i>Label #</i>	<i>Address</i>	<i>Owner</i>
27	10904 OAKVIEW DR	DALE PASCHAL EUGENE &
28	1510 CHEYENNE RD	RIZO RODOLFO & BELEN
29	1520 CHEYENNE RD	RIZO JESUS
30	1500 CHEYENNE RD	PATTERSON LEOPOLD &
31	1540 AMITY LN	CRUZ GUADALUPE
32	1544 AMITY LN	GARCIA JOSE L
33	1550 AMITY LN	SANCHEZ FRANCISCO & LUCY
34	1554 AMITY LN	BELMONTE JUAN & MARIA
35	10610 CHECOTA DR	QUINTANILLA MARIA ELENA
36	10614 CHECOTA DR	LOPEZ ANTONIO
37	10620 CHECOTA DR	HERNANDEZ RITO & ELODIA
38	10704 CHECOTA DR	ESCOBEDO KASSANDRA
39	10710 CHECOTA DR	LINSKIE LORETTA
40	10714 CHECOTA DR	LOPEZ RAMONA
41	10720 CHECOTA DR	CHAVEZ MARTIN
42	10724 CHECOTA DR	SILVA RICARDO &
43	10804 CHECOTA DR	ACOSTA PROCORO V &
44	10810 CHECOTA DR	YOUNG PEGGY JEAN
45	10814 CHECOTA DR	LEYVA JOSE R
46	10820 CHECOTA DR	DOMINGUEZ MARCOS
47	10847 SUNNYDALE DR	LOPEZ NICANOR & LUCIA
48	10841 SUNNYDALE DR	FKH SFR C1 LP
49	10835 SUNNYDALE DR	DIAZ MARTIN &
50	10831 SUNNYDALE DR	RAMIREZ MOISES OSVALDO GARCIA &
51	10823 SUNNYDALE DR	Taxpayer at
52	10817 SUNNYDALE DR	BRADLEY GLORIA J
53	10811 SUNNYDALE DR	AGADO EULOGIA B
54	10805 SUNNYDALE DR	CHAVEZ GUSTAVO & ROSALBA
55	10747 SUNNYDALE DR	HERNANDEZ ELIZABETH &
56	10741 SUNNYDALE DR	PEREZ BRUNO F
57	10735 SUNNYDALE DR	NAVARRO OSCAR DANIEL

05/28/2025

<b>Label #</b>	<b>Address</b>	<b>Owner</b>
58	10731 SUNNYDALE DR	CERDA JOANNA &
59	10723 SUNNYDALE DR	Taxpayer at
60	1547 FOX RUN DR	CHAVEZ JOSE &
61	10540 OAK GATE LN	VALDEZ ELEAZAR A
62	10603 CRADLEROCK DR	PANIAGUA JUAN DANIEL CHAVEZ
63	10609 CRADLEROCK DR	MIRANDA ALFREDO &
64	10615 CRADLEROCK DR	ELIAS GABRIELA
65	10621 CRADLEROCK DR	DELACRUZ MIGUEL JR
66	10627 CRADLEROCK DR	MORENO SONYA &
67	10633 CRADLEROCK DR	GIBSON JOHNNY T
68	10639 CRADLEROCK DR	YANEZ FELIPE
69	10645 CRADLEROCK DR	ARTIGA GLADYS
70	10651 CRADLEROCK DR	STARR LORNETTA
71	10658 OAK GATE LN	WRIGHT JIMMY CLYDE EST OF
72	10652 OAK GATE LN	MCCURDY FLOYD L JR &
73	10646 OAK GATE LN	RODRIGUEZ JOSE &
74	10640 OAK GATE LN	CANALES EVARISTO &
75	10634 OAK GATE LN	DELACRUZ LUIS & JULIA
76	10628 OAK GATE LN	THOMPSON TERESA M
77	10622 OAK GATE LN	GERARDO AURELIO
78	10616 OAK GATE LN	REYES MORAIMA
79	10610 OAK GATE LN	ALVARADO FRANCISCO
80	10604 OAK GATE LN	IRWIN CHARLES

*\*Records without a site address listed indicate locations where DCAD does not recognize an address for the parcel. Owners of these parcels received a notice of hearing at the mailing address listed in DCAD.*