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**CITY SECRETARY
DALLAS, TEXAS**

City of Dallas

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



City Plan Commission

August 7, 2025

Briefing - 9:00 AM

Public Hearing - 12:30 PM

Public Notice

250681

POSTED CITY SECRETARY
DALLAS, TX

**CITY OF DALLAS
CITY PLAN COMMISSION MEETING
THURSDAY, AUGUST 7, 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-080725> or by calling the following phone number: **Webinar number:** (Webinar 2496 196 7361) 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: 2496 196 7361 **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, August 6, 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, 6 de agosto 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, AUGUST 7, 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=maa1b95abfa2d202e9f0d57f4f14227b2>

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

BRIEFING ITEMS

Item 1

APPROVAL OF MINUTES

ACTION ITEMS:

MISCELLANEOUS DOCKET:

MISCELLANEOUS ZONING ITEMS – CONSENT

Items 2-7

MISCELLANEOUS ZONING ITEMS – UNDER ADVISEMENT

Item 8

ZONING DOCKET:

ZONING CASES – CONSENT

Items 9-16

ZONING CASES – UNDER ADVISEMENT

Items 17-23

ZONING CASES – INDIVIDUAL

Items 24-25

SPECIAL PROVISION SIGN DISTRICT:

Item 26

SUBDIVISION DOCKET:

SUBDIVISION CASES – CONSENT

Items 27-40

CERTIFICATES OF APPROPRIATENESS FOR SIGNS

Items 41-42

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 pistol 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. [25-2445A](#) **Briefing on the following bills from 89th Legislative Session relating to municipal zoning regulations: HB 24, HB 4506, SB 15, SB 840.**
Michael V. Pepe, Chief Planner
Jenniffer Allgaier, M.Arch, AICP, Planning & Development Manager

PUBLIC TESTIMONY:**APPROVAL OF MINUTES:**

Approval of Minutes of the July 10, 2025 City Plan Commission Hearing.

ACTIONS ITEMS:**MISCELLANEOUS ZONING DOCKET:****Miscellaneous Zoning Items - Consent:**

2. [25-2446A](#) An application for a minor amendment to the development plan on property zoned Planned Development District No. 1110 on the south side of LBJ Freeway, between Montfort Drive and Noel Road.
Staff Recommendation: Approval.
Applicant: J Matthew Casin - LBJ Financial Owners LLC
Representative: Mallory Muse - Winstead PC
Planner: Sheila Alcantara Segovia
Council District: 13
M245-010 / MZ-25-000001(SAS)

Attachments: [M245-010\(SAS\)/MZ-25-000001 Case Report](#)
[M245-010\(SAS\)/MZ-25-000001 Original Development Plan](#)
[M245-010\(SAS\)/MZ-25-000001 Proposed Development Plan](#)

3. [25-2447A](#) An application for a minor amendment to the development and traffic management plans for a public school on property zoned Planned Development District No. 678, on the northwest corner of LBJ Freeway and Willoughby Boulevard.

Staff Recommendation: **Approval.**

Applicant: Dallas Independent School District

Representative: Elsie Thurman - Land Use Planning and Zoning Services

Planner: Tasfia Zahin, M. Arch

Council District: 8

MZ-25-000017(TZ)

Attachments: [MZ-25-000017\(TZ\) Case Report](#)
[MZ-25-000017\(TZ\) Original Development Plan](#)
[MZ-25-000017\(TZ\) Proposed Development Plan](#)
[MZ-25-000017\(TZ\) Proposed Traffic Management Plan](#)

4. [25-2448A](#) An application for a minor amendment to the site plan for Specific Use Permit No. 502 for a private recreation center, club, or area limited to a private tennis club on property zoned an R-16(A) Single Family District, on the south side of Dilbeck Lane, east side of Preston Road.

Staff Recommendation: **Approval.**

Applicant: Tennis Club Partners LLC

Representative: Victoria Morris, Jackson Walker LLP

Planner: Sheila Alcantara Segovia

Council District: 11

MZ-25-000022(SAS)

Attachments: [MZ-25-000022\(SAS\) Case Report](#)
[MZ-25-000022\(SAS\) Original Site Plan](#)
[MZ-25-000022\(SAS\) Proposed Site Plan](#)

5. [25-2449A](#) An application for a minor amendment to a development plan on property zoned Tract 2 within Planned Development District No. 561 on the north line of Keller Springs Road, west of Preston Road, on the north line of Keller Springs Road, west of Preston Road.

Staff Recommendation: **Approval.**

Applicant: Herbert Hears

Planner: Teaseia Blue, B. Arch, MBA

Council District: 12

M234-038(TB) / MZ-25-000015

Attachments: [M234-038\(TB\)/MZ-25-000015 Case Report](#)
[M234-038\(TB\)/MZ-25-000015 Exhibit 561B Original Development](#)
[M234-038\(TB\)/MZ-25-000015 Proposed Development Plan](#)

6. [25-2450A](#) An application for a new development plan on property zoned Subdistrict 6 within Planned Development District No. 655, on the southwest corner of Potters House Way and Truth Drive.

Staff Recommendation: **Approval.**

Applicant: Frank Dyer - Clay Academy, Inc.

Representative: Claudio Segovia - Johnson Volk Consulting, Inc.

Planner: Sheila Alcantara Segovia

Council District: 3

D245-005(SAS) / MZ-25-000002

Attachments: [D245-005\(SAS\)/MZ-25-000002 Case Report](#)
[D245-005\(SAS\)/MZ-25-000002 Proposed Development Plan](#)

7. [25-2451A](#) An application for new development and landscape plans on property zoned Subarea B within Planned Development District No. 811, on the south line of Dallas Fort Worth Turnpike (IH-30), east of West Colorado Boulevard.

Staff Recommendation: **Approval.**

Applicant: John Dickey - Corinth Properties

Representative: Jim Riley - Brockette/Davis/Drake, Inc.

Planner: Sheila Alcantara Segovia

Council District: 1

D245-007(SAS) / MZ-25-000007

Attachments: [D245-007\(SAS\)/MZ-25-000007 Case Report](#)
[D245-007\(SAS\)/MZ-25-000007 Proposed Development Plan](#)

Miscellaneous Zoning Items - Under Advisement:

8. [25-2452A](#) An application for a development plan and landscape plan on property zoned Subdistrict C, D & F within Planned Development District No. 750, on the northwest corner of North Central Expressway and Walnut Hill Lane.

Staff Recommendation: **Approval.**

Applicant: Preston Hollow Village Phase 3, LP

Representative: Suzan Kedron, Jackson Walker LLP

Planner: Teaseia Blue, MBA

U/A From: June 26, 2025.

Council District: 11

D223-007(TB)

Attachments: [D223-007\(TB\) Case Report](#)
[D223-007\(TB\) Proposed Development/Landscape Plan](#)

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

9. [25-2453A](#) An application for a new specific use permit for a child or adult care facility and a private recreation center, club, or area on property zoned R-7.5(A) Single Family District on the north line of Fordham Road, between S. Marsalis Avenue and Maryland Avenue.

Staff Recommendation: **Approval**, subject to a site plan, landscape plan, and conditions.

Applicant: Brena Pace, Pace & Learning Center LLC

Planner: Cherrell Caldwell

Council District: 4

Z234-312(WK/CC) / Z-25-000101

Attachments: [Z234-312\(WK/CC\)/Z-25-000101 Case Report](#)
[Z234-312\(WK/CC\)/Z-25-000101 Site Plan](#)

10. [25-2454A](#) An application for a new Specific Use Permit for the sale of alcoholic beverages on property zoned Subarea 2A within Planned Development District 366, the Buckner Boulevard Special Purpose District with a D-1 Liquor Control Overlay, on the northeast corner of S. Buckner Blvd and Elam Road.

Staff Recommendation: **Approval**, subject to a site plan and conditions.

Applicant: RS Buckner LLC

Representative: Kyle Hill, Martin Frost & Hill

Planner: Jordan Gregory

Council District: 5

Z234-140(JG) / Z-25-000082

Attachments: [Z234-140\(JG\)/Z-25-000082 Case Report](#)
[Z234-140\(JG\)/Z-25-000082 Site Plan](#)

11. [25-2455A](#) An application for an amendment to Specific Use Permit 2047 for a vehicle auction and storage use on property zoned Tract IIC Industrial-1 District within Planned Development District 37, on the east corner of Sheila Lane and Lakefield Boulevard.

Staff Recommendation: **Approval**, subject to conditions.

Applicant: Eddy Hackelman

Representative: Rob Baldwin

Planner: Jacob Rojo

Council District: 6

Z245-212(JR) / Z-25-000064

Attachments: [Z245-212\(JR\)/Z-25-000064 Case Report](#)

12. [25-2456A](#) An application for an amendment to the development and landscape plans on property zoned Subdistrict C within Planned Development District 381, on the north line of Forest Lane between Hillcrest Road and Park Central Drive.
Staff Recommendation: **Approval** of the amended development plan and landscape plan.
Applicant: MM Swan Lake, LLC and MM Forest Office Park LLC
Representative: Robert Baldwin, Baldwin Associates, LLC
Planner: Teaseia Blue, B. Arch, MBA
Council District: 11
Z245-207(TB) / Z-25-000027

Attachments: [Z245-207\(TB\)/Z-25-000027 Case Report](#)
[Z245-207\(TB\)/Z-25-000027 Original Development Plan](#)
[Z245-207\(TB\)/Z-25-000027 Proposed Development Plan](#)
[Z245-207\(TB\)/Z-25-000027 Landscape Plan Commercial](#)
[Z245-207\(TB\)/Z-25-000027 Landscape Plan Residential](#)
13. [25-2457A](#) An application for a TH-1(A) Townhouse District on property zoned CR Community Retail District on the west line of S. Ewing Ave, north of E. Saner Avenue.
Staff Recommendation: **Approval.**
Applicant: Juan Lopez
Planner: Lori Levy, AICP
Council District: 4
Z245-213(LL) / Z-25-000053

Attachments: [Z245-213\(LL\)/Z-25-000053 Case Report](#)
14. [25-2458A](#) An application for an amendment to Specific Use Permit No. 2147 for a community service center on property zoned R-7.5(A) Single Family District, on the southeast corner of Southerland Ave and Bonnie View Road.
Staff Recommendation: **Approval**, subject to conditions.
Applicant: Charles McKinney
Planner: Mona Hashemi
Council District: 4
Z-25-000048(MH)

Attachments: [Z-25-000048\(MH\) Case Report](#)

15. [25-2459A](#) An application for a new Specific Use Permit for commercial amusement (outside) on property zoned MU-3 Mixed Use District on the northeast line of Market Center Boulevard, northwest of Turtle Creek Boulevard.
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: Fay Charalambopoulos
Representative: Santos Martinez
Planner: Martin Bate
Council District: 6
Z234-217(MB) / Z-25-000088

Attachments: [Z234-217\(MB\)/Z-25-000088 Case Report](#)
[Z234-217\(MB\)/Z-25-000088 Site Plan](#)

16. [25-2460A](#) An application for an MU-1 Mixed Use District on property zoned IR Industrial Research District and Planned Development District 525 with Specific Use Permit 98, on the east line of Stone Mesa Drive and the west line of Pinnacle Park Boulevard, between Rock Quarry Road and Pinnacle Point Drive.
Staff Recommendation: **Approval.**
Applicant: Alexandra Lamb, Westwood Professional Services
Planner: Michael Pepe
Council District: 1
Z-25-000098(MP)

Attachments: [Z-25-000098\(MP\) Case Report](#)

Zoning Cases - Under Advisement:

17. [25-2461A](#) An application for a new planned development district 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: **Approval**, subject to staff's recommended conditions and a conceptual plan.
Applicant: Dr. Horton Homes
Representative: Rob Baldwin
Planner: Martin Bate
U/A From: March 20, 2025, April 24, 2025, and June 12, 2025, and July 10, 2025.
Council District: 4
Z234-286(MB)

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

18. [25-2462A](#) An application for an amendment to Specific Use Permit No. 145 for a government installation other than listed on property zoned an R-7.5(A) Single Family District and a CR Community Retail District with a D Liquor Control Overlay, on the west line of Algonquin Drive, between Lake June Road and San Leon Avenue.
Staff Recommendation: **Approval**, subject to an amended site plan and conditions.
Applicant: City of Dallas
Representative: Rob Baldwin
Planner: Martin Bate
U/A From: June 26, 2025.
Council District: 5
Z245-203(MB) / Z-25-000006

Attachments: [Z245-203\(MB\)/Z-25-000006 Case Report](#)
[Z245-203\(MB\)/Z-25-000006 Site Plan](#)
[Z245-203\(MB\)/Z-25-000006 Landscape Plan](#)
19. [25-2463A](#) An application for a new Specific Use Permit for a Handicapped Group Dwelling Unit on property zoned a R-7.5(A) Single Family District, on the south line of Plaza Boulevard, between Linda Lane and La Flor Lane.
Staff Recommendation: **Approval**, subject to a site plan and conditions.
Applicant: Stephanie Chukwukelu
Representative: Stephanie Chukwukelu
Planner: Rexter Chambers
U/A From: July 10, 2025.
Council District: 8
Z-25-000044(RC)

Attachments: [Z-25-000044\(RC\) Case Report](#)
[Z-25-000044\(RC\) Site Plan](#)
20. [25-2464A](#) An application for a TH-3(A) Townhouse Subdistrict on property zoned R-5(A) Single Family Subdistrict within Planned Development District No 595, the South Dallas Fair Park Special Purpose District, on the east corner of Colonial Ave and Driskell St.
Staff Recommendation: **Approval**.
Applicant: Anish Thakrar
Planner: Michael V. Pepe
U/A From: July 10, 2025.
Council District: 7
Z245-209(LC) / Z-25-000038

Attachments: [Z245-209\(LC\)/Z-25-000038 Case Report](#)

21. [25-2465A](#) An application for a new subdistrict within Planned Development District (PDD) No. 598 on property zoned PDD No. 598 Tracts 2, 2A, and 3, on the south line of West Wheatland Road, between South Polk Street and South Hampton Road, north of LBJ Freeway.
Staff Recommendation: **Approval**, subject to amended conditions.
Applicant: Miller Sylvan [JPI Real Estate Acquisition, LLC]
Representative: Jesse Copeland, Winstead
Planner: Martin Bate
U/A From: May 22, 2025.
Council District: 8
Z245-210(MB)

Attachments: [Z245-210\(MB\) Case Report](#)

22. [25-2466A](#) An application for an amendment to Planned Development No. 153, on the southwest line of Lemmon Avenue, between Carlisle St. and Cole Ave.
Staff Recommendation: **Approval**, subject to a development plan and staff's recommended conditions.
Applicant: HC Carlisle Building, LLC
Representative: Rob Baldwin, Baldwin Associates LLC
Planner: Michael V. Pepe
U/A From: July 10, 2025.
Council District: 14
Z245-126(LC/MP) / Z-25-000074

Attachments: [Z245-126\(LC/MP\)/Z-25-000074 Case Report](#)
[Z245-126\(LC/MP\)/Z-25-000074 Development Plan](#)

23. [25-2467A](#) An application for an amendment to Specific Use Permit No. 798 for a Mining of Sand and Gravel use on property zoned an A(A) Agricultural District, on the southwest line of Kleberg Road, between US 175 Frontage Road and Jordan Valley Road.
Staff Recommendation: **Approval**, subject to an amended site plan and conditions.
Applicant: Mesquite Landfill TX, LP
Representative: Weaver Consultants Group, LLC
Planner: Michael Pepe
U/A From: February 6, 2025, March 6, 2025, April 10, 2025, May 22, 2025, and June 26, 2025.
Council District: 8
Z212-131(MP/SM)

Attachments: [Z212-131\(MP\) Case Report](#)
[Z212-131\(MP\) Site Plan](#)

Zoning Cases - Individual:

24. [25-2468A](#) An application for a new specific use permit for a paraphernalia shop on property zoned Planned Development District 810, on the northeast corner of N. Cockrell Hill Road and I-30 Frontage Road.
Staff Recommendation: **Approval**, subject to a site plan and staff's recommended conditions.

Applicant: Anil Pathak

Representative: Madhav Regmi

Planner: Cherrell Caldwell

Council District: 6

Z-25-000081(CC)

Attachments: [Z-25-000081\(CC\) Case Report](#)
[Z-25-000081\(CC\) Site Plan](#)

25. [25-2469A](#) An application for the termination of deed restrictions DR Z834-293, with consideration of an NS(A) Neighborhood Service District on property zoned CR Community Retail District with deed restrictions DR Z834-293, on the northwest corner of N. Masters Dr and Bruton Rd.
Staff Recommendation: **Approval** of 1) NS(A) Neighborhood Service District and **approval** of 2) termination of deed restrictions.

Applicant: Anand Gupta

Representative: Nazir Moosa

Planner: Michael Pepe

Council District: 7

Z245-216(LC) / Z-25-000099

Attachments: [Z245-216\(LC\)/Z-25-000099 Case Report](#)

Special Provision Sign District:

26. [25-2470A](#) A City Plan Commission Authorized Hearing to consider appropriate sign regulations contained in Divisions 51A-7.900 Downtown Special Provision Sign District (SPSD), 51A-7.1200 Arts District SPSP, and 51A-7.2100 Arts District Extension Area SPSP of the Dallas Development Code with consideration to be given to amending and expanding the Arts District SPSP and with consideration to be given to repealing or modifying the Arts District Extension SPSP and a portion of the Downtown SPSP, in an area bounded by Woodall Rodgers Freeway, Routh Street, Ross Avenue, Saint Paul Street, San Jacinto Street, and North Central Expressway.
- Staff Recommendation: 1) **Repeal** a portion of the Downtown SPSP, limited to the Chase Tower Subdistrict; 2) **repeal** the Arts District Extension Area SPSP; and 3) **approve** staff's recommended amendments to and expansion of the Arts District SPSP.
- SSDAC and ADSAC Recommendation: 1) **Repeal** a portion of the Downtown SPSP, limited to the Chase Tower Subdistrict; 2) **repeal** the Arts District Extension Area SPSP; and 3) **approve** SSDAC's and ADSAC's recommended amendments to and expansion of the Arts District SPSP.
- Planner: Oscar Aguilera
Council District: 14
SPSD189-010(OA)

Attachments: [SPSD189-010\(OA\) Case Report](#)

SUBDIVISION DOCKET:**Consent Items:**

27. [25-2471A](#) An application to create one 0.887-acre lot from a tract of land in City Block 6700 on property located on St. Augustine Drive, south of Frost Wood Street.
- Applicant/Owner: Dominique Valladarez
Surveyor: Blair Land Surveying CO.
Application Filed: June 28, 2025
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 5
PLAT-25-000013 (S245-199)

Attachments: [PLAT-25-000013\(S245-199\) Case Report](#)
[PLAT-25-000013\(S245-199\) Plat](#)

28. [25-2472A](#) An application to create one 14.966-acre lot from a tract of land in City Block 7576 on property located on Wheatland Road, east of Polk Street.
Applicant/Owner: Southwest Region Conference
Surveyor: Kimley-Horn and Associates, Inc
Application Filed: June 27, 2025
Zoning: MF-2(A), R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 8
PLAT-25-000034 (S245-201)

Attachments: [PLAT-25-000034\(S245-201\) Case Report](#)
[PLAT-25-000034\(S245-201\) Plat](#)

29. [25-2473A](#) An application to replat a 1.918-acre tract of land containing all Lot 1 in City Block A/6487 and City Block 6487 to create one lot on property located on Northwest Highway/State Highway Spur No. 348 at Bickham Road, southeast corner.
Applicant/Owner: Muamar Anani, Anani LLC
Surveyor: R. C. Myers Surveying, LLC
Application Filed: June 25, 2025
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 6
PLAT-25-000035 (S245-200)

Attachments: [PLAT-25-000035\(S245-200\) Case Report](#)
[PLAT-25-000035\(S245-200\) Plat](#)

30. [25-2474A](#) An application to create 9 lots ranging in size from 0.504 acre to 6.931 acres from a 14.899-acre tract of land on property located on Skyfrost Drive, northwest of Jacobson Drive.
Applicant/Owner: Ginza Investments, LLC
Surveyor: Burns Surveying
Application Filed: July 9, 2025
Zoning: R-1/2ac(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 8
PLAT-25-000036 (S245-204)

Attachments: [PLAT-25-000036\(S245-204\) Case Report](#)
[PLAT-25-000036\(S245-204\) Plat](#)

31. [25-2475A](#) An application to create one 0.629-acre lot from a tract of land in City Block 6533 on property located on Fabens Road, west of Ables Lane.
Applicant/Owner: 2444 Fabens, LLC
Surveyor: Texas Heritage Surveying, LLC.
Application Filed: July 9, 2025
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 6
PLAT-25-000037 (S245-202)

Attachments: [PLAT-25-000037\(S245-202\) Case Report](#)
[PLAT-25-000037\(S245-202\) Plat](#)

32. [25-2476A](#) An application to create 3 lots ranging in size from 0.6218 acres to 2.191 acres from a 3.692-acre tract of land in City Block 2/1001 on property located on Oak Lawn Avenue, south of Stemmons Freeway/ Interstate Highway No. 35E (AKA U.S. Highway No. 77).
Applicant/Owner: DDD Portfolio Holdings & DDD Oak Lawn Holdings
Surveyor: ARS Engineers, Inc.
Application Filed: July 10, 2025
Zoning: PD 621 (Subdistricts 1, 1G)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 6
PLAT-25-000038 (S245-203)

Attachments: [PLAT-25-000038\(S245-203\) Case Report](#)
[PLAT-25-000038\(S245-203\) Plat](#)

33. [25-2477A](#) An application to create one 26.954-acre lot from a tract of land in City Block 6961 on property located on Westmoreland Road, south of Watership Lane.
Owners: ADK Westmoreland, LLC, A Delaware Limited Liability Company
Surveyor: Bowman Consulting Group, LTD
Application Filed: July 11, 2025
Zoning: TH-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 3
PLAT-25-000039 (S245-212)

Attachments: [PLAT-25-000039\(S245-212\) Case Report](#)
[PLAT-25-000039\(S245-212\) Plat](#)

34. [25-2478A](#) An application to replat a 0.1837-acre tract of land containing all of Lot 16 in City Block 23/1573 to create one 2,075-square foot lot, one 2,600-square foot lot, and one 3,325-square foot lot on property located on Knight Street at Holland Avenue, west corner.
Applicant/Owner: NK Construction, LLC, Vincent Moctezuma
Surveyor: Urban Strategy
Application Filed: July 10, 2025
Zoning: PD 193 (MF-2)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 14
PLAT-25-000040 (S245-205)

Attachments: [PLAT-25-000040\(S245-205\) Case Report](#)
[PLAT-25-000040\(S245-205\) Plat](#)

35. [25-2479A](#) An application to replat a 0.45-acre tract of land containing all of Lots 4 and 5 in City Block 2/7139 to create one lot on property located on Westmoreland Road, south of Canada Drive.
Applicant/Owner: Walia and Sons Real Estate and Bajinder Singh Dhillon
Surveyor: CBG Surveying Texas, LLC
Application Filed: July 11, 2025
Zoning: CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 6
PLAT-25-000041 (S245-206)

Attachments: [PLAT-25-000041\(S245-206\) Case Report](#)
[PLAT-25-000041\(S245-206\) Plat](#)

36. [25-2480A](#) An application to create one 1.01-acre lot and one 3.92-acre lot from a 4.93-acre lot from a tract of land in City Block 8766 on property located on Haymarket Road, south of Sewell Circle.
Applicant/Owner: Francisco Galvan
Surveyor: CBG Surveying Texas, LLC
Application Filed: July 11, 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
PLAT-25-000042 (S245-207)

Attachments: [PLAT-25-000042\(S245-207\) Case Report](#)
[PLAT-25-000042\(S245-207\) Plat](#)

37. [25-2481A](#) An application to create one 0.96-acre lot from a tract of land in City Block 6958 on property located on Cockrell Hill Road, north of Walton Walker Boulevard.
Applicant/Owner: TNAB LLC
Surveyor: CBG Surveying Texas, LLC
Application Filed: July 11, 2025
Zoning: RR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 3
PLAT-25-000043 (S245-208)
Attachments: [PLAT-25-000043\(S245-208\) Case Report](#)
[PLAT-25-000043\(S245-208\) Plat](#)
38. [25-2482A](#) An application to replat a 29.651-acre tract of land containing all of Lot 1 in City Block B/6509 and all of Lot 2 in City Block C/6509 and portions of abandoned James Parker Way and Electronic Way to create one 3.693-acre lot, one 6.167-acre lot, and one 19.791-acre lot on property located on Walnut Hill Lane, east of Composite Drive.
Applicant/Owner: Donnie McNutt
Surveyor: KFM Engineering and Design, LLC
Application Filed: July 11, 2025
Zoning: PD 404
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 6
PLAT-25-000044 (S245-209)
Attachments: [PLAT-25-000044\(S245-209\) Case Report](#)
[PLAT-25-000044\(S245-209\) Plat](#)
39. [25-2483A](#) An application to create one 1.17-acre lot from a tract of land in City Block 8777 on property located on Ellenwood Drive, southwest of C.F. Hawn Freeway/ U.S. Highway No. 175 (FKA Second Avenue).
Applicant/Owner: Sal's Auto Sales and Parts, LLC
Surveyor: CBG Surveying Texas, LLC
Application Filed: July 11, 2025
Zoning: PD 535 (Subdistrict 1, Tract 2)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 8
PLAT-25-000045 (S245-210)
Attachments: [PLAT-25-000045\(S245-210\) Case Report](#)
[PLAT-25-000045\(S245-210\) Plat](#)

40. [25-2484A](#) An application to replat a 0.613-acre tract of land containing all of Lots 3 and 4 in City Block 19/7133 to create one lot on property located on Canada Drive, west of Hampton Road.
Applicant/Owner: Joseph Loomis
Surveyor: Texas Heritage Surveying, LLC
Application Filed: July 11, 2025
Zoning: MU-1
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 6
PLAT-25-000047 (S245-211)

Attachments: [PLAT-25-000047\(S245-211\) Case Report](#)
[PLAT-25-000047\(S245-211\) Plat](#)

Certificate of Appropriateness for Signs:

41. [25-2485A](#) An application for a Certificate of Appropriateness by Josephine Gonzales of Pattison ID, for a 234-square-foot LED illuminated channel letter sign at 2700 COMMERCE ST, STE 1500 (S ELEVATION).
Staff Recommendation: **Approval**.
SSDAC Recommendation: **Approval**.
Applicant: Josephine Gonzales of Pattison ID
Owner: HW Commerce Office LP
Planner: Scott Roper
Council District: 2
SIGN-25-000460

Attachments: [SIGN-25-000460 Case Report](#)

42. [25-2486A](#) An application for a Certificate of Appropriateness by Josephine Gonzales of Pattison ID, for a 149-square-foot LED illuminated channel letter sign at 2700 COMMERCE ST, STE 1500 (W ELEVATION).
Staff Recommendation: **Approval**.
SSDAC Recommendation: **Approval**.
Applicant: Josephine Gonzales of Pattison ID
Owner: HW Commerce Office LP
Planner: Scott Roper
Council District: 2
SIGN-25-000461

Attachments: [SIGN-25-000461 Case Report](#)

OTHER MATTERS:

Consideration of Appointments to CPC Committees:

ADJOURNMENT

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**Tuesday, August 12, 2025**

SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC) MEETING Tuesday, August 12, 2025, at 10:00 a.m., in Room 5BN at City Hall and by video conference via <https://bit.ly/SSDAC081225>.

There will be no cases for **ARTS DISTRICT SIGN ADVISORY COMMITTEE (ADSAC) MEETING** Tuesday, August 12, 2025.

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]