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**CITY SECRETARY
DALLAS, TEXAS**

City of Dallas

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

Public Notice

250818

POSTED CITY SECRETARY
DALLAS, TX

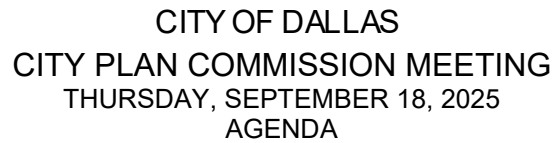


City Plan Commission

September 18, 2025

Briefing - 9:00 AM

Public Hearing - 12:30 PM



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

PURPOSE: To consider the attached agendas.

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

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, SEPTEMBER 18, 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=m0eec7b4f40acdf139b4027a6156b056>

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

BRIEFING ITEMS

Item 1

APPROVAL OF MINUTES

ACTION ITEMS:

MISCELLANEOUS ZONING ITEMS:

MISCELLANEOUS ZONING ITEMS – CONSENT

Item 2

MISCELLANEOUS ZONING ITEMS – UNDER ADVISEMENT

Item 3

ZONING DOCKET:

ZONING CASES – CONSENT

Items 4-10

ZONING CASES – UNDER ADVISEMENT

Items 11-12

ZONING CASES – INDIVIDUAL

Items 13-14

SUBDIVISION DOCKET:

SUBDIVISION CASES – CONSENT

Item 15-21

OTHER MATTERS:

CONSIDERATION OF APPOINTMENTS TO CPC COMMITTEES

ADJOURMENT

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. [25-2719A](#) **Briefing to review key changes from Council adoption of Off-Street Parking and Loading Development Code Amendment (DCA190-002)**
Sarah May, MCRP, AICP, *Planning & Development Manager*

PUBLIC TESTIMONY:**APPROVAL OF MINUTES:**

Approval of Minutes of the September 4, 2025 City Plan Commission Hearing.

ACTIONS ITEMS:**Miscellaneous Zoning Items:**

2. [25-2720A](#) An application for a minor amendment to the development/landscape plan on property zoned Planned Development District 696, on property bounded by Rickover Drive, Welch Road, Ridgeside Drive, and Crestline Avenue.
Staff Recommendation: **Approval.**
Applicant: J Matthew Casin - LBJ Financial Owners LLC
Representative: Elsie Thurman - Land Use Planning & Zoning Services
Planner: Sheila Alcantara Segovia
Council District: 13
MZ-25-000027(SAS)

Attachments: [MZ-25-000027\(SAS\) Case Report](#)
[MZ-25-000027\(SAS\) Development/Landscape Plan](#)

Miscellaneous Items - Under Advisement:

3. [25-2721A](#) An application for a development plan and landscape plan on property zoned Tract 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 and August 7, 2025, and September 4, 2025.
Council District: 11
D223-007(TB)

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

Zoning Docket:**Zoning Cases - Consent:**

4. [25-2722A](#) An application for TH-3(A) Townhouse Subdistrict on property zoned R-5(A) Single Family Subdistrict within Planned Development District 595, the South Dallas/Fair Park Special Purpose District, on the southeast line of Collins Avenue, between Carter Street and Troy Street.

Staff Recommendation: Approval.

Applicant: Adam Gaddis, A & G Housing LLC

Planner: Mona Hashemi

Council District: 7

Z-25-000041(MH)

Attachments: [Z-25-000041\(MH\) Case Report](#)

5. [25-2723A](#) An application for MU-1 Mixed Use District on property zoned NO(A) Neighborhood Office District, on the northeast line of 635 LBJ Fwy between Abrams Road and Greenville Avenue.

Staff Recommendation: Approval.

Applicant: Parves Malik, Malik Law Firm

Planner: Mona Hashemi

Council District: 10

Z-25-000083(MH)

Attachments: [Z-25-000083\(MH\) Case Report](#)

6. [25-2724A](#) An application for a new Specific Use Permit for a child or adult care facility on property zoned R-5(A) Single Family District, on the north line of Mexicana Road, west of Pluto Street.

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

Applicant: Melinda Garcia

Planner: Rexter Chambers / Michale Pepe

Council District: 6

Z-25-000072(RC)

Attachments: [Z-25-000072\(RC\) Case Report](#)
 [Z-25-000072\(RC\) Site Plan](#)

7. [25-2725A](#) An application for a new specific use permit for the sale of alcoholic beverages on property zoned Subarea 2 within Planned Development District 366, the Buckner Boulevard Special Purpose District with D-1 Liquor Control Overlay District, on the southeast corner of S. Buckner Boulevard and Bruton Road.
Staff Recommendation: **Approval**, subject to a site plan and conditions.
Applicant: Walgreen Co. - Brian Brown
Representative: BrackinSchwartz, PLLC - Marcus Schwartz
Planner: Lori Levy, AICP
Council District: 5
Z-25-000063(LL)

Attachments: [Z-25-000063\(LL\) Case Report](#)
[Z-25-000063\(LL\) Site Plan](#)
8. [25-2726A](#) An application for an amendment to Planned Development District 166 on property between La Prada Dr and Shiloh Road, south of Blyth Dr.
Staff Recommendation: **No action; case requires renotification.**
Applicant: Nexus Recovery Center Foundation
Representative: Rob Baldwin, Baldwin Associates
Planner: Teaseia Blue, B.Arch, MBA
Council District: 7
Z245-151(TB) / Z-25-000054

Attachments: [Z245-151\(TB\) / Z-25-000054 Case Report](#)
[Z245-151\(TB\) / Z-25-000054 Development Plan](#)
9. [25-2727A](#) An application for F-RTN Residential Transition Subdistrict on property zoned R-5(A) Single Family Subdistrict within Planned Development District 595, the South Dallas/Fair Park Special Purpose District on the southeast line of Hamilton Ave, northeast of Foreman Street.
Staff Recommendation: **Approval.**
Applicant: Maystone Inc, Ariel Chiu - Sole Owner
Planner: Teaseia Blue, B.Arch, MBA
Council District: 7
Z245-120(TB) / Z-25-000150

Attachments: [Z245-120\(TB\) / Z-25-000150 Case Report](#)

10. [25-2728A](#) An application for RR Regional Retail District on property zoned NO(A) Neighborhood Office District, on the southeast corner of Hillcrest Road and LBJ Freeway.
Staff Recommendation: **Approval**.
Applicant: Benjamin Scott, H-E-B, LP
Planner: Liliana Garza / Mona Hashemi
Council District: 11
Z-25-000085(LG)

Attachments: [Z-25-000085\(LG/MH\) Case Report](#)
[Z-25-000085\(LG/MH\) Transportation Impact Analysis](#)

Zoning Cases - Under Advisement:

11. [25-2729A](#) An application for TH-2(A) Townhouse District with consideration for MF-2(A) Multifamily District on property zoned R-10(A) Single Family District, on the southwest corner of Forest Land and Stults Road.
Staff Recommendation: **Approval** of an MF-2(A) Multifamily District in lieu of a TH-2(A) Townhouse District.
Applicant: Victor Toledo
Planner: Martin Bate
U/A From: August 21, 2025.
Council District: 10
Z245-138(MB) / Z-25-000016

Attachments: [Z245-138\(MB\) / Z-25-000016 Case Report](#)

12. [25-2730A](#) 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 Drive and Bruton Road.
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
U/A From: August 7, 2025 and September 4, 2025.
Council District: 7
Z245-216(LC) / Z-25-000099

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

Zoning Cases - Individual:

13. [25-2731A](#) An application for an amendment to and expansion of Subdistrict 1G on property zoned Subdistricts 1 and 1G within Planned Development District 621, on the south corner of Oak Lawn Avenue and North Stemmons Freeway.

Staff Recommendation: **Approval**, subject to a conceptual plan and staff's recommended conditions.

Applicant: DDD Portfolio Holdings LLC, DDD Oak Lawn Holdings LLC

Representative: Victoria Morris

Planner: Martin Bate

Council District: 6

Z245-167(MB) / Z-25-000017(MB)

Attachments: [Z245-167\(MB\) / Z-25-000017 Case Report](#)
[Z245-167\(MB\) / Z-25-000017 Conceptual Plan](#)

14. [25-2732A](#) An application for 1) RR Regional Retail District and 2) the termination of deed restrictions [Z034-280] on property zoned MU-1 Mixed Use District, on the south corner of Ferguson Road and Little Pocket Road.

Staff Recommendation: 1) **Denial** of RR Regional District and 2) **Approval** of termination of deed restrictions [Z034-280].

Applicant: Calvin Carter, Sunbelt Waterproofing & Restoration, LLC

Representative: Rob Baldwin, Baldwin Associates, LLC

Planner: Liliana Garza

Council District: 7

Z245-214(LG) / Z-25-000001

Attachments: [Z245-214\(LG\) / Z-25-000001 Case Report](#)

SUBDIVISION DOCKET:**Consent Items:**

15. [25-2733A](#) An application to replat a 3.4885-acre tract of land containing portion of City Block 7258 and a tract of land in City Block 7257 to create one lot on property located on Singleton Boulevard, at the terminus of Conroe Street.
Applicant/Owner: Singleton Trinity Groves, LP
Surveyor: Raymond L. Goodson Jr., Inc.
Application Filed: August 20, 2025
Zoning: PD 933 (Subarea D)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 6
PLAT-25-000072 (S245-223)

Attachments: [PLAT-25-000072 \(S245-223\) Case Report](#)
[PLAT-25-000072 \(S245-223\) Plat](#)

16. [25-2734A](#) An application to replat a 0.7938-acre tract of land containing all of Lots 14 and 15 and portion of Lot 16 in City Block 13/969 to create a 15-lot shared access development ranging in size from 1,775 square feet to 2,906 square feet and one common area on property located on Cole Avenue, northeast of Bowen Street.
Applicant/Owner: AHC Cole LF, AHC Development
Surveyor: Urban Strategy
Application Filed: August 21, 2025
Zoning: PD 193 (MF-2)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 14
PLAT-25-000076 (S245-229)

Attachments: [PLAT-25-000076 \(S245-229\) Case Report](#)
[PLAT-25-000076 \(S245-229\) Plat](#)

17. [25-2735A](#) An application to replat a 0.1033-acre (4,500-square feet) tract of land containing portion of Lot 11 in City Block 1982 to create one lot on property located on Bell Avenue, west of Greenville Avenue.
Applicant/Owner: Bell Avenue Holdings, LLC
Surveyor: ARS Engineers, Inc.
Application Filed: August 20, 2025
Zoning: PD 842
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 14
PLAT-25-000078 (S245-227)

Attachments: [PLAT-25-000078 \(S245-227\) Case Report](#)
[PLAT-25-000078 \(S245-227\) Plat](#)

18. [25-2736A](#) An application to create one 0.819-acre lot from a tract of land in City Block E/6184 on property located on Buckner Boulevard, south of Jennie Lee Lane.
Applicant/Owner: Frost Bank
Surveyor: Texas Heritage Surveying, LLC
Application Filed: August 20, 2025
Zoning: PD 366 (Subarea 1)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 5
PLAT-25-000079 (S245-228)

Attachments: [PLAT-25-000079 \(S245-228\) Case Report](#)
[PLAT-25-000079 \(S245-228\) Plat](#)

19. [25-2737A](#) An application to replat a 19.8794-acre tract of land containing all of Lot 1 in City Block 27/8195 to create one lot and to dedicate easements and right-of-way on property bounded by Brentfield Drive, Meadowcreek Drive, LA Manga Drive and Shady Bank Road.
Applicant/Owner: Richardson ISD
Surveyor: Raymond L. Goodson Jr. INC.
Application Filed: August 21, 2025
Zoning: PD 500
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 12
PLAT-25-000080 (S245-230)

Attachments: [PLAT-25-000080 \(S245-230\) Case Report](#)
[PLAT-25-000080 \(S245-230\) Plat](#)

20. [25-2738A](#) An application to replat a 19.946-acre tract containing all of Lots 1 and 2A and part of Lot 2 in City Block A/7211 to create one 2.156-acre lot, one 5.708-acre foot lot, and one 12.082-acre lot on property located between Interstate Highway 30 and Adler Drive, east of Communications Drive.
Owners: Pinnacle Park 1, LLC; Communications Hospitality, LLC
Surveyor: BGE, Inc.
Application Filed: August 21, 2025
Zoning: IM
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 1
PLAT-25-000082 (S245-232)

Attachments: [PLAT-25-000082 \(S245-232\) Case Report](#)
[PLAT-25-000082 \(S245-232\) Plat](#)

21. [25-2739A](#) An application to create 23 lots ranging in size from 0.2309-acre (10,057-square feet) to 0.2318-acre (10,099-square feet), one common area and to dedicate a right-of-way from a 8.242-acre tract of land in City Block 8818, on property located on Skyfrost Drive, southeast of Beltline Road.
Applicant/Owner: Brian Simpson, Eric Uriel Maritez Arriaga
Surveyor: Trustar Surveying
Application Filed: August 22, 2025
Zoning: R-10(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 8
PLAT-25-000084 (S245-231)

Attachments: [PLAT-25-000084 \(S245-231\) Case Report](#)
[PLAT-25-000084 \(S245-231\) Plat](#)

OTHER MATTERS:

Consideration of Appointments to CPC Committees:

ADJOURNMENT

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**Wednesday, September 17, 2025**

SPECIAL CALLED SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC) MEETING Wednesday, September 17, 2025, at 11:30 a.m., in Room 5BN at City Hall and by video conference via <https://bit.ly/SSDAC091725>.

ARTS DISTRICT SIGN ADVISORY COMMITTEE (ADSAC) MEETING Wednesday, September 17, 2025, no meeting will be held.

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]