

**CITY PLAN COMMISSION**

**THURSDAY, AUGUST 7, 2025**

**Planner: Teaseia Blue, B. Arch, MBA**

**FILE NUMBER:** M234-038/MZ-25-000015(TB) **DATE FILED:** August 12, 2024

**LOCATION:** North line of Keller Springs Road, west of Preston Road

**COUNCIL DISTRICT:** 12

**SIZE OF REQUEST:** ±22,695 SF

**CENSUS TRACT:** 48113013611

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**APPLICANT:** Herbert Gears

**OWNER:** Bob Thompson Homes. L.P. and LAGA LTD

**REQUEST:** An application for 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.

**STAFF RECOMMENDATION:** Approval.

**Planned Development District No 561:**

<https://dallascityhall.com/departments/city-attorney/pages/articles-data.aspx?pd=561>

**BACKGROUND INFORMATION:**

- The area of request is zoned Tract 2 within Planned Development District no. 561 and is undeveloped
- PD No. 561 was established December 8, 1999.
- The purpose of this request is to reconfigure lots 20,21,22, combined into two lots.
- For Tract 2, development and use of the Property must comply with Tracts 2 and 4 development plan (Exhibit 561B).
- Before the final inspection for each single-family use, landscaping must be provided for each platted lot in accordance with Article X.

**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 plan. 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 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” plans):

1. Reconfigure lots 20,21,22 into two lots.

The city arborist has reviewed the request and has no objection.

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 objections to the proposed changes.

Upon review of the proposed development plan, staff has determined that the request meets the minor amendment criteria for a development plan and complies with the requirements set forth by Planned Development District No. 561 and does not impact any other provisions of the ordinance.

**List of Partners/Principals/Officers**

Bob Thompson Homes I.P.

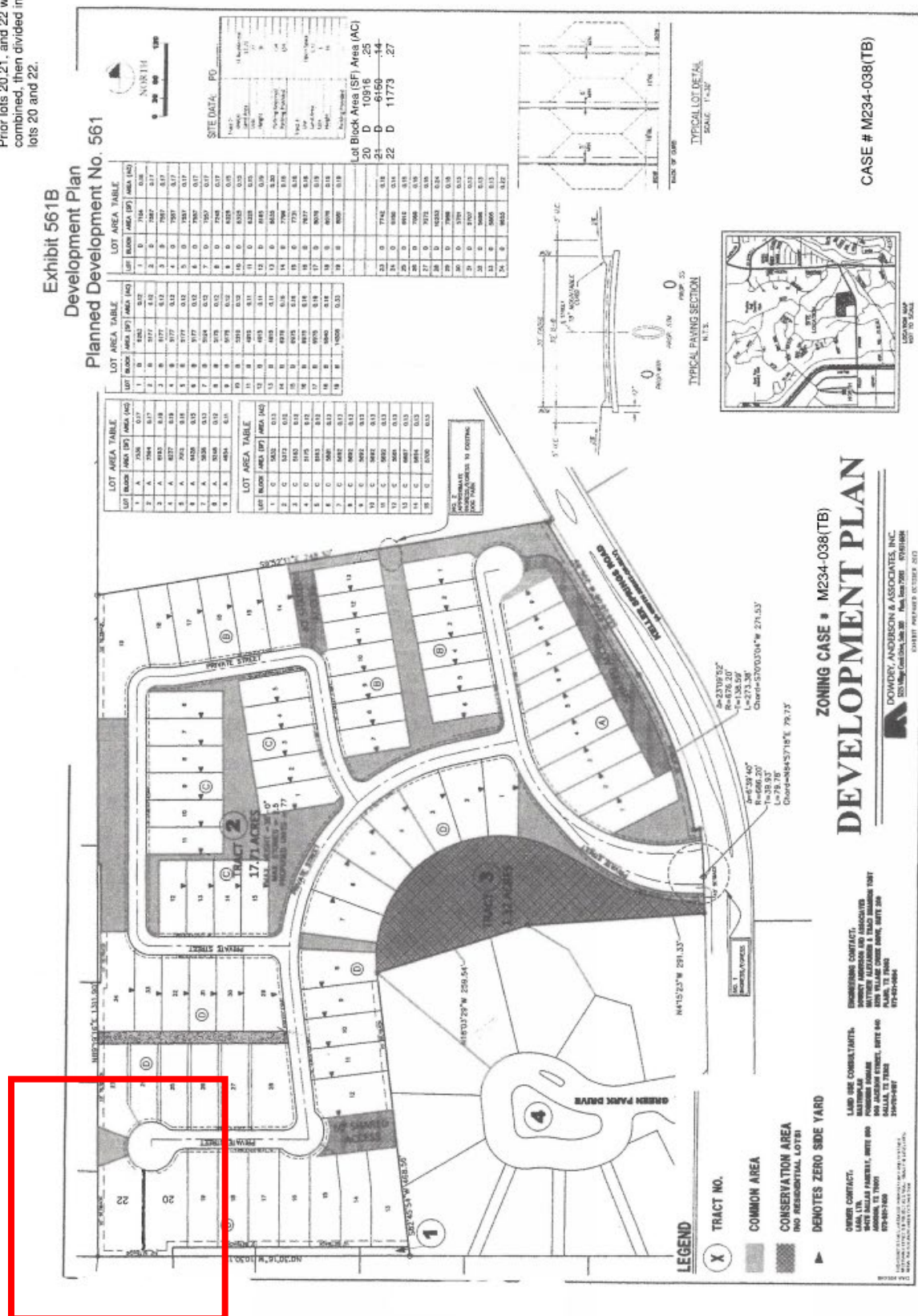
Bob Thompson, President, CEO & Treasurer

Rowdy Winter, Vice President

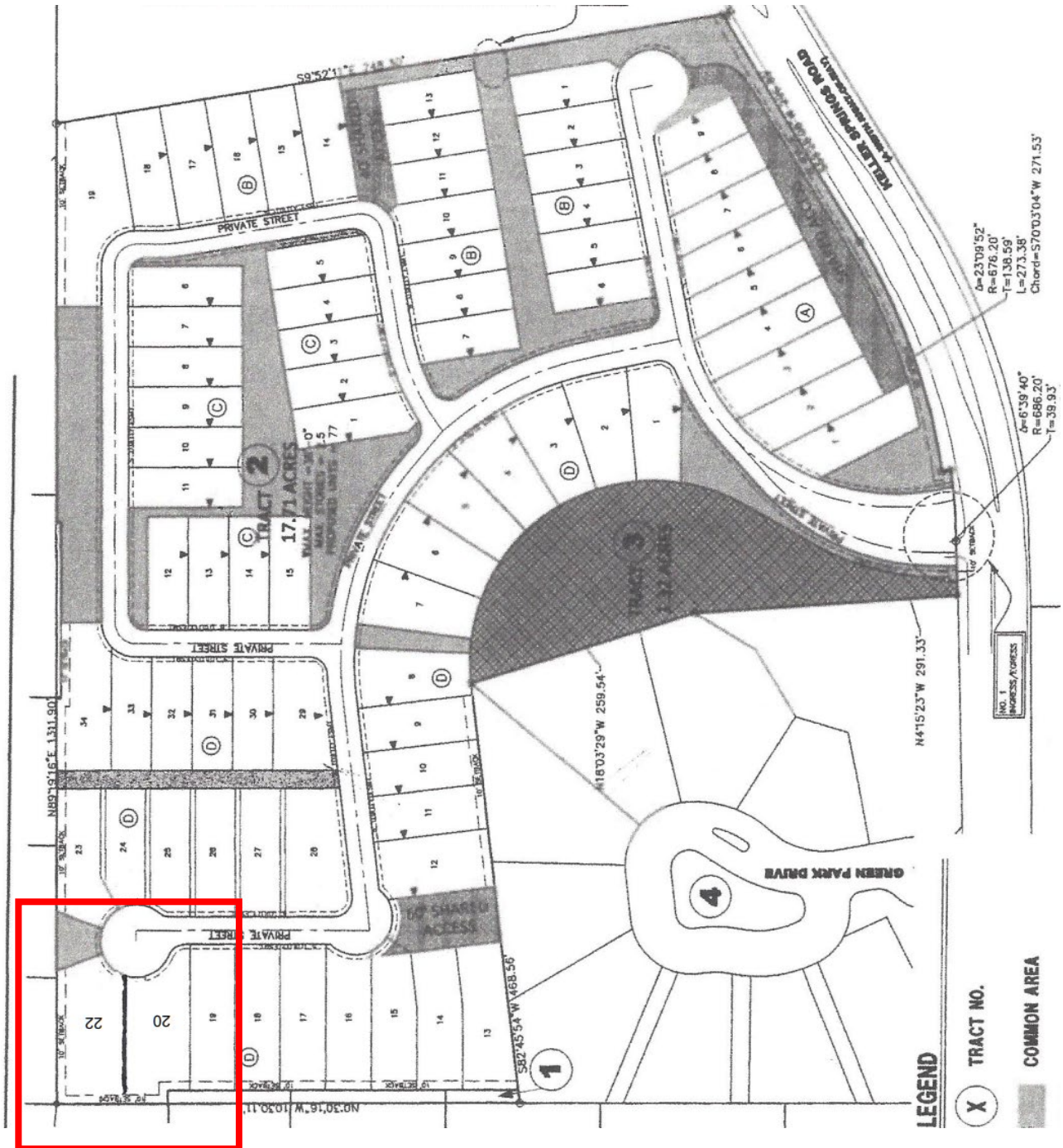
Tom Marsh, Vice President & Secretary

Exhibit 561B  
Development Plan  
Planned Development No. 561

Prior lots 20, 21, and 22 were combined, then divided into lots 20 and 22.



PROPOSED DEVELOPMENT PLAN-ENLARGED

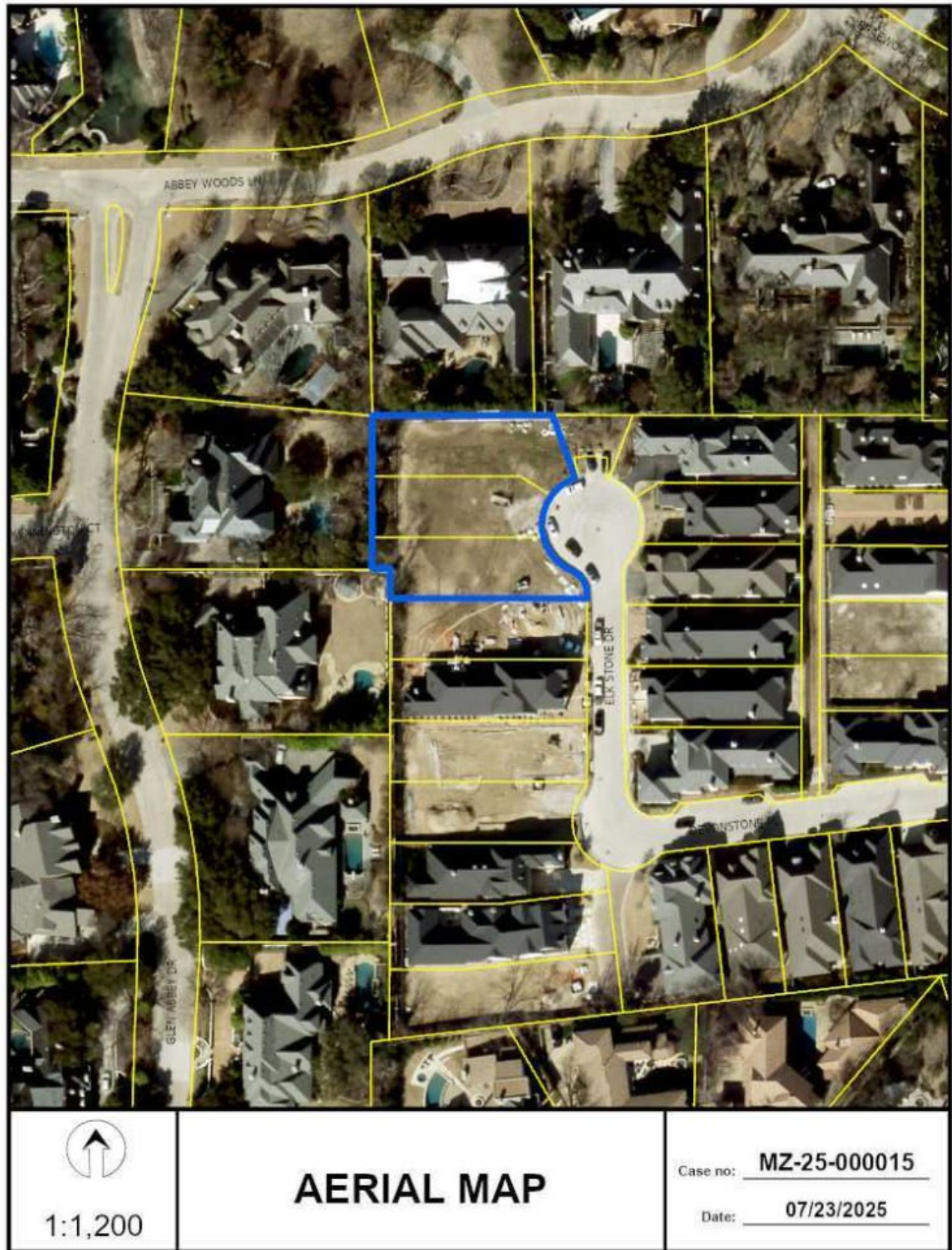


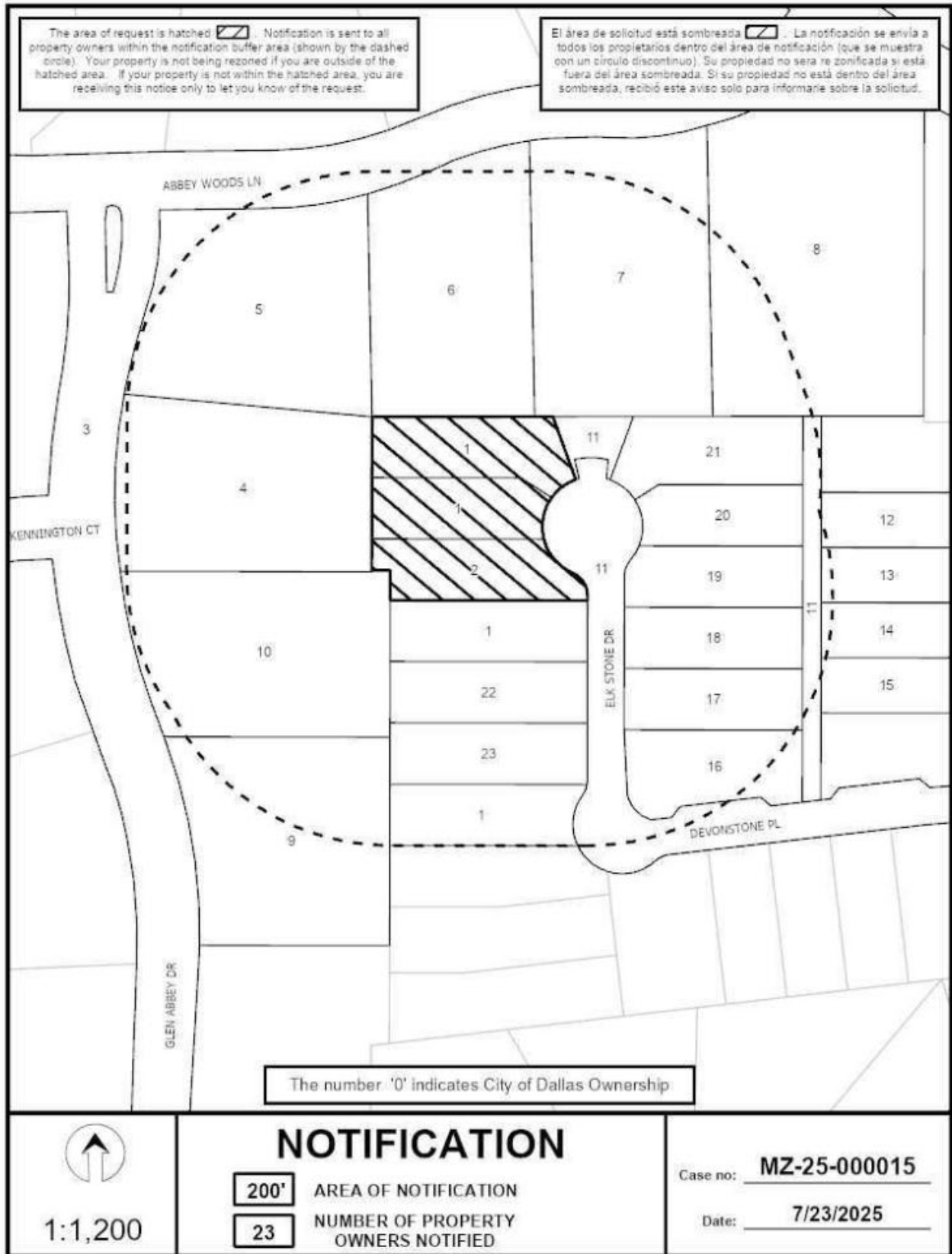












07/23/2025

***Notification List of Property Owners******MZ-25-000015******23 Property Owners Notified***

<b><i>Label #</i></b>	<b><i>Address</i></b>	<b><i>Owner</i></b>
1	47 ELK STONE DR	BOB THOMPSON HOMES LP
2	39 ELK STONE DR	BOB THOMPSON HOMES LP
3	49 GLEN ABBEY DR	GLEN ABBEY HOMEOWNERS ASSOCIATION INC
4	40 GLEN ABBEY DR	ASCHENBRENNER THOMAS H &
5	44 GLEN ABBEY DR	MIDYETT BOB & VICKI A
6	7 ABBEY WOODS LN	COREY JAMES R & MISTY M
7	5 ABBEY WOODS LN	FOREHAND FAMILY TRUST
8	1 ABBEY WOODS LN	CASEY THEODORE &
9	32 GLEN ABBEY DR	WELLS WILLIAM K
10	36 GLEN ABBEY DR	ROSE JAMES M
11	100 DEVONSTONE PL	LAWN AT GLEN ABBEY HOA INC
12	49 FAWN WOOD DR	WELCH PAUL II & LUANN T
13	45 FAWN WOOD DR	JOBE REX
14	41 FAWN WOOD DR	THOMPSON BOB HOMES LP
15	37 FAWN WOOD DR	MCELHATTON ELEANORE JANE
16	26 ELK STONE DR	PRICE CAROLE
17	30 ELK STONE DR	JOBE CATHY B SEPARATE PROPERTY
18	34 ELK STONE DR	LEIFER DAVID & AMY
19	38 ELK STONE DR	BARBER PATRICK JAMES
20	42 ELK STONE DR	PHW 2016 REVOCABLE TRUST
21	46 ELK STONE DR	MOORE JOHN M MD
22	31 ELK STONE DR	YAKER REVOCABLE TRUST
23	27 ELK STONE DR	FLICK AMY MARLENE

*\*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.*