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**CITY SECRETARY
DALLAS, TEXAS**

Public Notice

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POSTED CITY SECRETARY
DALLAS, TX

City of Dallas

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



City Plan Commission

August 21, 2025

Briefing - 10:00 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, AUGUST 21, 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=mec7631f0994be17b6c1b801cc77dd9bd>

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 2-6

ZONING CASES – INDIVIDUAL

Items 7

SUBDIVISION DOCKET:

SUBDIVISION CASES – CONSENT

Item 8

SUBDIVISION CASES – RESIDENTIAL REPLATS

Items 9-10

SUBDIVISION CASES – RESIDENTIAL REPLAT/BUILDING LINE REMOVAL

Item 11

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. [25-2540A](#) DallasNow Tour
Jennifer Muñoz, Chief Planner

PUBLIC TESTIMONY:**APPROVAL OF MINUTES:**

Approval of Minutes of the August 7, 2025 City Plan Commission Hearing.

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

2. [25-2542A](#) An application for a R-7.5(A) Single Family District on property zoned IR Industrial Research District with D-1 Liquor Control Overlay, on the west corner of Edd Rd and Kleberg Rd.
Staff Recommendation: **Approval.**
Applicant: Steffi Barrington
Representative: Jennifer Hiromoto
Planner: Rexter Chambers
Council District: 8
Z-25-000037(RC)

Attachments: [Z-25-000037\(RC\) Case Report](#)

3. [25-2543A](#) An application for an amendment to Planned Development District 988 on property bounded by West Wheatland Road, McKissick Lane, Algebra Drive, and Indian Ridge Trail.

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

Applicant: Dallas (ISD) Independent School District

Representative: Elsie Thurman - Land Use Planning & Zoning Services

Planner: Teaseia Blue, B.Arch, MBA

Council District: 8

Z245-152(TB) / Z-25-000002

Attachments: [Z245-152\(TB\)/Z-25-000002 Case Report](#)
[Z245-152\(TB\)/Z-25-000002 Development Plan](#)
[Z245-152\(TB\)/Z-25-000002 Landscape Plan](#)
[Z245-152\(TB\)/Z-25-000002 Traffic Management Plan](#)

4. [25-2544A](#) An application for a R-10(A) Single Family District on property zoned A(A) Agricultural District on the southeast line of Bicentennial Lane, southwest of Middlefield Road.

Staff Recommendation: **Approval**.

Applicant: Gallegos J Ines Garcia & Maria Del Carmen Leija

Representative: Jennifer Hiromoto

Planner: Teaseia Blue, B.Arch, MBA

Council District: 8

Z-25-000062(TB)

Attachments: [Z-25-000062\(TB\) Case Report](#)

5. [25-2545A](#) An application for an amendment to Planned Development 942, on the south line of East Belt Line Road and west line of South Northlake Road.

Staff Recommendation: **Approval**, subject to an amended development plan and amended conditions.

Applicant: Terry Kesterson, Oncor Electrical Delivery Co., LLC

Representative: Jennifer Hiromoto, Buzz Urban Planning

Planner: Liliana Garza

Council District: 6

Z-25-000067(LG)

Attachments: [Z-25-000067\(LG\) Case Report](#)
[Z-25-000067\(LG\) Development Plan](#)

6. [25-2546A](#) An application for a new planned development district for R-5(A) Single Family District uses on property zoned R-16(A) Single Family District, on the north line of Walnut Hill Lane and the east line of Betty Jane Lane, east of Marsh Lane.
Staff Recommendation: **Approval**, subject to a conceptual plan and conditions.
Applicant: Leonel Amaya [CECH Walnut Lane, LLC]
Representative: Phillip Kingston
Planner: Martin Bate
Council District: 13
Z-25-000021(MB)

Attachments: [Z-25-000021\(MB\) Case Report](#)
[Z-25-000021\(MB\) Conceptual Plan](#)

Zoning Cases - Individual:

7. [25-2547A](#) An application for a 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
Council District: 10
Z245-138(MB) / Z-25-000016

Attachments: [Z245-138\(MB\) Case Report](#)

SUBDIVISION DOCKET:**Consent Items:**

8. [25-2548A](#) An application to create one 0.168-acre (7,315-square foot) lot from tract of land in City Block 4568 on property located on Jefferson Boulevard, east of Bernice Street.

Applicant/Owner: Irma Fuentes, Jeannette B. Valle

Surveyor: ARA Surveying

Application Filed: July 24, 2025

Zoning: PD 830 (Subdistrict 6)

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

Planner: Hema Sharma

Council District: 1

PLAT-25-000051 (S245-215)

Attachments: [PLAT-25-000051\(S245-215\) Case Report](#)
 [PLAT-25-000051\(S245-215\) Plat](#)

Residential Replats:

9. [25-2549A](#) An application to replat a 0.464-acre (20,232-square foot) tract of land containing all of Lot 9 and part of Lot 8 in City Block C/8698 to create one 0.207-acre (9,000-square foot) lot and one 0.257-acre (11,232-square foot) lot located on Tyrone Drive, west of South Ledbetter Drive.

Applicant/Owner: Tyrone Property 32, LLC; Michael Senesoury

Surveyor: Keeton Surveying Company

Application Filed: July 24, 2025

Zoning: R-7.5(A)

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

Planner: Hema Sharma

Council District: 3

PLAT-25-000046 (S245-213)

Attachments: [PLAT-25-000046\(S245-213\) Case Report](#)
 [PLAT-25-000046\(S245-213\) Plat](#)

10. [25-2550A](#) An application to replat a 0.286-acre (12,441-square foot) tract of land containing all of Lots 2 and 3 in City Block 4/6889 to create one lot on property located on Plum Dale Road, south of Gooch Street.
Applicant/Owner: Albert Perez, Maria E. Padron, Cruz M. Padron
Surveyor: Probeck Land Surveyors
Application Filed: July 25, 2025
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 8
PLAT-25-000053 (S245-216)

Attachments: [PLAT-25-000053\(S245-216\) Case Report](#)
[PLAT-25-000053\(S245-216\) Plat](#)

Residential Replats and Building Line Removal:

11. [25-2551A](#) An application to replat a 0.289-acre (12,605-square foot) tract of land containing all of Lot 26 in City Block H/7317 to remove an existing 30-foot platted building line including wrap around along Lorwood Drive, and to extend an existing 30-foot platted building line along the east line of Lynbrook Drive to Lorwood Drive and to create one lot on property located on Lynbrook Drive at Lorwood Drive, southeast corner.
Owner: Lawson and Helen Short
Surveyor: A & W Surveyors, INC.
Application Filed: July 24, 2025
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 10
PLAT-25-000050 (S245-214)

Attachments: [PLAT-25-000050\(S245-214\) Case Report](#)
[PLAT-25-000050\(S245-214\) Plat](#)

OTHER MATTERS:

Consideration of Appointments to CPC Committees:

ADJOURNMENT

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

None.

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]