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CITY SECRETARY CALLAS, TEXAS 250768

CITY SECRETARY

POSTED DALIAS, TX

City of Dallas

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



City Plan Commission

September 4, 2025

REVISED

Briefing - 10:00 AM Public Hearing - 12:30 PM



CITY OF DALLAS CITY PLAN COMMISSION MEETING

THURSDAY, SEPTEMBER 4, 2025 AGENDA

BRIEFINGS: Videoconference/Council Chambers* 10:00 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-090425 or by calling the following phone number: Webinar number: (Webinar 2499 026 2342) 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: 2499 026 2342 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, September 3, 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, 3 de septiembre 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, SEPTEMBER 4, 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=m97e4c6101b8641595c7e76811a6d6972

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

BRIEFING ITEMS

APPROVAL OF MINUTES

ACTION ITEMS:

MISCELLANEOUS ZONING ITEMS:

MISCELLANEOUS ZONING ITEMS – CONSENT Item 1

MISCELLANEOUS ZONING ITEMS – UNDER ADVISEMENT Item 2

ZONING DOCKET:

ZONING CASES – CONSENT Items 3-4
ZONING CASES – UNDER ADVISEMENT Items 5-7
ZONING CASES – INDIVIDUAL Items 8

SUBDIVISION DOCKET:

SUBDIVISION CASES – CONSENT Item 9-15
SUBDIVISION CASES – RESIDENTIAL REPLATS Items 16-17

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 propriedad."

CALL TO ORDER

BRIEFINGS:

PUBLIC TESTIMONY:

APPROVAL OF MINUTES:

Approval of Minutes of the August 21, 2025 City Plan Commission Hearing.

ACTIONS ITEMS:

Miscellaneous Items:

1. <u>25-2541A</u> An application for a minor amendment to development and landscape plans

on property zoned Tract C within Planned Development District No. 272, on

the West line of Preston Road and north of Alexis Drive.

Staff Recommendation: Approval.

Applicant: Chick-fil-A, Inc / Fairway Capital Ptnr.

Representative: Stacey Ranucci - CPH Consulting, LLC

Planner: Tasfia Zahin Council District: 11 MZ-25-00006(TZ)

Attachments: MZ-25-000006(TZ) Case Report

MZ-25-000006(TZ) Development Plan

MZ-25-000006(TZ) Proposed Development Plan

MZ-25-000006(TZ) Landscape Plan

MZ-25-000006(TZ) Proposed Landscape Plan

Miscellaneous Items - Under Advisement:

2. <u>25-2651A</u> 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 and August 7, 2025.

Council District: 11 D223-007(TB)

Attachments: D223-007(TB) Case Report

D223-007(TB) Proposed Development/Landscape Plan

Zoning Docket Items:

Zoning Cases - Consent:

3. 25-2631A

An application for an amendment to Specific Use Permit 2160 for the sale of alcoholic beverages on property zoned Subarea 7 of Planned Development District 366, the Buckner Boulevard Special Purpose District, with a D-1 Liquor Control Overlay, on the northwest corner of S. Buckner Blvd and Scyene Rd.

Staff Recommendation: Approval, subject to conditions.

Applicant: Andrew Ruegg, Masterplan

<u>Planner</u>: Mona Hashemi

Council District: 5 **Z-25-000070(MH)**

Attachments: Z-25-000070(MH) Case Report

4. 25-2652A

An application for MF-2(A) Multifamily District on property zoned R-7.5(A) Single Family District, between the north terminus of North Boulevard Terrace and Plymouth Road.

Staff Recommendation: Approval.

Applicant: Christian Chernock
Representative: Audra Buckley

Planner: Martin Bate Council District: 1 Z-25-000069(MB)

<u>Attachments:</u> <u>Z-25-000069(MB) Case Report</u>

Zoning Cases - Under Advisement:

5. **25-2653**A

An application for MF-2(A) Multifamily District on property zoned a CR Community Retail District, on the east line of Southgate Lane, between Elam Road and Marvel Drive.

Staff Recommendation: Approval.
Applicant: Metrocare Services

Representative: Baldwin Associates, LLC

<u>Planner</u>: Rexter Chambers <u>U/A From</u>: June 12, 2025.

Council District: 5

Z245-190(RC) / Z-25-000022

<u>Attachments:</u> <u>Z245-190(RC) / Z-25-000022 Case Report</u>

6. 25-2654A

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.

<u>Applicant</u>: Eddy Hackelman Representative: Rob Baldwin

Planner: Jacob Rojo

U/A From: August 7, 20025.

Council District: 6

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

<u>Attachments:</u> Z245-212(JR) / Z-25-00006 Case Report

7. <u>25-2655A</u>

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.

<u>Staff Recommendation</u>: <u>Approval</u> of 1) NS(A) Neighborhood Service District and **approval** of 2) termination of deed restrictions.

<u>Applicant</u>: Anand Gupta <u>Representative</u>: Nazir Moosa

<u>Planner</u>: Michael Pepe <u>U/A From</u>: August 7, 2025.

Council District: 7

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

<u>Attachments:</u> Z245-216(LC) / Z-25-000064 Case Report

Zoning Cases - Individual:

8. 25-2656A

An application for D(A) Duplex District with consideration for MF-2(A) Multifamily District on property zoned IR Industrial Research District, on the north line of Ithaca Street between Ivanhoe Lane and Brundrette Street.

<u>Staff Recommendation</u>: <u>Approval</u> of an MF-2(A) Multifamily District.

Applicant: Jennifer Hiromoto, Buzz Urban Planning

Planner: Michael V. Pepe

Council District: 6

Z245-204(LC) / Z-25-000040

Attachments: Z245-204(LC) / Z-25-000040 Case Report

SUBDIVISION DOCKET:

Consent Items:

9. <u>25-2657A</u> An application to replat a 5.290-acre tract of land containing all Lot 22 in City

Bock A/6127 to create one 0.574-acre lot and one 4.716-acre lot, on property

located on Samuell Boulevard at Gallon Drive, southwest corner.

Applicant/Owner: DW Village II, LLC

Surveyor: Peiser and Mankin Surveying, LLC

Application Filed: August 6, 2025

Zoning: RR

Staff Recommendation: Approval, subject to compliance with the conditions

listed in the docket.

Planner: Sharmila Shrestha

Council District: 7

PLAT-25-000066 (S245-217)

Attachments: PLAT-25-000066 (S245-217) Case Report

PLAT-25-000066 (S245-217) Plat

10. 25-2658A An application to replat a 4.304-acre tract of land containing all Lot 2A In City

Bock F/8434 and tract of land in City Block 8454 to create one lot, on property

located on Walnut Street, east of Audelia Road.

Applicant/Owner: Dallas Chin Baptist Church

<u>Surveyor</u>: Roome Land Surveying <u>Application Filed</u>: August 8, 2025

Zoning: A(A), CR

Staff Recommendation: Approval, subject to compliance with the conditions

listed in the docket.

Planner: Sharmila Shrestha

Council District: 10

PLAT-25-000069 (S245-219)

Attachments: PLAT-25-000069 (S245-219) Case Report

PLAT-25-000069 (S245-219) Plat

11. 25-2659A

An application to create one 19.925-acre lot from a tract of land in City Block 6869 and 6870 on property located on Baraboo Drive, at the terminus of Happy Canyon Drive.

Applicant/Owner: Lincoln Avenue Communities, MT Tabor Baptist Church

<u>Surveyor</u>: Dunaway Associate, LLC Application Filed: August 6, 2025

Zoning: MF-2(A)

<u>Staff Recommendation</u>: <u>Approval</u>, subject to compliance with the

conditions listed in the docket. Planner: Sharmila Shrestha

Council District: 8

PLAT-25-000070 (S245-220)

Attachments: PLAT-25-000070 (S245-220) Case Report

PLAT-25-000070 (S245-220) Plat

12. **25-2660A**

An application to create 87-lot community unit development ranging in size from 3,760 square feet to 7,373 square feet,10 common areas, and to dedicate the right-of-way from a 22.831-acre tract of land in City Block 8461, on property located on Belt Line Road at North Lake Road, southwest corner.

Applicant/Owner: Billingsley Yorkshire Partners Ltd, Developer

<u>Surveyor</u>: JBI Partners, INC. <u>Application Filed</u>: August 8, 2025

Zoning: R-5(A)

Staff Recommendation: Approval, subject to compliance with the conditions

listed in the docket.

Planner: Sharmila Shrestha

Council District: 6

PLAT-25-000071 (S245-225)

Attachments: PLAT-25-000071 (S245-225) Case Report

PLAT-25-000071 (S245-225) Plat

13. 25-2661A

An application to create one 2.789-acre lot from a tract of land in City Block 8792 and A/8792 on property located on C. F. Hawn Freeway, northwest of Jordan Valley Road.

<u>Applicant/Owner</u>: Clay Structures, INC. <u>Surveyor</u>: Texas Heritage Surveying, LLC

Application Filed: August 7, 2025

Zoning: CS

Staff Recommendation: _Approval, subject to compliance with the conditions

listed in the docket.

Planner: Sharmila Shrestha

Council District: 8

PLAT-25-000074 (S245-222)

Attachments: PLAT-25-000074 (S245-222) Case Report

PLAT-25-000074 (S245-222) Plat

14. 25-2662A

An application to replat a 0.487-acre tract of land containing a part of Lot 4 and all Lot 4A in City Bock 14/717 to create one lot on property located on Peak Street, north of Bryan Street.

<u>Applicant/Owner</u>: Dallas 24 Hour Club, INC. <u>Surveyor</u>: Kimley-Horn and Associates, INC.

<u>Application Filed</u>: August 8, 2025 <u>Zoning</u>: PD 298 (Subarea 3)

Staff Recommendation: Approval, subject to compliance with the conditions

listed in the docket.

Planner: Sharmila Shrestha

Council District: 2

PLAT-25-000075 (S245-224)

Attachments: PLAT-25-000075 (S245-224) Case Report

PLAT-25-000075 (S245-224) Plat

15. **25-2663A**

An application to create 17 lots ranging in size from 0.0973-acre (4,241-square feet) to 0.6823-acre (29,720-square feet), 3 common areas, and to dedicate a right-of-way from a 2.824-acre tract of land in City Block 7592, on property located on Wheatland Road at Oaks Farms Boulevard, southeast corner.

Applicant/Owners: Arian Paz, Ivan Murga

Surveyor: Urban Strategy

Application Filed: August 12, 2025

Zoning: MF-1(A)

Staff Recommendation: Approval, subject to compliance with the conditions

listed in the docket.

Planner: Sharmila Shrestha

Council District: 8

PLAT-25-000077 (S245-226)

Attachments: PLAT-25-000077 (S245-226) Case Report

PLAT-25-000077 (S245-226) Plat

Residential Replats:

16. 25-2664A

An application to replat a 0.289-acre (12,581-square foot) tract of land containing all of Lots 35 and 36 in City Block 23/7147 to create one lot on property located on Lively Lane, south of Park Lane.

Applicant/Owner: Daniel Alejandro Vota Zambrano & Julia Maria Cortes

Garza

Surveyor: Texas Heritage Surveying, LLC

Application Filed: August 6, 2025

Zoning: R-7.5(A)

Staff Recommendation: Approval, subject to compliance with the conditions

listed in the docket.

Planner: Sharmila Shrestha

Council District: 6

PLAT-25-000067 (S245-218)

Attachments: PLAT-25-000067 (S245-218) Case Report

PLAT-25-000067 (S245-218) Plat

17. **25-2665**A

An application to replat a 0.2571-acre (11,201-square foot) tract of land containing all of Lot 12 in City Block C/8292 and a tract of land in City Block 8292 to create one 0.1274-acre (5,550-square foot) lot and one 0.1297-acre (5,651-square foot) lot, on property located on McLarty Drive at Wild Honey Drive, southeast corner.

Applicant/Owner: Marcos Madrid, Kacey Simmons

<u>Surveyor</u>: Trustar Surveying <u>Application Filed</u>: August 7, 2025

Zoning: R-5(A)

Staff Recommendation: Approval, subject to compliance with the conditions

listed in the docket.

Planner: Sharmila Shrestha

Council District: 8

PLAT-25-000073 (S245-221)

Attachments: PLAT-25-000073 (S245-221) Case Report

PLAT-25-000073 (S245-221) Plat

OTHER MATTERS:

Consideration of Appointments to CPC Committees:

<u>ADJOURNMENT</u>

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, September 4, 2025

SUBDIVISION REVIEW COMMITTEE (SRC) MEETING – Thursday, September 4, 2025, at 8:30 a.m., Thursday, September 4, 2025, at City Hall, in Council Chambers, 6th Floor, and by videoconference to consider **(1) STNAME-25-000003** An application to change Oak Street between Gaston Avenue and Live Oak Street to "Peter M. Miller Street". The public may attend the meeting via the videoconference link: https://bit.ly/SRC090425.

Tuesday, September 9, 2025

SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC) MEETING Tuesday, September 9, 2025, at 10:00 a.m., in Room 5BN at City Hall and by video conference via https://bit.ly/SSDAC090925.

ARTS DISTRICT SIGN ADVISORY COMMITTEE (ADSAC) MEETING Tuesday, September 9, 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]
- 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]