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DALLAS, TEXAS

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CITY SECRETARY

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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

**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
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MISCELLANEOUS ZONING ITEMS – UNDER ADVISEMENT	Item 2
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ZONING DOCKET:

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

SUBDIVISION CASES – CONSENT	Item 9-15
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SUBDIVISION CASES – RESIDENTIAL REPLATS	Items 16-17
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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:****PUBLIC TESTIMONY:****APPROVAL OF MINUTES:**

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

ACTIONS ITEMS:**Miscellaneous Items:**

1. [25-2541A](#) 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-25-000006(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. [25-2651A](#) 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

Planner: 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)

Attachments: [Z-25-000069\(MB\) Case Report](#)

Zoning Cases - Under Advisement:

5. [25-2653A](#) 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

Planner: Rexter Chambers

U/A From: June 12, 2025.

Council District: 5

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

Attachments: [Z245-190\(RC\) / Z-25-000022 Case Report](#)

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.
Applicant: Eddy Hackelman
Representative: Rob Baldwin
Planner: Jacob Rojo
U/A From: August 7, 2025.
Council District: 6
Z245-212(JR) / Z-25-000064

Attachments: [Z245-212\(JR\) / Z-25-00006 Case Report](#)

7. [25-2655A](#) 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
U/A From: August 7, 2025.
Council District: 7
Z245-216(LC) / Z-25-000099

Attachments: [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.
Staff Recommendation: **Approval** 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. [25-2657A](#) An application to replat a 5.290-acre tract of land containing all Lot 22 in City Block 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 Block 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
 Surveyor: Roome Land Surveying
 Application Filed: 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
Surveyor: Dunaway Associate, LLC
Application Filed: August 6, 2025
Zoning: MF-2(A)
Staff Recommendation: **Approval**, 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
Surveyor: JBI Partners, INC.
Application Filed: 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.
Applicant/Owner: Clay Structures, INC.
Surveyor: 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 Block 14/717 to create one lot on property located on Peak Street, north of Bryan Street.
Applicant/Owner: Dallas 24 Hour Club, INC.
Surveyor: Kimley-Horn and Associates, INC.
Application Filed: August 8, 2025
Zoning: 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. [25-2665A](#) 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
Surveyor: Trustar Surveying
Application Filed: 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:

ADJOURNMENT

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]
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]