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DALLAS, TEXAS

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City of Dallas

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



City Plan Commission

REVISED

June 12, 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, JUNE 12, 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=mc6885f25e1b4accaa0b5faa1cad93218>

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 2-13

ZONING CASES – UNDER ADVISEMENT

Items 14-16

ZONING CASES – INDIVIDUAL

Item 17

DEVELOPMENT CODE AMENDMENTS – UNDER ADVISEMENT

Item 18

SUBDIVISION DOCKET:

SUBDIVISION CASES – CONSENT

Items 19-25

RESIDENTIAL REPLATS

Items 26

AUTHORIZED HEARING – ZONING CASES – UNDER ADVISEMENT

Item 27

OTHER MATTERS:

Item 28

CONSIDERATION OF AMENDMENTS TO CITY PLAN COMMISSION RULES OF PROCEDURE

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. [25-2029A](#) **Dallas Zoning Reform - Development Code Diagnostic Report**
Arista Strungys, FAICP, PP Camiros

Attachments: [Dallas Code Diagnostic Presentation](#)

PUBLIC TESTIMONY:**APPROVAL OF MINUTES:**

Approval of Minutes of the May 22, 2025 City Plan Commission Hearing.

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

2. [25-2030A](#) An application for an amendment to Specific Use Permit No. 2088 for a vehicle display, sales, and service use on property zoned Subdistrict 2 within Planned Development District No. 535, the C.F. Hawn Special Purpose District No. 3, on the southeast corner of C.F. Hawn Freeway and Cade Road.

Staff Recommendation: **Approval**, for a three-year period subject to amended conditions.

Applicant: Jose Velazquez

Planner: Jordan Gregory

Council District: 8

Z234-313(JG)

Attachments: [Z234-313\(JG\) Case Report](#)

3. [25-2031A](#) An application for an amendment to Specific Use Permit No. 2290, for a community service center use on property zoned an R-7.5(A) Single Family District, on the southeast corner of Oates Drive and Marimont Lane.
Staff Recommendation: **Approval** for a ten-year period with eligibility for automatic renewal for additional ten-year periods, subject to conditions.
Applicant: Dallas Christian Women's Job Corp, Inc.
Representative: Peter Kavanagh - Zone Systems, Inc.
Planner: Jordan Gregory
Council District: 7
Z245-178(JG)

Attachments: [Z245-178\(JG\) Case Report](#)

4. [25-2032A](#) An application for an amendment to Specific Use Permit No. 2518 for the sale of alcoholic beverages on property zoned Subarea 2 within Planned Development District No. 366, the Buckner Boulevard Special Purpose District, with a D-1 Liquor Control Overlay, on the northeast corner of Lake June Road and S. Buckner Boulevard.
Staff Recommendation: **Approval** for a five-year period, subject to an amended site plan and conditions.
Applicant: Sami Ebrahim, SE Legacy Drive Investments
Representative: Audra Buckley, Permitted Development
Planner: Cherrell Caldwell
Council District: 5
Z245-179(CC)

Attachments: [Z245-179\(CC\) Case Report](#)
[Z245-179\(CC\) Site Plan](#)

5. [25-2033A](#) An application for an 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: Balwin Associates, LLC
Planner: Rexter Chambers
Council District: 5
Z245-190(RC)

Attachments: [Z245-190\(RC\) Case Report](#)

6. [25-2034A](#) An application for a R-10(A) Single Family District on property zoned an A(A) Agricultural District, on the west line of Cedar Ridge Drive, north of West Red Bird Lane.

Staff Recommendation: **Approval**.

Applicant: Dixie Sedgwick

Planner: Rexter Chambers

Council District: 3

Z245-195(RC)

Attachments: [Z245-195\(RC\) Case Report](#)

7. [25-2035A](#) An application for an amendment to Specific Use Permit No. 2032 for a child-care facility on property zoned an R-7.5(A) Single Family District, on the east side of South Lancaster Boulevard, north of Sylvia Street.

Staff Recommendation: **Approval**, subject to conditions.

Applicant: Gran's Lil' Angels

Representative: Sheila Adams

Planner: Teaseia Blue, MBA

Council District: 8

Z245-191(TB)

Attachments: [Z245-191\(TB\) Case Report](#)

8. [25-2036A](#) An application for an amendment to Specific Use Permit No. 2529 for an alcoholic beverage establishment limited to a bar, lounge, or tavern on property zoned Mixmaster Riverfront Subarea (downtown Form District) within Planned Development District No. 784, the Trinity River Corridor Special Purpose District, on the northeast line of Riverfront Boulevard, northwest of the Houston Street Viaduct.

Staff Recommendation: **Approval** for a five-year period, subject to amended conditions.

Applicant: Derrick Shaw - Review Lounge Dallas, LLC

Planner: Teaseia Blue, MBA

Council District: 1

Z245-198(TB)

Attachments: [Z245-198\(TB\) Case Report](#)

9. [25-2037A](#) An application for a CS Commercial Service District on property zoned MF-2(A) Multifamily District and R-7.5(A) Single Family District, on the west side of South Ledbetter Drive, between Millar Drive and Crystal Lake Boulevard.
Staff Recommendation: **Denial**.
Applicant: Marco Valle and Enrique Valle
Representative: Rita Marquez
Planner: Liliana Garza
Council District: 3
Z245-196(LG)

Attachments: [Z245-196\(LG\) Case Report](#)
10. [25-2038A](#) An application for a new planned development district on property zoned MU-3(SAH) Mixed Use District with deed restrictions [Z801-292], on the northwest corner of Southern Boulevard and Noel Road.
Staff Recommendation: **Approval**, subject to conditions.
Applicant: Dallas Lodging, LLC
Representative: Baldwin Associates, LLC
Planner: Liliana Garza
Council District: 11
Z245-197(LG)

Attachments: [Z245-197\(LG\) Case Report](#)
11. [25-2039A](#) An application for an MF-2(A) Multifamily District on property zoned NO(A) Neighborhood Office District, on the southwest line of S. Colson Street, between Columbia Avenue and Main Place.
Staff Recommendation: **Approval**.
Applicant: Pedro Montoya
Planner: Liliana Garza
Council District: 2
Z245-199(LG)

Attachments: [Z245-199\(LG\) Case Report](#)
12. [25-2040A](#) An application for a CS Commercial Service District, on property zoned an A(A) Agricultural District, on the west side of Bonnie View Road, southeast of Telephone Road.
Staff Recommendation: **Approval**.
Applicant: Castro's Diesel Repair
Representative: Wilder Castro
Planner: Michael Pepe
Council District: 8
Z245-163(LC)

Attachments: [Z245-163\(LC\) Case Report](#)

13. [25-2041A](#) An application for a CS Commercial Service District, on property zoned an R-7.5(A) Single Family District, on the east side of Newkirk Street, between Crown Road and Cindy Lane.
Staff Recommendation: **Approval**.
Applicant: HRT Construction
Representative: Andreq Ruegg, Masterplan
Planner: Michael Pepe
Council District: 6
Z245-164(LC)

Attachments: [Z245-164\(LC\) Case Report](#)

Zoning Cases - Under Advisement:

14. [25-2042A](#) An application for a new planned development district on property zoned an R-7.5(A) Single Family District and an IR Industrial Research District, generally bounded by Bonnie View Road, Southerland Avenue, and Arrow Road, south of the terminus of Dalview Avenue, and on the east line of Arrow Road, north of Southerland Avenue.
Staff Recommendation: **Approval**, subject to conditions.
Applicant: DR Horton Homes
Representative: Rob Baldwin
Planner: Martin Bate
U/A From: March 20, 2025 and April 24, 2025.
Council District: 4
Z234-286(MB)

Attachments: [Z234-286\(MB\) Case Report](#)

15. [25-2043A](#) An application for a Planned Development District for residential and nonresidential uses on property zoned IR Industrial Research District, on the east line of North Beckley Avenue, north of East Comstock Street.
Staff Recommendation: **Approval**, subject to a development plan and staff's recommended conditions.
Applicant: Arthur Clay Development Group N. Beckley Ave Project, LLC
Representative: Baldwin Associates - Rob Baldwin
Planner: Liliana Garza
U/A From: May 8, 2025.
Council District: 6
Z234-219(LG)

Attachments: [Z234-219\(LG\) Case Report](#)
[Z234-219\(LG\) Development Plan](#)

16. [25-2044A](#) An application for an amendment to Specific Use Permit No. 1336 for an adult day care facility on property zoned an R-10(A) Single Family District, on the northeast line of Wadsworth Drive and north of East Ledbetter Drive.
Staff Recommendation: **Approval** for a period of ten years, with eligibility for automatic renewals for additional ten-year periods subject to a site plan and conditions.
Applicant: Larry J. Greer
Planner: Cherrell Caldwell
U/A From: May 22, 2025.
Council District: 4
Z245-177(CC)

Attachments: [Z245-177\(CC\) Case Report](#)

Zoning Cases - Individual:

17. [25-2045A](#) An application for a CS Commercial Service District, on property zoned Planned Development District No. 635, on the north side of Royal Lane, between Newkirk Street and Goodnight Lane.
Staff Recommendation: **Approval.**
Applicant: Sergio Godinez
Representative: Bill Dahlstrom
Planner: Michael Pepe
Council District: 6
Z245-174(LC)

Attachments: [Z245-174\(LC\) Case Report](#)

Development Code Amendments - Under Advisement:

18. [25-2046A](#) Consideration of amending Chapters 51 and 51A of the Dallas Development Code, Section 51A-1.105(a)(4) and 51A-4.511 (e)(2)(iii) to provide an application fee for neighborhood forest overlays and include Front and Corner Side Yard regulations.
Staff Recommendation: **Approval.**
Zoning Ordinance Advisory Committee Recommendation: **Approval.**
Planner: Jacob Rojo
Council District: Citywide
DCA245-001(JR)

Attachments: [DCA245-001\(JR\) Case Report](#)

SUBDIVISION DOCKET:**Consent Items:**

19. [25-2047A](#) An application to replat a 0.550-acre tract of land containing part of Lots 2, 3, and 4, in City Block 1/1905, and a portion of an abandoned alley to create one lot, on Greenville Avenue, south of Prospect Avenue.

Applicant/Owner: Andres Family Trust

Surveyor: Westwood Professional Services, Inc.

Application Filed: May 15, 2025

Zoning: PD 842

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

Planner: Sharmila Shrestha

Council District: 14

PLAT-25-000002(S245-171)

Attachments: [PLAT-25-000002\(S245-171\) Case Report](#)
[PLAT-25-000002\(S245-171\) Plat](#)

20. [25-2048A](#) An application to replat a 13.765-acre tract of land containing a part of City Block D/6499 to create one lot, on Technology Boulevard, at the terminus of Connector Drive.

Applicant/Owner: Social Church, Inc.

Surveyor: Winkelmann & Associates, Inc.

Application Filed: May 16, 2025

Zoning: MU-3

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

Planner: Sharmila Shrestha

Council District: 6

PLAT-25-000003(S245-173)

Attachments: [PLAT-25-000003\(S245-173\) Case Report](#)
[PLAT-25-000003\(S245-173\) Plat](#)

21. [25-2049A](#) An application to replat a 0.918-acre tract of land containing all of Lots 1 through 8 in City Block 31/46 to create one lot, on property between Elm Street and Pacific Avenue, west of Lamar Street.
Applicant/Owner: Sycamore Hunt Acquisitions, LLC
Surveyor: Eagle Surveying, LLC
Application Filed: May 16, 2025
Zoning: CA-1(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 14
PLAT-25-000004(S245-172)

Attachments: [PLAT-25-000004\(S245-172\) Case Report](#)
[PLAT-25-000004 \(S245-172\) Plat](#)
22. [25-2050A](#) An application to create one 9.151-acre lot from a tract of land in City Block 8037, on Ranchero Lane, west of Duncanville Road.
Owners: VR Special Needs Trust
Surveyor: ARA Surveying
Application Filed: May 16, 2025
Zoning: R-10(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 3
PLAT-25-000005(S245-174)

Attachments: [PLAT-25-000005\(S245-174\) Case Report](#)
[PLAT-25-000005\(S245-174\) Plat](#)
23. [25-2051A](#) An application to replat a 0.438-acre tract of land containing part of Lots 1 and 2 in City Block 2/701 to create one lot, on Ross Avenue, southwest of Prairie Avenue.
Applicant/Owner: Value Wash, 4716 RP, LTD.
Surveyor: Blew Surveying
Application Filed: May 16, 2025
Zoning: PD 298 (Subdistrict 4)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 2
PLAT-25-000006(S245-179)

Attachments: [PLAT-25-000006\(S245-179\) Case Report](#)
[PLAT-25-000006\(S245-179\) Plat](#)

24. [25-2052A](#) An application to create one 1.164-acre lot and one 4.836-acre lot from a 6.0-acre tract of land in City Block 2/6952, on Bronze Way at Joseph Hardin Drive, northeast corner.
Applicant/Owner: Mizkan Americas Inc.
Surveyor: Shield Engineering Group, PLLC
Application Filed: May 16, 2025
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 3
PLAT-25-000007(S245-175)

Attachments: [PLAT-25-000007\(S245-175\) Case Report](#)
[PLAT-25-000007\(S245-175\) Plat](#)

25. [25-2053A](#) An application to create one 0.64-acre lot from a tract of land in City Block 6765, on Scyene Road, west of Sam Houston Road.
Applicant/Owner: SCS Estates & Property LLC
Surveyor: CBG Surveying, LLC
Application Filed: May 19, 2025
Zoning: CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 7
PLAT-25-000010(S245-177)

Attachments: [PLAT-25-000010\(S245-177\) Case Report](#)
[PLAT-25-000010\(S245-177\) Plat](#)

Residential Replats:

26. [25-2054A](#) An application to replat a 0.454-acre (19,864-square foot) tract of land containing all of Lot 4 in City Block 6263 to create one 0.209-acre (9,122-square foot) lot and one 0.244-acre (10,642-square foot) lot, on Jim Miller Road at Carter Road, southwest corner.
Applicant/Owner: JR Development Group, LLC
Surveyor: Burns Surveying
Application Filed: May 16, 2025
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 8
PLAT-25-000008(S245-178)

Attachments: [PLAT-25-000008\(S245-178\) Case Report](#)
[PLAT-25-000008 \(S245-178\) Plat](#)

Authorized Hearings - Zoning Case - Under Advisement:

27. [25-2055A](#) A City Plan Commission authorized hearing to determine the proper zoning on property zoned Planned Development District No. 842 with Specific Use Permit No. 1879 for a late-hours establishment on the east line of Greenville Avenue, south of Oram Road, with consideration to be given to evaluating whether Specific Use Permit No. 1879 is compatible with adjacent property and consistent with the character of the neighborhood.
Staff Recommendation: **Repeal** Specific Use Permit No. 1879 for a late-hours establishment limited to an alcoholic beverage establishment operated as a bar, lounge, or tavern.
Applicant: City Plan Commission, City of Dallas
Representative: City Plan Commission, City of Dallas
Planner: Teaseia Blue, MBA
U/A From: May 22, 2025.
Council District: 14
Z234-289(TB)

Attachments: [Z234-289\(TB\) Case Report](#)

OTHER MATTERS:

28. [25-2056A](#) Consideration of amendments to City Plan Commission Rules of Procedure

Attachments: [04-08-25 CPC Rules Committee Minutes](#)

Consideration of Appointments to CPC Committees:

ADJOURNMENT

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**Thursday, June 12, 2025**

CITY PLAN COMMISSION RULES COMMITTEE MEETING – Thursday, June 12, 2025, via videoconference, at 12:20 p.m., to: (1) Approval of the April 8, 2025, City Plan Commission Rules Committee Meeting. The public may attend the meeting via the videoconference link: <https://bit.ly/CPC-Rules061225> .

Tuesday, June 17, 2025

SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC) MEETING Tuesday, June 17, 2025, at 10:00 a.m., in Room 5BN at City Hall and by video conference via <https://bit.ly/SSDAC061725>.

ARTS DISTRICT SIGN ADVISORY COMMITTEE (ADSAC) MEETING Tuesday, June 17, 2025, at 11:00 a.m., in Room 5BN at City Hall and by video conference via <https://bit.ly/ADSAC061725>.

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]