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**CITY SECRETARY  
DALLAS, TEXAS**

**Public Notice**

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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**

**May 22, 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](mailto: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, MAY 22, 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](http://bit.ly/cityofdallastv):

<https://dallascityhall.webex.com/dallascityhall/j.php?MTID=ma769015e8127fb219c9a102efe08ba18>

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

**BRIEFING ITEMS**

Items 1-2

**APPROVAL OF MINUTES**

**ACTION ITEMS:**

**MISCELLANEOUS DOCKET:**

MINOR AMENDMENTS

Item 3

**ZONING DOCKET:**

ZONING CASES – CONSENT

Items 4-13

ZONING CASES – UNDER ADVISEMENT

Items 14-18

**DEVELOPMENT CODE AMENDMENTS**

Items 19-20

**SUBDIVISION DOCKET:**

SUBDIVISION CASES – CONSENT

Items 21-36

RESIDENTIAL REPLATS

Items 37-42

RESIDENTIAL REPLAT AND BUILDING LINE REMOVAL

Item 43

**THOROUGHFARE PLAN AMENDMENTS**

Items 44-45

**AUTHORIZED HEARING – ZONING CASES**

Item 46

**OTHER MATTERS:**

CONSIDERATION OF APPOINTMENTS TO CPC COMMITTEES

ADJOURNMENT

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## **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. [25-1736A](#) **Airport Noise and Land Use Compatibility**  
Kris Sweckard, Assistant Director, Aviation Department
2. [25-1737A](#) **Update to Development Code Amendment #23-857 - Temporary Inclement Weather Shelters**  
Christine Crossley, Director, Office of Homeless Solutions

**Attachments:** [Temporary Inclement Weather Shelters Memorandum](#)

**PUBLIC TESTIMONY:****APPROVAL OF MINUTES:**

Approval of Minutes of the May 8, 2025 City Plan Commission Hearing.

**ACTIONS ITEMS:****MISCELLANEOUS DOCKET:****Minor Amendments:**

3. [25-1738A](#) An application for a minor amendment to the existing development plan for property zoned Subdistrict 6 within Planned Development District No. 655, on the southwest corner of Potters House Way and Truth Drive.  
**Staff Recommendation:** **Approval.**  
**Applicant:** Michael Woods - Clay Academy, Inc.  
**Representative:** Claudio Segovia - Johnson Volk Consulting, Inc.  
**Planner:** Sheila Alcantara Segovia  
**Council District:** 3  
**M245-011(SAS)**

**Attachments:** [M245-011\(SAS\) Case Report](#)  
[M245-011\(SAS\) Existing Development Plan FOR REFERENCE](#)  
[M245-011\(SAS\) Original Development Plan FOR REFERENCE](#)  
[M245-011\(SAS\) Proposed Development Plan](#)

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

4. [25-1739A](#) An application for a D(A) Duplex District on property zoned an R-7.5(A) Single Family District, on the southwest corner of East Kirnwood Drive, west of Lost Mirage Drive.

Staff Recommendation: **Approval.**

Applicant: Vincent Walker

Planner: Jordan Gregory

Council District: 8

**Z245-149(JG)**

**Attachments:** [Z245-149\(JG\) Case Report](#)

5. [25-1740A](#) 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 ten-year period, with eligibility for automatic renewals for additional ten-year periods, subject to a site plan and conditions.

Applicant: Larry J. Greer

Planner: Cherrell Caldwell

Council District: 4

**Z245-177(CC)**

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

6. [25-1741A](#) An application for an amendment to Specific Use Permit No. 1447 for a private school use on property zoned R-7.5(A) Single Family District, on the northeast corner of Park Lane and Boedeker Street.

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

Applicant: Our Redeemer Evangelical Lutheran Church

Representative: Rob Baldwin - Baldwin Associates

Planner: Lori Levy

Council District: 13

**Z245-186(LL)**

**Attachments:** [Z245-186\(LL\) Case Report](#)  
[Z245-186\(LL\) Site Plan](#)  
[Z245-186\(LL\) Traffic Management Plan](#)

7. [25-1742A](#) An application for an MF-2(A) Multifamily District on property zoned an IR Industrial Research District, on the southeast line of Kimsey Drive, north of Orion Place.  
Staff Recommendation: **Approval.**  
Applicant: Yug Mahajan  
Representative: Bhavya Bansal  
Planner: Martin Bate  
Council District: 2  
**Z245-162(MB)**  
  
**Attachments:** [Z245-162\(MB\) Case Report](#)
8. [25-1743A](#) An application for a WMU-5 Walkable Mixed-Use District on property zoned an R-7.5(A) Single Family District, on the north line of East Wheatland Road, east of University Hills Boulevard.  
Staff Recommendation: **Approval.**  
Applicant: Robert Pitre [R.K.C.J. LLC]  
Representative: Jasmond Anderson  
Planner: Martin Bate  
Council District: 8  
**Z245-176(MB)**  
  
**Attachments:** [Z245-176\(MB\) Case Report](#)
9. [25-1744A](#) An application for 1) an MU-1 Mixed Use District and 2) deed restrictions volunteered by the applicant on property zoned a CR Community Retail District, on the north line of Canada Drive, west of North Hampton Road.  
Staff Recommendation: **Approval,** subject to deed restrictions volunteered by the applicant.  
Applicant: Joseph Loomis  
Representative: Audra Buckley  
Planner: Martin Bate  
Council District: 6  
**Z245-181(MB)**  
  
**Attachments:** [Z245-181\(MB\) Case Report](#)
10. [25-1745A](#) An application for an R-5(A) Single Family District on property zoned a CR Community Retail District, on the east line of Darien Street, south of Canada Drive.  
Staff Recommendation: **Approval.**  
Applicant: Mary Jane Fogarty [R Brothers Homes LLC]  
Representative: Audra Buckley  
Planner: Martin Bate  
Council District: 6  
**Z245-182(MB)**  
  
**Attachments:** [Z245-182\(MB\) Case Report](#)

11. [25-1746A](#) An application for an amendment to Planned Development District No. 917, on the northwest line of Manor Way, between Maple Avenue and Denton Drive.

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

Applicant: DLF Denton LLC

Representative: Rob Baldwin

Planner: Martin Bate

Council District: 2

**Z245-183(MB)**

**Attachments:** [Z245-183\(MB\) Case Report](#)

12. [25-1747A](#) An application for an amendment to SUP No. 1912 for a late hours establishment on property zoned Planned Development District No. 842, the Lower Greenville Avenue Special Provision District, with SUP No. 1289 and SUP No. 1912, on the west line of Greenville Avenue, south of Sears Street.

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

Applicant: Brian Hankins [Old Crow]

Representative: Audra Buckley

Planner: Martin Bate

Council District: 14

**Z245-187(MB)**

**Attachments:** [Z245-187\(MB\) Case Report](#)

13. [25-1748A](#) An application for a new subdistrict within Planned Development District (PDD) No. 598 on property zoned PDD No. 598 Tracts 2, 2A, and 3, on the south line of West Wheatland Road, between South Polk Street and South Hampton Road, north of LBJ Freeway.

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

Applicant: Miller Sylvan [JPI Real Estate Acquisition, LLC]

Representative: Jesse Copeland, Winstead

Planner: Martin Bate

Council District: 8

**Z245-210(MB)**

**Attachments:** [Z245-210\(MB\) Case Report](#)



Zoning Cases - Under Advisement:

14. [25-1749A](#) An application for an amendment to Specific Use Permit No. 798 for a Mining of Sand and Gravel use on property zoned an A(A) Agricultural District, on the southwest line of Kleberg Road, between US 175 Frontage Road and Jordan Valley Road.  
Staff Recommendation: **Approval**, subject to an amended site plan and conditions.  
Applicant: Mesquite Landfill TX, LP  
Representative: Weaver Consultants Group, LLC  
Planner: Michael Pepe  
U/A From: February 6, 2025, March 6, 2025, and April 10, 2025.  
Council District:  
**Z212-131(MP)**  
  
**Attachments:** [Z212-131\(MP\) Case Report](#)  
[Z212-131\(MP\) Site Plan](#)
15. [25-1750A](#) An application for 1) a CS Commercial Service District and 2) deed restrictions on property zoned an MC-4 Multiple Commercial District, on the southwest corner of Data Drive and Executive Drive.  
Staff Recommendation: **Approval**.  
Applicant: Reyes Gamino  
Planner: Martin Bate  
U/A From: April 10, 2025.  
Council District: 9  
**Z234-297(MB)**  
  
**Attachments:** [Z234-297\(MB\) Case Report](#)
16. [25-1751A](#) An application for the renewal of Specific Use Permit No. 1954 for commercial amusement (inside), limited to a Class A dance hall on property zoned a CR Community Retail District, at the northwest corner of Singleton Boulevard and Peoria Avenue.  
Staff Recommendation: **Approval** for a three-year period with eligibility for automatic renewals for additional three-year periods.  
Representative: David Flores  
Planner: Cherrell Caldwell  
U/A From: April 10, 2025.  
Council District: 6  
**Z245-134(CC)**  
  
**Attachments:** [Z245-134\(CC\) Case Report](#)

17. [25-1752A](#) An application for a CR Community Retail District with Deed Restrictions volunteered by the applicant on property zoned a R-10(A) Single Family District, on the Northeast corner of Webb Chapel Road and Royal Lane.

Staff Recommendation: **Denial.**

Applicant: Stacy Family Capital, LLC

Planner: LeQuan Clinton

U/A From: April 10, 2025.

Council District: 13

**Z245-143(LC)**

**Attachments:** [Z245-143\(LC\) Case Report](#)

18. [25-1753A](#) An application for an R-5(A) Single Family District on property zoned an A(A) Agricultural District, on the south line of South St. Augustine Road, east of Middlefield Road.

Staff Recommendation: **Approval.**

Applicant: Lakeview Homes, LLP.

Representative: Luke Spicer, P.E., CCM Engineering

Planner: Teaseia Blue, MBA

U/A From: February 20, 2025, April 10, 2025, and May 8, 2025.

Council District: 8

**Z245-122(TB)**

**Attachments:** [Z245-122\(TB\) Case Report](#)

**Development Code Amendments:**

19. [25-1754A](#) 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: **Hold under advisement to June 12, 2025.**

Zoning Ordinance Advisory Committee Recommendation: **Approval.**

Planner: Jacob Rojo

Council District: Citywide

**DCA245-001(JR)**

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

20. [25-1755A](#) Consideration of removing Section 51A-4.701(e) "Postponements" to eliminate the postponement process for zoning amendments.

Staff Recommendation: **Approval.**

Zoning Ordinance Advisory Committee Recommendation: **Approval.**

Planner: Jalyn Porchay

Council District: Citywide

**DCA245-006(JP)**

**Attachments:** [DCA245-006\(JP\) Case Report](#)

**SUBDIVISION DOCKET:****Consent Items:**

21. [25-1756A](#) An application to revise a previously approved preliminary plat (S234-214) to create one 1.151-acre lot, one 9.213-acre lot and to dedicate a right of way from a 11.753-acre tract of land in City Block 8822, on property located on South Belt Line Road, northeast of Garden Grove Road.

Applicant/Owner: Farrukh Azim, NAN Investments, LLC

Surveyor: Joel C. Howard

Application Filed: April 25, 2025

Zoning: PD 1055 (Subareas A and B)

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

Planner: Hema Sharma

Council District: 8

**S212-214R**

**Attachments:** [S212-214R Case Report](#)  
[S212-214R Plat Page No. 1](#)  
[S212-214R Plat Page No. 2](#)

22. [25-1757A](#) An application to create one 4.330-acre lot from a tract of land in City Block 8798 on property located on C F Hawn Freeway, east of Silverado Drive.  
Applicant/Owner: Ross Capital Ventures, LLC  
Surveyor: Texas Heritage Surveying, LLC  
Application Filed: April 23, 2025  
Zoning: CS  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Hema Sharma  
Council District: 8  
**S245-149**

**Attachments:** [S245-149 Case Report](#)  
[S245-149 Plat](#)

23. [25-1758A](#) An application to create one 0.477-acre lot from a tract of land in City Block 8119 on property located on Walnut Hill Lane, west of Audelia Road.  
Applicant/Owner: Tygra Walnut Hill, LLC  
Surveyor: Texas Heritage Surveying, LLC  
Application Filed: April 23, 2025  
Zoning: CR  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Hema Sharma  
Council District: 10  
**S245-150**

**Attachments:** [S245-150 Case Report](#)  
[S245-150 Plat](#)

24. [25-1759A](#) An application to create one 5.7709-acre lot and one 7.0824-acre lot from a 12.8533-acre tract of land containing all of City Block C/7929, on property located on Conveyor Lane at Inwood Road, northwest corner.  
Applicant/Owner: Gilbert Mota; 1110 Inwood, LLC  
Surveyor: Kimley-Horn and Associates, Inc.  
Application Filed: April 23, 2025  
Zoning: PD 596 (Tract 1)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Hema Sharma  
Council District: 6  
**S245-153**

**Attachments:** [S245-153 Case Report](#)  
[S245-153 Plat](#)

25. [25-1760A](#) An application to replat a 0.344-acre tract of land containing all of Lots 15 and 16 in City Block A/1207 to create one lot on property located on Metropolitan Avenue, northeast of Botham Jean Boulevard.  
Applicant/Owner: Bruce Kaminski, Kaminski Custom Builders LLC  
Surveyor: CBG Surveying Texas, LLC  
Application Filed: April 23, 2025  
Zoning: PD 595 (MF-2(A))  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Hema Sharma  
Council District: 7  
**S245-154**

**Attachments:** [S245-154 Case Report](#)  
[S245-154 Plat](#)

26. [25-1761A](#) An application to create 3 lots ranging in size from 0.2089 acre (9,100 square feet) to 0.4591 acre (20,000 square feet) from a 0.9183-acre tract of land in City Block F/6730, on property located on Cheyenne Road at Martin Street, northeast corner.  
Applicant/Owner: Belen Gomez, Tulum Homes LLC  
Surveyor: A & W Surveyors, Inc.  
Application Filed: April 23, 2025  
Zoning: R-7.5(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Hema Sharma  
Council District: 5  
**S245-155**

**Attachments:** [S245-155 Case Report](#)  
[S245-155 Plat](#)

27. [25-1762A](#) An application to create 8 lots ranging in size from 0.52 acre (22,603.27 square feet) to 1.29 acre (56,145.98 square feet) from a 7.432-acre tract of land in City Blocks 1/8778 and 8483 on property located on Bloomfield Drive, at the terminus of Brierwood Lane.  
Owners: Sergio Limon, Pedro Limon, Rachel Nicole Munoz, Alfredo Lomeli and Raquel Limon  
Surveyor: CBG Surveying Texas, LLC  
Application Filed: April 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  
**S245-157**

**Attachments:** [S245-157 Case Report](#)  
[S245-157 Plat](#)

28. [25-1763A](#) An application to create one 11.241-acre lot from a tract of land in City Block 6461 on property bounded by Altman Drive, Dundee Drive, Merrell Road and Goodyear Drive.  
Applicant/Owner: Cbre Vanir, Dallas Independent School District  
Surveyor: Johnson & Pace, Incorporated  
Application Filed: April 25, 2025  
Zoning: PD 639  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Hema Sharma  
Council District: 13  
**S245-158**

**Attachments:** [S245-158 Case Report](#)  
[S245-158 Plat Page No. 1](#)  
[S245-158 Plat Page No. 2](#)

29. [25-1764A](#) An application to create one 1.944-acre lot and one 2.243-acre lot from a 4.187-acre tract of land containing all of City Block 5744 on property located on Shorecrest Drive, east of Harry Hines Boulevard.  
Applicant/Owner: 9328 Harry Hines, LLC; 2303 Shorecrest. LLC  
Surveyor: Windrose Surveying & Land Services  
Application Filed: April 24, 2025  
Zoning: IR  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Hema Sharma  
Council District: 6  
**S245-159**

**Attachments:** [S245-159 Case Report](#)  
[S245-159 Plat](#)

30. [25-1765A](#) An application to create one 1.507-acre lot from a tract of land in City Block 5744 on property located on Harry Hines Boulevard, west of Shorecrest Drive.  
Applicant/Owner: 9328 Harry Hines, LLC  
Surveyor: Windrose Surveying & Land Services  
Application Filed: April 24, 2025  
Zoning: IR  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Hema Sharma  
Council District: 6  
**S245-160**

**Attachments:** [S245-160 Case Report](#)  
[S245-160 Plat](#)

31. [25-1766A](#) An application to replat a 0.773-acre tract of land containing all of Lots 12 and 17 through 19 in City Block 9/1149, and to abandon an alley to create one lot on property located on Martin Luther King Jr. Boulevard at Colonial Avenue, south corner.  
Applicant/Owner: Julie Saqueton, St. Philips School and Community Center  
Surveyor: KFM Engineering and Design LLC  
Application Filed: April 25, 2025  
Zoning: PD 595 (FWMU-3)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Hema Sharma  
Council District: 7  
**S245-161**

**Attachments:** [S245-161 Case Report](#)  
[S245-161 Plat](#)

32. [25-1767A](#) An application to replat a 6.528-acre tract of land containing a portion of City Block D/6499 to create one lot on property located on Technology Boulevard at Punjab Way, southeast corner.  
Applicant/Owner: Jay Malhan; Cantex Technology, LLC  
Surveyor: Winkelmann and Associates  
Application Filed: April 24, 2025  
Zoning: IR  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Hema Sharma  
Council District: 6  
**S245-162**

**Attachments:** [S245-162 Case Report](#)  
[S245-162 Plat](#)

33. [25-1768A](#) An application to create one 0.352-acre lot from a tract of land in City Block 1/1014 on property located on Fairmount Street, at the terminus of Enid Street.  
Applicant/Owner: Leobardo Trevino, MM Turtle Creek LLC  
Surveyor: Mark A. Nace, RPLS, Urban Strategy  
Application Filed: April 24, 2025  
Zoning: PD 193 (PDS 114)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Hema Sharma  
Council District: 14  
**S245-163**

**Attachments:** [S245-163 Case Report](#)  
[S245-163 Plat](#)

34. [25-1769A](#) An application to replat a 0.3104-acre tract of land containing all of Lots 7 and 8 in City Block 19/1550 to create one lot on property located on Trunk Avenue at Dallas Street, east corner.  
Applicant/Owner: Aelicia "Chocolate" Watson, Redeemed Women  
Surveyor: Mark A. Nace, RPLS, Urban Strategy  
Application Filed: April 24, 2025  
Zoning: PD 595 (MF-2(A))  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Hema Sharma  
Council District: 7  
**S245-164**

**Attachments:** [S245-164 Case Report](#)  
[S245-164 Plat](#)



35. [25-1770A](#) An application to replat a 5.551-acre tract of land containing all of Lots 6A, 10, 17 through 22 in City Blocks 11/1156; portion of Lots 1, 2 and 7 in City Block 11/1157 and to abandon portions of Peabody Avenue, Colonial Avenue and an alley to create one lot on property located on Pennsylvania Avenue at Julius Schepps Freeway/Interstate Highway No. 45, northwest corner.  
Applicant/Owner: Julie Saqueton, St. Philips School and Community Center  
Surveyor: KFM Engineering and Design LLC  
Application Filed: April 25, 2025  
Zoning: PD 597, PD 595  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Hema Sharma  
Council District: 7  
**S245-165**

**Attachments:** [S245-165 Case Report](#)  
[S245-165 Plat](#)

36. [25-1771A](#) An application to create a 17-lot shared access development with lots ranging in size from 2,118 square feet to 2,173 square feet and 6 open spaces from a 1.4181-acre tract of land in City Block 8819, on property located on Seagoville Road, northwest of Warrior Drive.  
Applicant/Owner: Gary Hasty; 9314 Ferguson, LLC  
Surveyor: ARA Surveying  
Application Filed: April 25, 2025  
Zoning: TH-3(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Hema Sharma  
Council District: 8  
**S245-170**

**Attachments:** [S245-170 Case Report](#)  
[S245-170 Plat Page No. 1](#)  
[S245-170 Plat Page No. 2](#)

Residential Replats:

37. [25-1772A](#) An application to replat a 0.287-acre (12,492-square foot) tract of land containing all of Lot 18 in City Block 23/6890 to create one 0.143-acre (6,243-square foot) lot and one 0.144-acre (6,249-square foot), on property located on Kemrock Drive, west of Tracy Road.

Applicant/Owner: Brablio Sifuentes

Surveyor: Keeton Surveying Company

Application Filed: April 23, 2025

Zoning: R-5(A)

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

Planner: Hema Sharma

Council District: 8

**S245-151**

**Attachments:** [S245-151 Case Report](#)  
[S245-151 Plat](#)

38. [25-1773A](#) An application to replat a 0.459-acre (19,984 square feet) tract of land containing all of Lot 49 in City Block E/7588 to create two 0.2295-acre (9,992-square foot) lots on property located on Beckleycrest Avenue, north of Daniieldale Road.

Applicants/Owners: Roma Custom Homes LLC

Surveyor: Texas Heritage Surveying, LLC

Application Filed: April 23, 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

**S245-152**

**Attachments:** [S245-152 Case Report](#)  
[S245-152 Plat](#)

39. [25-1774A](#) An application to replat a 0.1148-acre (5,000-square foot) tract of land containing all of Lots 45 and 46 in City Block 2/7675 to create one lot on property located on Moore Street, north of Hutchins Avenue.  
Applicant/Owner: Pedro Garcia Leos  
Surveyor: A & W Surveyors, Inc.  
Application Filed: April 23, 2025  
Zoning: PD 1052 (Subdistrict 1)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Hema Sharma  
Council District: 4  
**S245-156**

**Attachments:** [S245-156 Case Report](#)  
[S245-156 Plat](#)

40. [25-1775A](#) An application to replat a 0.9824-acre (42,792-square foot) tract of land containing all of Lots 1 and 2 and part of Lots 3 and 4 in City Block B/2330 to create three lots ranging in size from 0.1723 acre (7,503 square feet) to 0.6382 acre (27,800 square feet) on property located on Maple Springs Boulevard at Denton Drive, southeast corner.  
Applicant/Owner: Gregory Begnoche, Texas Capital Securities  
Surveyor: Urban Strategy  
Application Filed: April 23, 2025  
Zoning: PD 193 (R-7.5)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Hema Sharma  
Council District: 2  
**S245-166**

**Attachments:** [S245-166 Case Report](#)  
[S245-166 Plat](#)

41. [25-1776A](#) An application to replat a 0.067-acre (2,905-square foot) tract of land containing part of Lot 3 in City Block 4/7395 to create one lot on property located on Pasteur Avenue, south of Ferguson Road.  
Applicant/Owner: Gary Hasty; 9314 Ferguson, LLC  
Surveyor: ARA Surveying  
Application Filed: April 25, 2025  
Zoning: PD 1128  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Hema Sharma  
Council District: 7  
**S245-168**

**Attachments:** [S245-168 Case Report](#)  
[S245-168 Plat](#)

42. [25-1777A](#) An application to replat a 1.9883-acre (86,612-square foot) tract of land containing all of Lot 3A in City Block A/6226 and part of City Block 6226 to create a 31-lot shared access development ranging in size from 0.0424 acre (1,847 square feet) to 0.0628 acre (2,736 square feet) and 6 common areas on property located between Marsh Lane and Betty Jane Lane, north of Walnut Hill Lane.

Applicant/Owner: MM 10056 Marsh, LLC

Surveyor: Bowman Consulting Group, Ltd.

Application Filed: April 25, 2025

Zoning: PD 1130

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

Planner: Hema Sharma

Council District: 13

**S245-169**

**Attachments:** [S245-169 Case Report](#)  
[S245-169 Plat](#)

Residential Replats and Building Line Removal:

43. [25-1778A](#) An application to replat a 3.691-acre (160,803-square foot) tract of land containing portion of Lots 3 and 4 in City Block 4/7395 to create a 53-lot shared access development ranging in size from 0.048 acre (2,100 square feet) to 0.067 acre (2,927 square feet) and 4 common areas; and to remove existing 25-foot platted building lines along Hibiscus Drive and Pasteur Avenue, on property located between Hibiscus Drive and Pasteur Avenue, south of Ferguson Road.

Applicant/Owner: Gary Hasty; 9314 Ferguson, LLC

Surveyor: ARA Surveying

Application Filed: April 25, 2025

Zoning: PD 1128

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

Planner: Hema Sharma

Council District: 7

**S245-167**

**Attachments:** [S245-167 Case Report](#)  
[S245-167 Plat Page No. 1](#)  
[S245-167 Plat Page No. 2](#)

Thoroughfare Plan Amendments:

44. [25-1779A](#) Amendments to the City of Dallas Thoroughfare Plan to remove 1) Forest Lane between Reeder Road and Harry Hines Boulevard; and 2) Forest Lane between Harry Hines Boulevard and Josey Lane.

Staff Recommendation: **Approval** to amend the City of Dallas Thoroughfare Plan to remove: (1) Forest Lane between Reeder Road and Harry Hines Boulevard; and (2) Forest Lane between Harry Hines Boulevard and Josey Lane.

Applicant: City of Dallas Department of Transportation and Public Works

Representative: Kierra Williams

Planner: Kierra Williams

Council District: 7

**Forest Lane between Reeder Road and Harry Hines Boulevard and Forest Lane between Harry Hines Boulevard and Josey Lane**

**Attachments:** [Forest Lane Thoroughfare Case Report](#)

45. [25-1783A](#) Amendments to the City of Dallas Thoroughfare Plan to remove (1) Wycliff Avenue between Harry Hines Boulevard and Market Center Boulevard and (2) Wycliff Avenue between Market Center Boulevard and Interstate Highway 35 East.
- Staff Recommendation: **Approval** to remove (1) Wycliff Avenue between Harry Hines Boulevard and Market Center Boulevard and (2) Wycliff Avenue between Market Center Boulevard and Interstate Highway 35 East.
- Applicant: AM Campus LP
- Representative: Alex Rathbun, PE
- Planner: Kierra Williams
- Council District: 2
- Wycliff Avenue between Harry Hines Boulevard and Market Center Boulevard, and Wycliff Avenue between Market Center Boulevard and Interstate Highway 35 East**

**Attachments:** [Wycliff Avenue Thoroughfare Case Report](#)

**Authorized Hearings - Zoning Case:**

46. [25-1780A](#) 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, north of La Vista Road, south of Oram Road and 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
- Council District: 14
- Z234-289(TB)**

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

**OTHER MATTERS:**

Items for Reconsideration:

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]