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CITY SECRETARY
DALLAS, TEXAS

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DALLAS, TX

City of Dallas

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



City Plan Commission

October 24, 2024

Briefing - 9:00 AM

Public Hearing - 12:30 PM



CITY OF DALLAS
CITY PLAN COMMISSION
THURSDAY, OCTOBER 24, 2024
AGENDA

BRIEFINGS: **Videoconference/Council Chambers*** **9:00 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-102424> or by calling the following phone number: **Webinar number:** (Webinar 2498 363 0558) 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: 2498 363 0558*) **Password (if required)** 325527.

Individuals and interested parties wishing to speak must register with the Department of Planning and Development 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, October 23, 2024, eighteen (18) hours prior to the meeting date and time.

Las personas y las partes interesadas que deseen hablar deben registrarse 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, 23 de octubre de 2024, 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 Department of Planning and Development by emailing liliana.lopez@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 liliana.lopez@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, OCTOBER 24, 2024
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 Department of Planning and Development'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=m2cb7b9b6284805c2b34de781fae52e41>

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

BRIEFING ITEMS

APPROVAL OF MINUTES

ACTION ITEMS:

ZONING DOCKET:

ZONING CASES – CONSENT	Items 1-10
ZONING CASES – UNDER ADVISEMENT	Items 11-13
ZONING CASES – INDIVIDUAL	Item 14

DEVELOPMENT CODE AMENDMENTS – UNDER ADVISEMENT Item 15

SPECIAL PROVISION SIGN DISTRICT – UNDER ADVISEMENT Item 16

SUBDIVISION DOCKET:

SUBDIVISION CASES – CONSENT	Items 17-24
SUBDIVISION CASES – RESIDENTIAL REPLATS	Items 25-28
SUBDIVISION CASES – STREET NAME CHANGE	Item 29

OTHER MATTERS:

2025 CITY PLAN COMMISSION CALENDAR Item 30

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 pistola 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 October 10, 2024 City Plan Commission Hearing.

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

1. [24-3287](#) An application for 1) a TH-3(A) Townhouse District; and 2) the termination of deed restrictions [Z167-361] on property zoned an NO(A) Neighborhood Office District, on the southeast corner of North Hampton Road and Calypso Street.

Staff Recommendation: **Approval**.

Applicant: Niraj Puri

Planner: LeQuan Clinton

Council District: 6

Z234-195(LC)

Attachments: [Z234-195\(LC\) Case Report](#)

2. [24-3288](#) An application for a Specific Use Permit for vehicle display, sales, and service on property zoned Subdistrict 2A within Planned Development No. 534, the C.F. Hawn Special Purpose District No. 2, with a D-1 Liquor Control Overlay, on the southwest line of C. F. Hawn Freeway, southeast of Big Oak Street.

Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewal for additional five-year periods, subject to a site plan and conditions.

Applicant: Luanne Franks dba Kel's Auto

Representative: Rob Baldwin, Baldwin Associates LLC

Planner: Connor Roberts

Council District: 8

Z234-201(CR)

Attachments: [Z234-201\(CR\) Case Report](#)
[Z234-201\(CR\) Site Plan](#)

3. [24-3289](#) An application for a Specific Use Permit for a commercial amusement (inside) limited to a dance hall on property zoned a CR Community Retail District, on the north line of West Camp Wisdom Road, between South Cockrell Hill Road and American Way.
Staff Recommendation: **Approval** for a five-year period, subject to a site plan and conditions.
Applicant: Moniqua Harvey, MLH Global Enterprize LLC
Planner: Wilson Kerr
Council District: 3
Z234-239(WK)
- Attachments:** [Z234-239\(WK\) Case Report](#)
[Z234-239\(WK\) Site Plan](#)
4. [24-3290](#) An application for a new tract on property zoned Tract 2 within Planned Development District No. 775, on the north line of Northwest Highway between Lockhaven Drive and Lullwater Drive.
Staff Recommendation: **Approval**, subject to an amended conceptual plan, a development plan, and amended conditions.
Applicant: Turtle Creek Reserve
Representative: Baldwin Associates, LLC
Planner: Giahanna Bridges
Council District: 10
Z234-242(GB)
- Attachments:** [Z234-242\(GB\) Case Report](#)
[Z234-242\(GB\) Conceptual Plan](#)
[Z234-242\(GB\) Development Plan](#)
5. [24-3291](#) An application for an amendment to Specific Use Permit No. 2326 for an alcoholic beverage establishment limited to a bar, lounge, or tavern on property zoned Subdistrict 1 within Planned Development No. 621, the Old Trinity and Design District Special Purpose District, on the east line of Market Center Boulevard, south of Oak Lawn Avenue.
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewal for additional five-year periods, subject to amended conditions.
Applicant: ICP 1622 Market Center Blvd LP
Representative: Andrew Ruegg, Masterplan
Planner: Connor Roberts
Council District: 6
Z234-276(CR)
- Attachments:** [Z234-276 \(CR\) Case Report](#)

6. [24-3292](#) An application for an amendment to Specific Use Permit No. 1767 for a bar, lounge, or tavern and an inside commercial amusement limited to a live music venue on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District, on the north line of Commerce Street, east of Good Latimer Expressway.
Staff Recommendation: **Approval** for a six-year period, subject to amended conditions.
Applicant: Deep Ellum Holdings, LLC
Representative: Tammy Moss
Planner: Connor Roberts
Council District: 2
Z234-278(CR)
- Attachments:** [Z234-278\(CR\) Case Report](#)
7. [24-3293](#) An application for a Specific Use Permit for a handicapped group dwelling unit on property zoned an R-7.5(A) Single Family District, on the northwest line of Indian Creek Trail between Foxboro Lane and University Hills Boulevard.
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.
Applicant: Penny Ihemelu
Planner: Giahanna Bridges
Council District: 3
Z234-285(GB)
- Attachments:** [Z234-285\(GB\) Case Report](#)
[Z234-285\(GB\) Site Plan](#)
8. [24-3294](#) An application for an amendment to Planned Development District No. 1099, on the southeast corner of West Commerce Street and Neal Street.
Staff Recommendation: **Approval**, subject to conditions.
Applicant: OP Acquisitions, LLC
Planner: Michael V. Pepe
Council District: 6
Z234-302(MP)
- Attachments:** [Z234-302\(MP\) Case Report](#)
[Z234-302\(MP\) Development Plan Existing No Changes](#)
[Z234-302\(MP\) Conceptual Plan Existing No Changes](#)

9. [24-3295](#) An application for an amendment to Specific Use Permit No. 2341 for a bar, lounge, or tavern on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District, on the southwest line of Exposition Avenue, northwest of Parry Avenue.
Staff Recommendation: **Approval** for a two-year period, subject to amended conditions.
Applicant: Antonio Everette, AESS Group LLC
Planner: Wilson Kerr
Council District: 7
Z234-304(WK)

Attachments: [Z234-304\(WK\) Case Report](#)

10. [24-3297](#) An application for an amendment to Specific Use Permit No. 2048 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 100,000 square feet or more on property zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay, on the north line of Samuell Boulevard, west of South Buckner Boulevard.
Staff Recommendation: **Approval** for a three-year period with eligibility for automatic renewal for additional three-year periods, subject to amended conditions.
Applicant: Jessica Howell, Wal-Mart Real Estate Business Trust
Representative: Lauren Nuffer, Kimley-Horn and Associates
Planner: Wilson Kerr
Council District: 7
Z234-308(WK)

Attachments: [Z234-308\(WK\) Case Report](#)

Zoning Cases - Under Advisement:

11. [24-3298](#) An application for an MF-2(A) Multifamily District on property zoned an NS(A) Neighborhood Service District with deed restrictions [Z889-187 Tract 2] and an A(A) Agricultural District on the north line of West Camp Wisdom Road, between Clark Road and Royal Cedar Way.
Staff Recommendation: **Approval.**
Applicant: Thomas M. Gaubert
Representative: Steven Uetrecht
Planner: Michael V. Pepe
U/A From: September 19, 2024 and October 10, 2024.
Council District: 3
Z223-220(MP)

Attachments: [Z223-220\(MP\) Case Report](#)

12. [24-3299](#) An application for a new subdistrict on property zoned RS-C Regional Service Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the north corner of Clarence Street and South Cesar Chavez Boulevard.
Staff Recommendation: **Approval**, subject to conditions.
Applicant: Cedars East Phase I LLC
Representative: Bill Dahlstrom/Victoria Morris, Jackson Walker LLP
Planner: Giahanna Bridges
U/A From: September 5, 2024.
Council District: 7
Z234-199(GB)

Attachments: [Z234-199\(GB\) Case Report](#)

13. [24-3300](#) An application for a TH-3(A) Townhouse District with deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District on the southwest corner of Greenville Avenue and Old Greenville Road, south of Forest Lane and north of Royal Lane.
Staff Recommendation: **Approval**.
Applicant: Mark Weatherford
Representative: Rob Baldwin, Baldwin Associates
Planner: Liliana Garza
U/A From: August 8, 2024 and September 5, 2024.
Council District: 10
Z234-207(LG)

Attachments: [Z234-207\(LG\) Case Report](#)

Zoning Cases - Individual:

14. [24-3296](#) An application for a Specific Use Permit for a bar, lounge, or tavern and inside commercial amusement limited to a live music venue on property zoned Tract A within Planned Development No. 269, the Deep Ellum/Near East Side District, on the southwest corner of Main Street and Malcolm X Boulevard.
Staff Recommendation: **Approval** for a two-year period, subject to a site plan and staff's recommended conditions.
Applicant: Puzzles Concepts, LLC
Representative: Rob Baldwin, Baldwin Associates
Planner: Wilson Kerr
Council District: 7
Z234-306(WK)

Attachments: [Z234-306\(WK\) Case Report](#)
[Z234-306\(WK\) Site Plan](#)

Development Code Amendments - Under Advisement:

15. [24-3337](#) Consideration of amending Chapters 51 and 51A of the Dallas Development Code, Section 51-4.208 “Recreation and Entertainment Uses”, Section 51A-4.208 “Recreation Uses”, and related sections with consideration to be given to defining a use, “private game club”, and establishing appropriate zoning districts and development standards associated with the use.
Staff Recommendation: **Approval** of the proposed amendments.
Zoning Ordinance Advisory Committee (ZOAC) Recommendation: **Not to adopt** the proposed amendments.
Planner: Andrea Gilles, AICP
U/A From: August 8, 2024 and September 19, 2024.
Council District: All
DCA201-011(AG)

Attachments: [DCA201-011\(AG\) Case Report](#)

Special Provision Sign District - Under Advisement:

16. [24-3331](#) An application to create a new Special Provision Sign District, “Redbird Mall” on property zoned Mixed Use District 2, bounded by East Camp Wisdom, US 67, and South Westmoreland Road.
Staff Recommendation: **Approval.**
Special Sign District Advisory Committee Recommendation: **Approval.**
Applicant: 3662 Investors, LP.
Representative: Rob Baldwin
Planner: Oscar Aguilera
U/A From: October 10, 2024.
Council District: 8
SPSD234-001OA)

Attachments: [SPSD234-001\(OA\) Case Report](#)

SUBDIVISION DOCKET:Consent Items:

17. [24-3301](#) An application to create a 231-lot single family subdivision with lots ranging in size from 2,075 square feet to 3,651 square feet, 6 common areas from 59.799-acre tract of land and to dedicate a right-of-way and easements, on property located in the Dallas Extra Territorial Jurisdiction (ETJ) on Prairie Run Lane, east of Bison Creek Lane.
Applicant/Owner: D.R. Horton-Texas, LTD
Surveyor: JBI Partners, Inc.
Application Filed: September 25, 2024
Zoning: N/A
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: N/A
S234-205

Attachments: [S234-205 Case Report](#)
[S234-205 Plat](#)

18. [24-3302](#) An application to create two 4.971-acre lot from 9.942-acre tract of land in City Block 8781 on property located on Jordan Valley Road, southwest of C.F. Hawn Freeway U.S. Highway No. 175.
Applicant/Owner: Arturo Gamiz Najera & Aide Marsela Barboza Diaz, Jose Manuel Mancilla & Nadia Gomez Aguilar
Surveyor: Burns Surveying
Application Filed: September 25, 2024
Zoning: A(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 8
S234-209

Attachments: [S234-209 Case Report](#)
[S234-209 Plat](#)

19. [24-3303](#) An application to create one 0.699-acre lot from a portion of tract of land in City Block 5794 on property located on Storey Lane at Harry Hines Boulevard, southeast corner.
Applicant/Owner: Ector Convenience Store, Inc.
Surveyor: Xavier Chapa Engineering/ Surveying
Application Filed: September 26, 2024
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 6
S234-210
- Attachments**: [S234-210 Case Report](#)
[S234-210 Plat](#)
20. [24-3304](#) An application to replat a 8.965-acre tract of land containing all of Lot 1 in City Block A/8796 and a tract of land in City Block 8796 to create one lot on property located on C.F. Hawn Freeway/ U.S. Highway No. 175 at Silverado Drive, northwest corner.
Applicant/ Owner: Robert Gunby; ARC CF Hawn, LLC
Surveyor: KMCE, Inc.
Application Filed: September 26, 2024
Zoning: CS
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 8
S234-211
- Attachments**: [S234-211 Case Report](#)
[S234-211 Plat](#)
21. [24-3305](#) An application to create one 9.636-acre lot from a tract of land in City Block 6866 on property located on Simpson Stuart Road at Highland Hills Drive, southeast corner.
Applicant/Owner: President Michael Sorrell, Paul Quinn College
Surveyor: Stantec Consulting Services, Inc.
Application Filed: September 26, 2024
Zoning: PD 975 (Subarea A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 8
S234-212
- Attachments**: [S234-212 Case Report](#)
[S234-212 Plat](#)

22. [24-3306](#) An application to create a 12-lot single family subdivision with lots ranging in size from 0.172-acre (7,501.55 square feet) to 0.276-acre (12,016.63 square feet) from a 2.842-acre tract of land, on property located on Lost Mirage Drive at Kirnwood Drive, southwest corner.
Applicant/Owner: Antonio Everette, AE Equity Group, Vincent Walker
Surveyor: CBG Surveying Texas, LLC
Application Filed: September 26, 2024
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 8
S234-213

Attachments: [S234-213 Case Report](#)
[S234-213 Plat Page No. 1](#)
[S234-213 Plat Page No. 2](#)

23. [24-3307](#) An application to replat a 0.48-acre tract of land containing all of Lots 1 and 2 and portion of Lot 3 in City Block 5/1010 to create a 10-lot shared access development ranging in size from 1,680 square feet to 3,280 square feet on property located on Routh Street at Welborn Street, north corner.
Applicant/Owner: Josh Nichols; COG Dallas Homes III, LLC
Surveyor: CBG Surveying Texas, LLC
Application Filed: September 26, 2024
Zoning: PD 193 (MF-3)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 14
S234-214

Attachments: [S234-214 Case Report](#)
[S234-214 Plat](#)

24. [24-3308](#) An application to replat a 1.3282-acre tract of land containing a portion of Lot 1 in City Block A/7946 to create one lot on property located on Botham Jean Boulevard at Haven Street, northeast corner.
Applicant/Owner: Ray Gibson, Hiland Dairy Food Company, LLC
Surveyor: Kimley-Horn and Associates, Inc.,
Application Filed: September 27, 2024
Zoning: PD 595 (RS-I, Tract 5)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 7
S234-215

Attachments: [S234-215 Case Report](#)
[S234-215 Plat](#)

Residential Replats:

25. [24-3309](#) An application to revise a previously approved preliminary plat (S234-073) to replat a 6.51-acre tract of land containing all of Lots 1 and 2 in City Block E/5313 to create a 15-lot shared access development with lots ranging in size from 0.38-acre (16,604.44 square feet) to 0.54-acre (23,360.24 square feet) on property located on Buckner Boulevard/ State Highway Loop No. 12 at Hermosa Drive, west corner.
Applicant/Owner: LA Jolla Drive, LLC
Surveyor: CBG Surveying Texas, LLC
Application Filed: September 26, 2024
Zoning: R-10(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 9
S234-073R

Attachments: [S234-073R Case Report](#)
[S234-073R Plat Page No. 1](#)
[S234-073R Plat Page No. 2](#)
[S234-073R Plat Page No. 3](#)

26. [24-3310](#) An application to replat a 8.732-acre tract of land containing all of Lot 2 in City Block A/6773 to create a 32-lot single family subdivision with lots ranging in size from 0.069-acre (3,001 square foot) to 5.230-acre (227,837 square foot), Common Areas, and to dedicate a right of way on property located at the terminus of Cheyenne Road, west of Bruton Road.
Applicants/Owner: Urban Strategy, Gerardo P Hernandez and Norma Luna
Surveyor: O'Neal Surveying Company, LLC
Application Filed: September 25, 2024
Zoning: TH-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 7
S234-206

Attachments: [S234-206 Case Report](#)
[S234-206 Plat](#)

27. [24-3311](#) An application to replat a 0.414-acre (18,020 square feet) tract of land containing all of Lot 33 in City Block 12/6616 to create one 8,232 square feet lot and one 9,788 square feet lot on property located on High Mesa Drive, north of High Bluff Drive.
Applicant/Owner: Rizos Land Group NW HWY LLC
Surveyor: Texas Heritage Surveying, LLC
Application Filed: September 25, 2024
Zoning: R-7.5(A)
Staff Recommendation: **Denial**.
Planner: Hema Sharma
Council District: 13
S234-207

Attachments: [S234-207 Case Report](#)
[S234-207 Plat](#)

28. [24-3312](#) An application to replat a 0.445-acre (19,375 square feet) tract of land containing all of Lot 11 in City Block 23/6890 to create three lots ranging in size from 6,442 square feet to 6,467 square feet, on property located on Lyola Street at Kemrock Drive, northeast corner.
Applicant/Owner: Marcer Construction Company, LLC
Surveyor: Texas Heritage Surveying, LLC
Application Filed: September 25, 2024
Zoning: R-5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 8
S234-208

Attachments: [S234-208 Case Report](#)
[S234-208 Plat](#)

Street Name Change:

29. [24-3313](#) An application to change West Ledbetter Extension (W Ledbetter Ext) between S. Merrifield Road and Spur 408 to "Grady Niblo Road."
Applicant: City of Dallas
Application Filed: June 21, 2024
Notices Sent: 6 notices on September 16, 2024
Newspaper notice: September 16, 2024
Notification Signs: July 18, 2024
Staff Recommendation: **Approval**.
SRC Recommendation: **Approval**.
Planner: Hema Sharma
Council District: 3
NC234-006

Attachments: [NC234-006 Case Report](#)

OTHER MATTERS:

30. [24-3315](#) 2025 City Plan Commission calendar

Consideration of Appointments to CPC Committees:

ADJOURNMENT

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**Tuesday, October 22, 2024**

ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING - Tuesday, October 22, 2024, at 9:00 a.m. at City Hall, in Room 6ES, and by videoconference, to consider **DCA234-002(LG)**: Amendment to Chapter 51A, the Dallas Development Code, to align Park Land Dedication requirements with Texas House Bill 1526, 88th Legislature. The public may attend the meeting via the videoconference link: <https://bit.ly/zoac102224> .

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]