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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

November 21, 2024

Briefing - 9:00 AM

Public Hearing - 12:30 PM



CITY OF DALLAS
CITY PLAN COMMISSION
THURSDAY, NOVEMBER 21, 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-112124> or by calling the following phone number: **Webinar number:** (Webinar 2481 940 7431) 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: 2481 940 7431 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, November 20, 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, 20 de noviembre 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 yolanda.hernandez@dallas.gov, calling (214) 670-4209 or TTY (800) 735-2989, at least seventy-two (72) hours (3 days) prior to the scheduled meeting. A video stream of the meeting will be available twenty-four (24) hours after adjournment by visiting <https://dallastx.new.swagit.com/views/113>.

Se anima al público a asistir a la reunión virtualmente; sin embargo, la audiencia está disponible para aquellos que deseen asistir en persona. La ciudad de Dallas llevará a cabo “Adecuaciones/Modificaciones Razonables” a los programas y/u otras actividades relacionadas para asegurar que todos y cada uno de los residentes tengan acceso a los servicios y recursos para asegurar una reunión equitativa e inclusiva. Cualquier persona que requiera asistencia adicional, servicio, y/o traducción (intérprete) para poder participar de forma íntegra en la reunión debe notificar a Departamento de Planificación y Desarrollo enviando un correo electrónico a yolanda.hernandez@dallas.gov, llamando al (214) 670-4209 o TTY (800) 735-2989, por lo menos setenta y dos (72) horas (3 días) antes de la reunión programada. Una transmisión en video de la reunión estará disponible dos días hábiles luego de la finalización de la reunión en <https://dallastx.new.swagit.com/views/113>.

**AGENDA
CITY PLAN COMMISSION MEETING
THURSDAY, NOVEMBER 21, 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=m4bf857e57d7e484ed0bce8bac25be668>

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

BRIEFING ITEMS

Item 1

APPROVAL OF MINUTES

ACTION ITEMS:

MISCELLANEOUS DOCKET:

DEVELOPMENT PLANS

Item 2

ZONING DOCKET:

ZONING CASES – CONSENT

Items 3-6

ZONING CASES – UNDER ADVISEMENT

Items 7-18

SPECIAL PROVISION SIGN DISTRICT

Item 19

AUTHORIZED HEARINGS – ZONING CASES

Items 20-21

SUBDIVISION DOCKET:

SUBDIVISION CASES – CONSENT

Items 22-33

SUBDIVISION CASES – RESIDENTIAL REPLATS

Items 34-35

SUBDIVISION CASES – BUILDING LINE REMOVAL

Item 36

OTHER MATTERS:

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:**

1. [24-3573](#) **DCA190-002:** Consideration of amending Chapters 51 and 51A, the Dallas Development Code, regarding minimum off-street parking and loading requirements, including establishing a Transportation Demand Management Plan and off-street parking design standards.
Michael Wade, Planning & Development Department

PUBLIC TESTIMONY:**APPROVAL OF MINUTES:**

Approval of Minutes of the October 10, 2024 City Plan Commission Hearing, the October 24, 2024 City Plan Commission Hearing, and the November 7, 2024 City Plan Commission Hearing.

ACTIONS ITEMS:**Miscellaneous Docket:**Development Plans:

2. [24-3574](#) An application for a development plan on property zoned Tract 13A - MF-2(A) within Planned Development District No. 508, on the west line of Normandy Brook Road, north of Singleton Boulevard.
Staff Recommendation: Approval.
Applicant: James Armstrong III, Builders of Hope CDC
Representative: Stephanie Behring, Studio Architecture, PLLC
Planner: Tasfia Zahin, B. Arch
Council District: 6
D234-002(TZ)

Attachments: [D234-002\(TZ\) Case Report](#)
[D234-002\(TZ\) Development Plan](#)

Zoning Docket:**Zoning Cases - Consent:**

3. [24-3575](#) An application for a Planned Development Subdistrict for an art or craft production facility use on property zoned Subdistrict 3 within Planned Development District No. 317, the Cedars Area Special Purpose District, on the south corner of Griffin Street, East and South Ervay Street.
Staff Recommendation: **Approval**, subject to a revised Exhibit 317A (Property Descriptions) and conditions.
Applicant: Bowden Family Foundation
Representative: Rob Baldwin
Planner: Liliana Garza
Council District: 2
Z234-240(LG)

Attachments: [Z234-240\(LG\) Case Report](#)
4. [24-3576](#) An application for a new Planned Development District for WR-3 Walkable Urban Residential uses on property zoned an IR Industrial Research District, on the southeast line of Kimsey Drive, north of Morning Star Place.
Staff Recommendation: **Approval**, subject to conditions.
Applicant: Ron Rahmatian
Representative: Jesse Castillo III
Planner: Martin Bate
Council District: 2
Z234-241(MB)

Attachments: [Z234-241\(MB\) Case Report](#)
5. [24-3577](#) An application for an amendment to Specific Use Permit No. 2419 for a community service center on property zoned an MF-2(A) Multifamily District, on the northwest line of Avenue Q, between Laughlin Drive and Riek Road.
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to amended conditions.
Applicant: Creative Arts Center of Dallas
Representative: Sheila Zamanian
Planner: Giahanna Bridges
Council District: 7
Z234-295(GB)

Attachments: [Z234-295\(GB\) Case Report](#)

6. [24-3578](#) An application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a restaurant without drive-in or drive-through service on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay on the north line of Walnut Hill Lane, west of Marsh Lane.
Staff Recommendation: **Approval** for a three-year period with eligibility for automatic renewals for additional three-year periods, subject to a site plan and conditions.
Applicant: Flat Top Road Bevco LLC, dba “Jakes”
Representative: Tracy Borrel
Planner: Connor Roberts
Council District: 13
Z234-319(CR)

Attachments: [Z234-319\(CR\) Case Report](#)
[Z234-319\(CR\) Site Plan](#)

Zoning Cases - Under Advisement:

7. [24-3579](#) 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, October 10, 2024, and October 24, 2024.
Council District: 3
Z223-220(MP)

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

8. [24-3580](#) An application for an MU-3 Mixed Use District on property zoned Planned Development District No. 69, on the east side of South R. L. Thornton Freeway, south of East Overton Road.
Staff Recommendation: **Approval.**
Applicant: Jobar Development Corporation
Representative: Suzan Kedron, Jackson Walker L.L.P
Planner: Liliana Garza
Council District: 4
Z234-144(LG)

Attachments: [Z234-144\(LG\) Case Report](#)

9. [24-3581](#) 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
U/A From: October 24, 2024.
Council District: 6
Z234-195(LC)
Attachments: [Z234-195\(LC\) Case Report](#)
10. [24-3582](#) An application for an amendment to deed restrictions [Z856-107 and Z867-125] on property zoned an IR Industrial Research District on the east line of South Hampton Road, north of West Daniieldale Road.
Staff Recommendation: **Approval** of an amendment to deed restrictions [Z856-107 and Z867-125] as volunteered by the applicant.
Applicant: SFG ISF Dallas Hampton, LLC
Representative: Angela Hunt, Munsch Hardt
Planner: Giahanna Bridges
U/A From: October 10, 2024.
Council District: 8
Z234-196(GB)
Attachments: [Z234-196\(GB\) Case Report](#)
11. [24-3583](#) An application to amend the land use map to allow a duplex use on property that currently allows a single-family use within Subarea A within Planned Development District No. 134, on the east corner of Ash Lane and South Henderson Avenue, southeast of Terry Street.
Staff Recommendation: **Approval.**
Applicant: Suman Atteti
Representative: Luis Chico
Planner: Martin Bate
U/A From: October 10, 2024.
Council District: 2
Z234-228(MB)
Attachments: [Z234-228\(MB\) Case Report](#)

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12. [24-3584](#) An application to amend the land use map to allow a duplex use on property that currently allows a single-family use within Subarea A within Planned Development District No. 134, on the northwest line of Garland Avenue, north of Fairview Avenue.
Staff Recommendation: **Approval.**
Applicant: Hector Valdez
Planner: Martin Bate
U/A From: October 10, 2024.
Council District: 2
Z234-235(MB)

Attachments: [Z234-235\(MB\) Case Report](#)
13. [24-3585](#) An application to amend the land use map to allow a duplex use on property that currently allows a single-family use within Subarea A of Planned Development District No. 134, on the north line of Garland Avenue, between South Munger Boulevard and South Saint Mary Avenue.
Staff Recommendation: **Approval.**
Applicant: Hector Valdez
Planner: LeQuan Clinton
U/A From: October 10, 2024.
Council District: 2
Z234-236(LC)

Attachments: [Z234-236\(LC\) Case Report](#)
14. [24-3586](#) An application to amend the land use map to allow a duplex use on property that currently allows a single-family use within Subarea A of Planned Development District No. 134, on the northeast line of Wayne Street, between Santa Fe Avenue and Ash Lane.
Staff Recommendation: **Approval.**
Applicant: Hector Valdez
Planner: LeQuan Clinton
U/A From: October 10, 2024.
Council District: 2
Z234-238(LC)

Attachments: [Z234-238\(LC\) Case Report](#)

15. [24-3587](#) An application for a TH-3(A) Townhouse District on property zoned a CR Community Retail District, on the southwest line of Seagoville Road, northwest of Warrior Drive.
Staff Recommendation: **Approval**.
Representative: CCM Engineering
Planner: Giahanna Bridges
U/A From: October 10, 2024.
Council District: 8
Z234-263(GB)

Attachments: [Z234-263\(GB\) Case Report](#)

16. [24-3588](#) 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 [Sole Owner]
Planner: Giahanna Bridges
U/A From: October 24, 2024.
Council District: 3
Z234-285(GB)

Attachments: [Z234-285\(GB\) Case Report](#)
[Z234-285\(GB\) Site Plan](#)

17. [24-3589](#) An application to amend the land use map to allow a duplex use on property that currently allows a single-family use within Subarea A within Planned Development District No. 134, on the southwest line of South Saint Mary Avenue, south of Santa Fe Avenue.
Staff Recommendation: **Approval**.
Applicant: Shadi Murad
Representative: Luis Chico
Planner: Martin Bate
U/A From: October 24, 2024.
Council District: 2
Z234-294(MB)

Attachments: [Z234-294\(MB\) Case Report](#)

18. [24-3590](#) 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
U/A From: October 24, 2024.
Council District: 7
Z234-308(WK)

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

Special Provision Sign District:

19. [24-3591](#) An application to create a new subdistrict, Lawyers Building, within the West End Historic Sign District on a property zoned CA-1(A) Central Area District with Historic Overlay No 2., on the southwest corner of Main Street and South Austin Street.
Staff Recommendation: **Approval**,
Special Sign District Advisory Committee Recommendation: **Approval**,
subject to conditions.
Applicant: Big Outdoor Texas, LLC
Representative: Jackson Walker LLP / Suzane Kedron & Victoria Morris
Planner: Oscar Aguilera
Council District: 14
SPSD234-003(OA)

Attachments: [SPSD234-003\(OA\) Case Report](#)

Authorized Hearings - Zoning Case:

20. [24-3592](#) A City Plan Commission authorized hearing seeking a recommendation regarding a proposal to change the zoning classification from R-7.5(A) single-family zoning district and R-10(A) single-family zoning district to Tract IV of the Lakewood Conservation District No. 2 being a tract of land consisting of portions of City Blocks C/2818, E/2829, L/2840, A/4416, 4418, 4417, H/2823, F/2805, D/2805, K/2025, L/2840 and all of City Blocks D/2819, F/2834, B/4416, B/4415, K/2839, J/2838, G/2835, I/2837, H/2836, E/2820, G/2823, J/2825, V/2804, K/2825 generally bounded by alleys between Westlake Avenue and Meadow Lake Avenue and between Lakewood Boulevard and Westlake Avenue on the north, Lawther Drive on the east, Tokalon Drive and the alleys between Tokalon Drive and both Pasadena Avenue and Avalon Avenue and the alley between Lorna Lane and Avalon Avenue on the south, and Brendenwood Drive, Copperfield Lane and the alley south of Westlake, and Wendover Road on the west.
Staff Recommendation: **Approval**, subject to conditions.
Planner: Trevor A. Brown
Council District: 9
Z212-315(TAB)

Attachments: [Z212-315\(TAB\) Case Report](#)
[CD2 Lakewood Expansion TractIV Draft Ordinance](#)

21. [24-3593](#) A City Plan Commission authorized hearing to determine the proper zoning, uses, development standards, and other appropriate regulations on properties zoned MF-2(A) Multifamily District in Jimtown area generally bounded by Franklin Street on the west, the alley north of Kingston Street on the north, a line running north/south west of the alley west of Hampton Road on the east, and Brandon Street on the south, and containing approximately 10.37acres.
Staff Recommendation: **Approval** of a R-7.5(A) - Single Family District, an Accessory Dwelling Unit (ADU) Overlay and MF-1(A) - Multifamily District on a portion.
Planner: Sef Okoth, AICP
Council District: 1
Z189-240(SO)

Attachments: [Z189-240\(SO\) Case Report](#)

SUBDIVISION DOCKET:Consent Items:

22. [24-3594](#) An application to revise a previously approved preliminary plat (S234-035) to replat a 21.582-acre tract of land containing part of Lot 1A and 1B, all of Lot 1C and 2A in City Block 18/2006 to create 8 lots ranging in size from 0.529 acre to 9.607 acre on property located between Carroll Avenue at Haskell Avenue, east of Central Expressway/ U.S. Highway No. 75.
Applicant/Owner: Urban Smart Growth, LP, Central Carroll Interests, LLC, Central MF, LP
Surveyor: David A. Minton
Application Filed: October 23, 2024
Zoning: PD 305 (East Mixed Use Subdistrict E-2), PD 889
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 2
S234-035R

Attachments: [S234-035R Case Report](#)
[S234-035R Plat](#)

23. [24-3595](#) An application to create one 0.4334-acre lot from a tract of land in City Block 8806 on property located on Woody Street, south of C F Hawn Freeway.
Applicant/Owner: JMA Auto Shop, LLC
Surveyor: Rockstar Land Surveying, LLC
Application Filed: October 23, 2024
Zoning: CS
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 8
S245-013

Attachments: [S245-013 Case Report](#)
[S245-013 Plat](#)

24. [24-3596](#) An application to replat a 0.8090-acre tract of land containing all of Lots 1 through 4 in City Block 7/2019 and part of City Block 7/2019 to create one lot on property located on Tracy Street, north of Harvard Avenue.
Applicant/Owner: ABA Family Trust, by Allie Beth Allman Trustee; Allman Property Co., No.2, LTD., by Allman Management Company, LLC, Its General Partner by Allie Beth Allman, Manager., and Allman Management Company, LLC, Its General Partner, by Allie Beth Allman, Manager
Surveyor: Kimley-Horn and Associates, Inc.
Application Filed: October 23, 2024
Zoning: PD 193 (LC)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 14
S245-014

Attachments: [S245-014 Case Report](#)
[S245-014 Plat](#)

25. [24-3597](#) An application to create one 3.760-acre lot from a tract of land in City Block 6487 on property located on Bickham Road, south of Northwest Highway/State Highway Spur No. 348.
Owners: Anani LLC
Surveyor: R.C. Myers Surveying, LLC
Application Filed: October 23, 2024
Zoning: I R
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 6
S245-015

Attachments: [S245-015 Case Report](#)
[S245-015 Plat Page No. 1](#)
[S245-015 Plat Page No. 2](#)

26. [24-3598](#) An application to replat a 2.4287-acre tract of land containing all of Lots 11 and 23 in City Block 6566 and abandoned right-of-way to create one 1.153-acre lot and one 1.2761-acre lot on property located between Reeder Road and Harry Hines Boulevard, north of Royal Lane.
Applicant/Owner: Federal Limo, Auburn-Camp, LLC
Surveyor: A&W Surveyors, Inc.
Application Filed: October 23, 2024
Zoning: MU-3, PD 498
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 6
S245-016

Attachments: [S245-016 Case Report](#)
[S245-016 Plat](#)

27. [24-3599](#) An application to replat a 0.132-acre tract of land containing part of Lot 2 in City Block 22/1874 to create one lot on property located on Live Oak Street, east of Hudson Street.
Applicant/Owner: Upfront Investments, LLC
Surveyor: ARA Surveying
Application Filed: October 24, 2024
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 14
S245-018

Attachments: [S245-018 Case Report](#)
[S245-018 Plat](#)

28. [24-3600](#) An application to create 68 residential lots ranging in size from 2,313 square feet to 7,509 square feet and to dedicate rights-of-way from a 6.4658-acre tract of land in City Block 6118 on property located on Scyene Road at Prichard Lane, southeast corner.
Applicant/Owner: Marcer Construction Company, LLC
Surveyor: Raymond L. Goodson Jr. Inc.,
Application Filed: October 24, 2024
Zoning: MU-1
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 5
S245-019

Attachments: [S245-019 Case Report](#)
[S245-019 Plat](#)

29. [24-3601](#) An application to create one 2.811-acre lot from a tract of land containing part of City Block B/7226 on property located on Dallas-Fort Worth Turnpike/ Interstate Highway 30, east of Westmoreland Road.
Applicant/Owner: GTC Interests, LLC
Surveyor: Kimley-Horn and Associates, Inc.,
Application Filed: October 24, 2024
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 6
S245-020

Attachments: [S245-020 Case Report](#)
[S245-020 Plat](#)

30. [24-3602](#) An application to replat a 6.9759-acre tract of land containing all of Lot 1 in City Block 2/5627 and tract of land in City Block 5627 to create one lot on property located between Preston Road and Douglas Avenue, north of Colgate Avenue.
Applicant/Owner: CKCP-RC
Surveyor: Kimley-Horn and Associates Inc.
Application Filed: October 24, 2024
Zoning: PD 314 (Tract 4, Tract 7)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 13
S245-022

Attachments: [S245-022 Case Report](#)
[S245-022 Plat](#)

31. [24-3603](#) An application to create two 10,000-square foot lots from a 0.4591-acre tract of land in City Block B/6731 on property located on Cheyenne Road at Oak View Drive, northeast corner.
Applicant/Owner: Antonio Villa and Claudia Soto
Surveyor: Geonav, LLC
Application Filed: October 24, 2024
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 5
S245-023

Attachments: [S245-023 Case Report](#)
[S245-023 Plat](#)

32. [24-3604](#) An application to create one 2.0-acre (87,185.31-square foot) lot from a tract of land in City Block 8830 on property located on Garden Grove Drive, north of Ravenview Road.
Applicant/Owner: Ronica Babers
Surveyor: CBG Surveying Texas, LLC
Application Filed: October 24, 2024
Zoning: R-10(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 8
S245-025

Attachments: [S245-025 Case Report](#)
[S245-025 Plat](#)

33. [24-3605](#) An application to create 4 residential lots ranging in size from 0.5281 acre (23,005 square feet) to 1.0694 acre (46,585 square feet) from a 2.9019-acre tract of land in City Block 8788 on property located on Foothill Road, northwest of Edd Road.

Applicant/Owner: Ivan Hernandez and Amanda Paniagua

Surveyor: Seth Ephram Osabutey

Application Filed: October 24, 2024

Zoning: R-7.5(A)

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

Planner: Sharmila Shrestha

Council District: 8

S234-026

Attachments: [S245-026 Case Report](#)
[S245-026 Plat Page No. 1](#)
[S245-026 Plat Page No. 2](#)

Residential Replats:

34. [24-3606](#) An application to replat a 0.43-acre (18,880-square foot) tract of land containing all of Lot 15 in City Block D/6730 to create two 0.2167-acre lots on property located on Limestone Drive at Cheyenne Road, northeast corner.
Applicant/Owner: Isai Bernal & Martha Hernandez
Surveyor: Dal-Tech Engineering, Inc.
Application Filed: October 24, 2024
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 5
S245-021

Attachments: [S245-021 Case Report](#)
[S245-021 Plat](#)

35. [24-3607](#) An application to replat a 1.004-acre (43,755-square foot) tract of land containing all of Lot 88 in City Block 6080 to create two 0.5022-acre (21,878-square foot) lots on property located on Fordham Road, west of Stanley Smith Drive.
Applicants/Owners: Masa Design-Build
Surveyor: Geonav, LLC
Application Filed: October 24, 2024
Zoning: R-5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 4
S245-024

Attachments: [S245-024 Case Report](#)
[S245-024 Plat](#)

Building Line Removal:

36. [24-3608](#) An application to replat a 1.236-acre tract of land containing all of Lot 18 in City Block 8/6144 to create one lot and to remove a 30-foot platted building line along north line of Bolivar Drive on property located on Bolivar Drive at El Centro Drive, northwest corner.
Applicant/Owner: Bolivar Holdings, LLC
Surveyor: Burns Surveying, LLC
Application Filed: October 24, 2024
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 6
S245-017

Attachments: [S245-017 Case Report](#)
[S245-017 Plat](#)

OTHER MATTERS:

Consideration of Appointments to CPC Committees:

ADJOURNMENT

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**Tuesday, November 19, 2024**

ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING - Tuesday, November 19, 2024, at 9:00 a.m. at City Hall, in Room 6ES, and by videoconference, to consider 2025 ZOAC schedule. The public may attend the meeting via the videoconference link: <http://bit.ly/4fMxXP1> .

Thursday, November 21, 2024

SUBDIVISION REVIEW COMMITTEE (SRC) MEETING – Thursday, November 21, 2024, at 8:00 a.m. at City Hall, in Council Chamber, 6th Floor, and by videoconference, to consider (1) **NC245-001** An application to change Oak Street between Gaston Avenue and Live Oak Street to “Miller Place”. The public may attend the meeting via the videoconference link: <https://bit.ly/SRC112124> .

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]