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Public Notice

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**CITY SECRETARY
DALLAS, TEXAS**

City of Dallas

130

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

POSTED CITY SECRETARY
DALLAS, TX



City Plan Commission

February 6, 2025

Briefing - 9:00 AM

Public Hearing - 12:30 PM

**AGENDA
CITY PLAN COMMISSION MEETING
THURSDAY, FEBRUARY 6, 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 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=m785b5e6af27135c6ecb0757c9ac35557>

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

BRIEFING ITEMS

APPROVAL OF MINUTES

ACTION ITEMS:

ZONING DOCKET:

ZONING CASES – CONSENT	Items 1-24
ZONING CASES – UNDER ADVISEMENT	Items 25-29
ZONING CASES – INDIVIDUAL	Items 30-31

SUBDIVISION DOCKET:

SUBDIVISION CASES – CONSENT	Items 32-38
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LANDMARK APPEAL:

Item 39

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

Approval of Minutes of the January 23, 2025 City Plan Commission Hearing.

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

1. [25-512A](#) An application for a for an amendment to Planned Development District No. 655, on the southwest corner of Potters House Way and Truth Drive.
Staff Recommendation: **Approval**, subject to a revised amended conceptual plan.
Applicant: Michael Woods, Clay Academy, Inc.
Representative: Caludio Segovia, Johnson Volk Consulting, Inc.
Planner: Jenniffer Allgaier, M. Arch, AICP
Council District: 3
Z245-148(JA/SAS)

Attachments: [Z245-148\(JA/SAS\) Case Report](#)
[Z245-148\(JA/SAS\) Conceptual Plan](#)
2. [25-513A](#) An application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property zoned a CR Community Retail District with a D-1 Liquor Control Overlay, on the southeast corner of Simpson Stuart Road and Bonnie View Road.
Staff Recommendation: **Approval** for a five-year period, subject to a site plan and conditions.
Applicant: Regus Property 1, LLC
Representative: Karl A. Crawley, MASTERPLAN
Planner: Connor Roberts
Council District: 8
Z234-334(CR)

Attachments: [Z234-334 \(CR\) Case Report](#)
[Z234-334\(CR\) Site Plan](#)

3. [25-514A](#) An application for a Specific Use Permit for a commercial amusement (inside) on property zoned Planned Development District No. 619, on the north line of Main Street, east of South Akard Street.
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions and a site plan.
Applicant: Hospitality Alliance 1519 Main, LLC
Representative: Rob Baldwin, Baldwin Associates, LLC
Planner: Connor Roberts
Council District: 14
Z234-336(CR)
- Attachments:** [Z234-336\(CR\) Case Report](#)
[Z234-336\(CR\) Site Plan](#)
4. [25-515A](#) An application for the amendment to and renewal of Specific Use Permit No. 2115 for an office showroom/warehouse on property zoned Subdistrict 2 within Planned Development No. 535, the C. F. Hawn Special Purpose District No. 3, on the north line of Rylie Crest Drive, east of South St. Augustine Drive.
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional ten-year periods, subject to amended conditions.
Applicant: Home Lighting & Automation LC
Representative: Andrew Ruegg, MASTERPLAN
Planner: Connor Roberts
Council District: 8
Z234-349(CR)
- Attachments:** [Z234-349\(CR\) Case Report](#)
5. [25-516A](#) An application for the amendment to and renewal of Specific Use Permit No. 1981 for a bar, lounge, or tavern and a commercial amusement (inside) limited to a dance hall on property zoned Tract A within Planned Development No. 269, the Deep Ellum/Near East Side District, on the north line of Main Street, east of Malcolm X Boulevard.
Staff Recommendation: **Approval** for a four-year period with eligibility for automatic renewals for additional four-year periods, subject to amended conditions.
Applicant: 2911 Main, Ltd.
Representative: Roger Albright
Planner: Connor Roberts
Council District: 2
Z234-353(CR)
- Attachments:** [Z234-353\(CR\) Case Report](#)

6. [25-518A](#) An application for the amendment and renewal of Specific Use Permit No. 2451 for a bar, lounge, or tavern and a commercial amusement (inside) 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 south line of Elm Street, west of Crowds Street.
Staff Recommendation: **Approval** for a five-year period, subject to amended conditions.
Applicant: Club Dada
Representative: Audra Buckley, Permitted Development
Planner: Connor Roberts
Council District: 2
Z245-105(CR)

Attachments: [Z245-105\(CR\) Case Report](#)

7. [25-519A](#) An application for the amendment and renewal of Specific Use Permit No. 2511 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CR Community Retail District with a D-1 Liquor Control Overlay, on the northwest corner of Lake June Road and Jim Miller Road.
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to amended conditions.
Applicant: Limestone Assets, LLC
Representative: Andrew Ruegg, MASTERPLAN
Planner: Connor Roberts
Council District: 5
Z245-107(CR)

Attachments: [Z245-107\(CR\) Case Report](#)

8. [25-520A](#) An application for the amendment and renewal of Specific Use Permit No. 370 for a child-care facility and a community service center on property zoned R-5(A) Single Family Subdistrict within Planned Development District No, 595, The South Dallas/Fair Park Special Purpose District, on the north corner of Leland Avenue and Marburg Street.
Staff Recommendation: **Approval** for a ten-year period, subject to conditions.
Applicant: Dallas Bethlehem Center
Representative: Jami Russell
Planner: Cherrell Caldwell
Council District: 7
Z234-310(WK/CC)

Attachments: [Z234-310\(CC\) Case Report](#)

9. [25-521A](#) An application for a new Specific Use Permit for an alcoholic beverage establishment limited to a bar, lounge, or tavern on property zoned CR Community Retail District and a P(A) Parking District, on the west line of Inwood Road north of Lovers Lane.
Staff Recommendation: **Approval** for a three-year period, subject to a site plan and conditions.
Applicant: Prescott Interests
Representative: La Sierra Group
Planner: Cherrell Caldwell
Council District: 13
Z234-333(WK/CC)

Attachments: [Z234-333\(CC\) Case Report](#)
[Z234-333\(CC\) Site Plan](#)
10. [25-522A](#) An application for the amendment and renewal of Specific Use Permit No. 1450 for an open-enrollment charter school on property zoned R-7.5(A) Single Family District, on the southwest corner of West Illinois Avenue and Chalmers Street, on the south line of Bakersfield Street, and on the north line of Engle Avenue.
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to an amended site plan, amended traffic management plan, and conditions.
Applicant: Rob Baldwin
Planner: Lori Levy, AICP
Council District: 3
Z234-351(LL)

Attachments: [Z234-351\(LL\) Case Report](#)
[Z234-351\(LL\) Site Plan](#)
[Z234-351\(LL\) Landscape Plan](#)
[Z234-351\(LL\) Traffic Management Plan](#)
11. [25-523A](#) An application for an MU-1 Mixed Use District on property zoned CR Community Retail District, on the northeast corner of Singleton Boulevard and Navaro Street.
Staff Recommendation: **Approval**, subject to deed restrictions volunteered by the applicant.
Applicant: WDA Properties, LLC - Annamari Lannon
Representative: Audra Buckley, Permitted Development
Planner: Lori Levy, AICP
Council District: 6
Z245-106(LL)

Attachments: [Z245-106\(LL\) Case Report](#)

12. [25-524A](#) An application for the amendment and renewal of Specific Use Permit 2284 for a tattoo studio on property zoned Subdistrict 1A in Planned Development District No. 621, the Old Trinity and Design District Special Purpose District, on the south line of Parkhouse Street, and the north line of Continental Avenue, west of Core Street.
Staff Recommendation: **Approval** for a five-year period with eligibility for auto-renewals with additional five-year periods, subject to site plan and conditions.
Applicant: Jason Call / Pristine Ink, LLC
Planner: Lori Levy
Council District: 6
Z245-123(LL)
- Attachments:** [Z245-123\(LL\) Case Report](#)
[Z234-123\(LL\) Site Plan](#)
13. [25-525A](#) An application for an amendment to Specific Use Permit No. 2353 for an auto service center on property zoned Subdistrict 1A within Planned Development District No. 621, the Old Trinity and Design District Special Purpose District, on the southwest corner of North Riverfront Boulevard and Pittsburg Street.
Staff Recommendation: **Approval** for a five-year period with eligibility for autorenewal for additional five year periods, subject to a site plan and conditions.
Applicant: David Nguyen
Planner: LeQuan Clinton
Council District: 6
Z234-298(LC)
- Attachments:** [Z234-298\(LC\) Case Report](#)
14. [25-526A](#) An application for an amendment to Planned Development District No. 822, on property bound by Forney Road, Wimbleton Way, Chariot Drive, and Lomax Drive.
Staff Recommendation: **Approval**, subject to an amended development plan and amended conditions.
Applicant: Dallas Independent School District
Representative: Elsie Thurman, Land Use Planning & Zoning Services
Planner: LeQuan Clinton
Council District: 7
Z234-322(LC)
- Attachments:** [Z234-322\(LC\) Case Report](#)
[Z234-322\(LC\) Development Plan](#)

15. [25-527A](#) An application for an amendment to and renewal of Specific Use Permit No. 2392 for an alcoholic beverage establishment limited to a bar, lounge, or tavern, and a commercial amusement (inside) use limited to a dance hall on property zoned an FWMU-3 Form Walkable Mixed-Use Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, with an SH Shopfront Overlay, on the northeast corner of Botham Jean Blvd and South Boulevard.
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: Shawanna Sullemon
Planner: LeQuan Clinton
Council District: 7
Z234-329(LC)

Attachments: [Z234-329\(LC\) Case Report](#)
16. [25-528A](#) An application for a CS Commercial Service District on property zoned a R-10(A) Single Family District, on the east line of Quietwood Drive, between Interstate 20 and Kingsland Road.
Staff Recommendation: **Approval.**
Applicant: Mesquite Tree Service, LLC
Planner: LeQuan Clinton
Council District: 8
Z234-345(LC)

Attachments: [Z234-345\(LC\) Case Report](#)
17. [25-529A](#) An application for the termination of Deed Restriction Z834-294 on property zoned a CR Community Retail District, on the south line of Bruton Road, between North Prairie Creek Road and Riverway Drive.
Staff Recommendation: **Approval.**
Applicant: Amar Daddy Only, Inc.
Representative: Diana Gomez, Building Scale
Planner: LeQuan Clinton
Council District: 5
Z234-350(LC)

Attachments: [Z234-350\(LC\) Case Report](#)

18. [25-530A](#) An application to amend a portion of deed restrictions [Z045-239] on property zoned an R-10(A) Single Family District with deed restrictions [Z045-239], on the northeast line of Middlefield Road, southeast of Bicentennial Lane.
Staff Recommendation: **Approval.**
Applicant: Century Communities, Inc.
Representative: Tommy Mann, Winstead PC
Planner: Martin Bate
Council District: 8
Z234-268(MB)

Attachments: [Z234-268\(MB\) Case Report](#)

19. [25-531A](#) An application for an MF-1(A) Multifamily District on property zoned an R-7.5(A) Single Family District, on the north line of Forest Lane, east of Schroeder Road.
Staff Recommendation: **Approval.**
Applicant: Zachariah Manning
Planner: Martin Bate
Council District: 10
Z234-331(MB)

Attachments: [Z234-331\(MB\) Case Report](#)

20. [25-532A](#) An application for the termination of deed restrictions [Z023-163 and a portion of Z812-139] on property zoned an MU-3 Mixed Use District with deed restrictions [Z023-163 and Z812-139], on the north line of LBJ Freeway, east of Coit Road.
Staff Recommendation: **Approval.**
Applicant: Jonathan Tooley [Gateway Tower LLC]
Representative: Chelsea Thurman
Planner: Martin Bate
Council District: 11
Z234-343(MB)

Attachments: [Z234-343\(MB\) Case Report](#)

21. [25-533A](#) An application for a Planned Development District for TH-3(A) Townhouse District uses on property zoned a CR Community Retail District with deed restrictions [Z889-234], on a portion between Marsh Lane and Betty Jane Lane, north of Walnut Hill Lane.
Staff Recommendation: **Approval**, subject to a conceptual plan and conditions.
Applicant: MM 10056 Marsh, LLC
Representative: Prabha Cinclair [Cinclair Law, PLLC]
Planner: Martin Bate
Council District: 13
Z234-352(MB)

Attachments: [Z234-352\(MB\) Case Report](#)
[Z234-352\(MB\) Conceptual Plan](#)
22. [25-534A](#) 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
Council District: 8
Z212-131(MP)

Attachments: [Z212-131\(MP\) Case Report](#)
[Z121-131\(MP\) Site Plan](#)
23. [25-535A](#) An application for a CS Commercial Service District with deed restrictions volunteered by the applicant and to maintain the areas with a D-1 Liquor Control Overlay on property zoned a CR Community Retail District and CS District with a D-1 Overlay, and an R-7.5(A) Single Family District, on the southeast line of South Belt Line Road, southwest of C.F. Hawn Freeway.
Staff Recommendation: **Approval**, subject to deed restrictions volunteered by the applicant.
Applicant: Milan Nguyen (sole owner), MNCN Development, LLC
Representative: Karl A. Crawley, Masterplan
Planner: Sarah May, AICP
Council District: 8
Z234-277(GB/SM)

Attachments: [Z234-277\(SM\) Case Report](#)

24. [25-536A](#) An application for a Specific Use Permit for a private recreation center, club, or area on property located in an NS(A) Neighborhood Service District, on the west line of Marsh Lane, south of Monet Place.
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan and conditions.
Applicant: Jinting Chen
Representative: Lindsay Mayer, Dynamic Engineering Consultants, PC
Planner: Sarah May, AICP
Council District: 12
Z245-109(SM)

Attachments: [Z245-109\(SM\) Case Report](#)
[Z245-109\(SM\) Site Plan](#)

Zoning Cases - Under Advisement:

25. [25-537A](#) An application for a Planned Development District for MU-2 Mixed Use District uses on property zoned a CR Community Retail District, on the southeast corner of Preston Road and Belt Line Road.
Staff Recommendation: **Approval**, subject to a conceptual plan, a development plan, and staff's recommended conditions.
Representative: Masterplan, Lee Kleinman and Andrew Ruegg
Planner: Jennifer Muñoz
U/A From: December 5, 2024 and January 23, 2025.
Council District: 11
Z212-358(JM)

Attachments: [Z212-358\(JM\) Case Report](#)
[Z212-358\(JM\) Conceptual Plan](#)
[Z212-358\(JM\) Development Plan](#)
[Z212-358\(JM\) Traffic Impact Analysis Volume](#)
[Z212-358\(JM\) Traffic Impact Analysis Volume 2](#)

26. [25-538A](#) 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 and November 21, 2024.
Council District: 6
Z234-195(LC)

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

27. [25-539A](#) An application for the renewal of Specific Use Permit No. 2269 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned an LI-D-1 Light Industrial District with a D-1 Liquor Control Overlay, on the northeast corner of South Buckner Boulevard and Forney Road.
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to amended conditions.
Applicant: Bert & Bob Investment Co.
Representative: Andrew Ruegg, MASTERPLAN
Planner: Connor Roberts
U/A From: January 23, 2025.
Council District: 7
Z234-111(CR)

Attachments: [Z234-111\(CR\) Case Report](#)

28. [25-541A](#) An application for a Planned Development Subdistrict for HC Heavy Commercial Subdistrict uses on property zoned an HC Heavy Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District bound by Cedar Springs Road, Maple Avenue, North Pearl Street, and McKinney Avenue.
Staff Recommendation: **Approval**, subject to a conceptual plan, development plan, Subarea A landscape plan, Subarea B landscape plan, and staff's recommended conditions.
Applicant: GPIF TC Owner LLC
Representative: Victoria Morris
Planner: Martin Bate
U/A From: January 23, 2025.
Council District: 14
Z234-243(MB)

Attachments: [Z234-243\(MB\) Case Report](#)
[Z234-243\(MB\) Conceptual Plan](#)
[Z234-243\(MB\) Development Plan](#)
[Z234-243\(MB\) Landscape Plan Subarea A](#)
[Z234-243\(MB\) Landscape Plan Subarea B](#)

29. [25-542A](#) 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: Tommy Mann and Daniel Box, Winstead PC
Planner: Martin Bate
U/A From: January 23, 2025.
Council District: 2
Z234-326(MP)

Attachments: [Z234-326\(MP\) Case Report](#)

Zoning Cases - Individual:

30. [25-543A](#) An application for a Specific Use Permit for a motor vehicle fueling station on property zoned Light Commercial/Office Area 1 Subdistrict within Planned Development District No. 631, the West Davis Special Purpose District, on the north line of West Davis Street, east of North Walton Walker Boulevard.
Staff Recommendation: **Approval** for a five-year period, subject to a site plan and staff's recommended conditions.
Applicant: Houshang Jahvani, P.E.
Planner: Connor Roberts
Council District: 6
Z234-327(CR)

Attachments: [Z234-327 \(CR\) Case Report](#)
[Z234-327\(CR\) Site Plan](#)

31. [25-544A](#) An application for an amendment to Specific Use Permit No. 2107 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay, on the north corner of Ramona Avenue and East Overton Road.
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and staff's recommended conditions.
Applicant: Jay Y. Lee
Planner: Wilson Kerr
Council District: 4
Z234-346(CR)

Attachments: [Z234-346\(CR\) Case Report](#)

SUBDIVISION DOCKET:Consent Items:

32. [25-548A](#) An application to create one 1.006-acre lot from a tract of land in City Block 6970 on property located on Gladiolus Lane, west of Deerfield Lane.
Applicant/Owner: Joshua Gallini, Garcia Enterprise Trust
Surveyor: Texterra Surveying, LLC
Application Filed: January 8, 2025
Zoning: R-10(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 3
S245-068

Attachments: [S245-068 Case Report](#)
[S245-068 Plat](#)

33. [25-549A](#) An application to replat a 3.9839-acre tract of land containing all of Lots 3 through 11 in City Block 952 and all of Lots 1, 2 and 12 through 15 in City Block 953 and abandoned 20-foot alley to create one lot, on property bounded by Cedar Springs Road, Routh Street, Howell Street and Fairmount Street.
Applicant/Owner: Royal 2500 Cedar Springs LLC
Surveyor: Kimley-Horn and Associates, Inc.
Application Filed: January 8, 2025
Zoning: PD 1109
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 14
S245-069

Attachments: [S245-069 Case Report](#)
[S245-069 Plat](#)

34. [25-550A](#) An application to create one 11.7806-acre lot from a tract of land in City Block 8339, on property located on Davis Street, east of Dwight Street.
Applicant/Owner: JPI, Alireza Eskandarlou
Surveyor: Kimley-Horn and Associates, Inc.
Application Filed: January 8, 2025
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 1
S245-070
- Attachments:** [S245-070 Case Report](#)
[S245-070 Plat](#)
35. [25-551A](#) An application to replat a 0.4890-acre tract of land containing all of Lots 22 through 24 in City Block 2/1529 to create one lot on property located on Travis Street at Oliver Street, southwest corner.
Applicant/Owners: Mike Giambrone, Giambrone Design District Projects, LLC
Surveyor: Urban Strategy
Application Filed: January 8, 2025
Zoning: PD 193 (MF-2)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 14
S245-071
- Attachments:** [S245-071 Case Report](#)
[S245-071 Plat](#)
36. [25-552A](#) An application to create a 90-lot single family subdivision with lots ranging in size from 3,570.95 square feet to 21,796.73 square feet and 7 common areas and to dedicate rights-of-way from 26.634-acre tract of land, on property located on St. Augustine Road, north of Lake June Road.
Applicant/Owner: Jonathon Bazan, Dallas County
Surveyor: Hannah Surveying & Engineering LLC
Application Filed: January 9, 2025
Zoning: PD 1117
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 5
S245-072
- Attachments:** [S245-072 Case Report](#)
[S245-072 Plat](#)

37. [25-553A](#) An application to create one 1.000-acre lot from a tract of land in City Block 5800, on property located on Military Parkway, east of Dolphin Road.
Applicant/Owner: Texas Pro Land, LLC
Surveyor: ARA Surveying
Application Filed: January 9, 2025
Zoning: IM
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 7
S245-073

Attachments: [S245-073 Case Report](#)
[S245-073 Plat](#)

38. [25-554A](#) An application to create one 2.071-acre lot and to dedicate a right-of-way from 2.387-acre tract of land in City Block 5217, on property located on Park Lane at Abrams Road, northwest corner.
Applicant/Owner: 8787 Park Lane LLC
Surveyor: Eagle Surveying
Application Filed: January 9, 2025
Zoning: CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 13
S245-075

Attachments: [S245-075 Case Report](#)
[S245-075 Plat](#)

LANDMARK APPEAL:

39. [25-555A](#) An appeal of the Landmark Commission's decision of denial without prejudice to replace eighteen (18) of the historic wood windows on the main structure with vinyl units (unauthorized work).
Staff Recommendation: **Deny without prejudice**.
Landmark Commission Recommendation: **Deny without prejudice**.
Planner: Marcus Watson
Council District: 2
Location: 4605 Sycamore St.
CA245-019(MW)

Attachments: [The Record](#)
[Transcript](#)
[City Brief](#)
[Appellant Brief](#)

OTHER MATTERS:

Consideration of Appointments to CPC Committees:

ADJOURNMENT

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**Thursday, February 6, 2025**

THOROUGHFARE COMMITTEE MEETING – Thursday, February 6, 2025, at 8:00 a.m. at City Hall, Council Chambers, 6th Floor, and by videoconference, to consider (1) Grady Niblo Thoroughfare Plan Amendment - Amendment to the City of Dallas Thoroughfare Plan to change; (1) the designation of Grady Niblo Road between Mountain Creek Parkway and Merrifield Road from a standard six-lane divided principal arterial roadway in 107 feet of right-of-way (S-6-D) to a minimum four-lane divided minor arterial roadway in 80 feet of right-of-way (M-4-D(A)); and (2) the designated alignment of the unbuilt portion of the roadway. The public may attend the meeting via the videoconference link: <https://bit.ly/CPCTC020625>.

There will be no ARTS DISTRICT SIGN ADVISORY COMMITTEE (ADSAC) MEETING Tuesday, August 9, 2023

Tuesday, February 11, 2025

SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC) MEETING Tuesday, February 11, 2025, at 10:00 a.m., in Room 5BN at City Hall and by video conference via <https://bit.ly/SSDAC021125>.

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]