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**CITY SECRETARY  
DALLAS, TEXAS**

**City of Dallas**

250232

**POSTED** CITY SECRETARY  
DALLAS, TX

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



**City Plan Commission**

**March 6, 2025**

**Briefing - 9:00 AM**

**Public Hearing - 12:30 PM**



**AGENDA  
CITY PLAN COMMISSION MEETING  
THURSDAY, MARCH 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 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=mb7a06bad7145bd6f4eee899785e527e6>

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

**BRIEFING ITEMS**

**APPROVAL OF MINUTES**

**ACTION ITEMS:**

**ZONING DOCKET:**

ZONING CASES – CONSENT	Items 1-7
ZONING CASES – UNDER ADVISEMENT	Items 8-18

**SUBDIVISION DOCKET:**

SUBDIVISION CASES – CONSENT	Items 19-33
SUBDIVISION CASES – BUILDING LINE REMOVAL	Items 34
SUBDIVISION CASES – P & D CODE AMENDMENT	Item 35

<b><u>AUTHORIZATION OF A HEARING</u></b>	Items 36-37
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**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 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 February 6, 2025 City Plan Commission Hearing, the February 13, 2025 Special Called City Plan Commission Hearing, and the February 20, 2025 City Plan Commission Hearing.

**ACTIONS ITEMS:****Zoning Docket:****Zoning Cases - Consent:**

1. [25-853A](#) An application for an amendment to Specific Use Permit No. 959 for a private school on property zoned an R-16(A) Single Family District and an R-10(A) Single Family District, on the southwest corner of Harvest Hill Road and Inwood Road.

Staff Recommendation: **Approval**, subject to an amended site plan, amended landscape plan, and staff's recommended conditions.

Applicant: SRCP RC

Representative: Bill Dahlstrom [Jackson Walker L.P.]

Planner: Martin Bate

Council District: 13

**Z234-132(MB)**

**Attachments:** [Z234-132\(MB\) Case Report](#)  
[Z234-132\(MB\) Site Plan](#)  
[Z234-132\(MB\) Landscape Plan](#)

2. [25-854A](#) An application for a Specific Use Permit for a public school other than an open-enrollment charter school on property zoned an R-5(A) Single Family Subdistrict, within Planned Development District No. 595 (South Dallas/Fair Park Special Purpose District), at the east corner of Elsie Faye Heggins Street and Malcolm X Boulevard.  
Staff Recommendation: **Approval** for a permanent time period, subject to a revised site plan, a revised traffic management plan, and conditions.  
Applicant: Dallas Independent School District  
Representative: Elsie Thurman, Land Use Planning & Zoning Services  
Planner: Jenniffer Allgaier, M. Arch, AICP  
Council District: 7  
**Z234-200(JA)**

**Attachments:** [Z234-200\(JA\) Case Report](#)  
[Z234-200\(JA\) Site Plan](#)  
[Z234-200\(JA\) Traffic Management Plan](#)  
[Z234-200\(JA\) Parking Analysis FOR REFERENCE](#)

3. [25-855A](#) An application for the renewal of Specific Use Permit No. 1881 for a late-hours establishment limited to a restaurant without drive-in or drive-through service on property zoned Planned Development District No. 842 with an MD-1 Modified Delta Overlay, on the northwest corner of Greenville Avenue and Bell Avenue.  
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewal for additional five-year periods, subject to amended conditions.  
Applicant: Simon McDonald  
Planner: LeQuan Clinton  
Council District: 14  
**Z245-131(LC)**

**Attachments:** [Z245-131\(LC\) Case Report](#)  
[Z245-131\(LC\) Site Plan](#)

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4. [25-856A](#) An application for a new Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise food store 3,500 square feet or less on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay, on the southeast corner of North Jim Miller Road and Lake June Road.  
Staff Recommendation: **Approval** for a two-year period with the eligibility for automatic renewal for additional five-year periods, subject to a site plan and conditions.  
Applicant: Rezaei Holdings LLC  
Representative: Parvez Malik, Malik Law Firm  
Planner: Cherrell Caldwell  
Council District: 5  
**Z234-138(CC)**
- Attachments:** [Z234-138\(WK/CC\) Case Report](#)  
[Z234-138\(WK/CC\) Site Plan](#)
5. [25-857A](#) An application for an R-5(A) Single Family District, on property zoned a CR Community Retail District, on the north line of Burma Road between Kiska Street and Saipan Street.  
Staff Recommendation: **Approval.**  
Applicant: Tapper Investments LLC  
Representative: Oliver Robinson  
Planner: Cherrell Caldwell  
Council District: 7  
**Z245-129(CC)**
- Attachments:** [Z245-129\(CC\) Case Report](#)
6. [25-858A](#) An application for an R-5(A) Single Family District on property zoned a CS Commercial Service District, on the south line of Corregidor Street and East of Carbondale Street.  
Staff Recommendation: **Approval.**  
Applicant: Taper Investments  
Representative: Oliver Robinson  
Planner: Cherrell Caldwell  
Council District: 7  
**Z245-130(CC)**
- Attachments:** [Z245-130\(CC\) Case Report](#)

7. [25-859A](#) An application for the amendment and renewal of Specific Use Permit No. 1871 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-D-1 Community Retail District with a D-1 Liquor Control Overlay, on the northeast corner of Lake June Road and Holcomb Road.  
Staff Recommendation: **Approval** for a three-year period with eligibility for automatic renewal for additional three-year periods, subject to conditions.  
Applicant: Karim P. Rashid  
Representative: Robert Nunez  
Planner: Connor Roberts  
Council District: 5  
**Z234-165(CR)**

**Attachments:** [Z234-165 \(CR\) Case Report](#)

Zoning Cases - Under Advisement:

8. [25-860A](#) An application for an amendment to an MF-2(A) Multifamily District on property zoned a CR Community Retail District, on the north line of John West Road, west of the intersection of La Prada Drive and John West Road.  
Staff Recommendation: **Approval.**  
Applicant: Mainul Khan  
Representative: Nasir Rizvi, Ark Architects Inc.  
Planner: Connor Roberts  
U/A From: February 6, 2025.  
Council District: 7  
**Z234-323(CR)**

**Attachments:** [Z234-323\(CR\) Case Report](#)

9. [25-861A](#) 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  
U/A From: February 6, 2025.  
Council District: 8  
**Z234-334(CR)**

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



10. [25-862A](#) 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 Planning Group  
Planner: Cherrell Caldwell  
U/A From: February 6, 2025.  
Council District: 13  
**Z234-333(WK/CC)**
- Attachments:** [Z234-333\(WK/CC\) Case Report](#)  
[Z234-333\(WK/CC\) Site Plan](#)
11. [25-863A](#) 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  
Representative: Wes Hoblit, Masterplan  
Planner: LeQuan Clinton  
U/A From: October 24, 2024 and February 6, 2025.  
Council District: 6  
**Z234-195(LC)**
- Attachments:** [Z234-195\(LC\) Case Report](#)
12. [25-864A](#) 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  
U/A From: February 6, 2025.  
Council District: 8  
**Z234-345(LC)**
- Attachments:** [Z234-345\(LC\) Case Report](#)

13. [25-865A](#) 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  
U/A From: February 6, 2025.  
Council District: 5  
**Z234-350(LC)**  
  
**Attachments:** [Z234-350\(LC\) Case Report](#)
14. [25-866A](#) An application for an amendment to Planned Development District No. 143, on the northwest corner of IH-635 and Valley View Lane.  
Staff Recommendation: **Approval**, subject to amended development, landscape, traffic management plans and amended conditions.  
Applicant: Suzan Kedron and Victoria Morris, Jackson Walker, LLP  
Planner: Lori Levy, AICP  
U/A From: February 20, 2025.  
Council District: 11  
**Z234-271(LL)**  
  
**Attachments:** [Z234-271\(LL\) Case Report](#)  
[Z234-271\(LL\) Development Plan](#)  
[Z234-271\(LL\) Landscape Plan](#)  
[Z234-271\(LL\) Traffic Management Plan](#)
15. [25-867A](#) 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  
U/A From: February 6, 2025  
Council District: 8  
**Z234-268(MB)**  
  
**Attachments:** [Z234-268\(MB\) Case Report](#)

16. [25-868A](#) 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  
U/A From: February 6, 2025.  
Council District: 10  
**Z234-331(MB)**

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

17. [25-870A](#) An application 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 an amended conceptual plan.  
Applicant: Michael Woods, Clay Academy, Inc.  
Representative: Claudio Segovia, Johnson Volk Consulting, Inc.  
Planner: Jenniffer Allgaier, M. Arch, AICP  
U/A From: February 6, 2025.  
Council District: 3  
**Z245-148(JA/SAS)**

**Attachments:** [Z245-148\(JA/SAS\) Case Report](#)  
[Z245-148\(JA/SAS\) Conceptual Plan](#)

18. [25-871A](#) 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 and Sarah May, AICP  
U/A From: February 6, 2025.  
Council District: 8  
**Z212-131(MP)**

**Attachments:** [Z212-131\(MP/SM\) Case Report](#)  
[Z212-131\(MP/SM\) Site Plan](#)

**SUBDIVISION DOCKET:**Consent Items:

19. [25-872A](#) An application to replat a 0.244-acre tract of land containing all of Lot 10 and part of Lot 11 in City Block B/633 to create one lot, on property located on Hall Street at State Street, southeast corner.  
Applicant/Owner: Andres Villacres, Swain Trust  
Surveyor: RMC Surveying  
Application Filed: February 5, 2025  
Zoning: PD 225  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Hema Sharma  
Council District: 14  
**S245-091**

**Attachments:** [S245-091 Case Report](#)  
[S245-091 Plat](#)

20. [25-873A](#) An application to create a 100-lot single family subdivision with lots ranging in size from 6,000 square feet to 14,433 square feet, one 10,764 square feet commercial lot and 2 common areas from 59.799-acre tract of land and to dedicate a right-of-way, 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: February 5, 2025  
Zoning: N/A  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Hema Sharma  
Council District: N/A  
**S245-092**

**Attachments:** [S245-092 Case Report](#)  
[S245-092 Plat](#)

21. [25-874A](#) An application to create one 0.937-acre lot and one 1.361-acre lot from a 2.298-acre tract of land in City Block 8043, on property located on Executive Drive, north of East Northwest Highway.  
Applicant/Owner: Mike Patel, KKMD Investments, LLC  
Surveyor: PERC Engineering, LLC  
Application Filed: February 5, 2025  
Zoning: MU-1  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Hema Sharma  
Council District: 9  
**S245-093**

**Attachments:** [S245-093 Case Report](#)  
[S245-093 Plat](#)

22. [25-875A](#) An application to create one 5.9963-acre lot from a tract of land in City Block 8284, on property located on Langdon Road, east of Bonnie View Road.  
Owners: Richard Vilven, 4414 Langdon LLC  
Surveyor: Kimley-Horn and Associates, INC.  
Application Filed: February 5, 2025  
Zoning: IR, CR, A(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Hema Sharma  
Council District: 8  
**S245-094**

**Attachments:** [S245-094 Case Report](#)  
[S245-094 Plat](#)

23. [25-876A](#) An application to replat a 0.172-acre tract of land containing portion of Lot 3 in City Block 60/3041 to create one lot, on property located on Fifth Street, east of Marsalis Avenue.  
Applicant/Owner: Andrew Meckfessel, Pittman Development LLC.  
Surveyor: Burns Surveying LLC.  
Application Filed: February 5, 2025  
Zoning: PD 468 (WMU-5)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Hema Sharma  
Council District: 1  
**S245-096**

**Attachments:** [S245-096 Case Report](#)  
[S245-096 Plat](#)

24. [25-877A](#) An application 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 7 lots ranging in size from 0.5464 acre to 9.607 acre, on property located between Carroll Avenue and Haskell Avenue, east of Central Expressway/ U.S. Highway No. 75.
- Applicant/Owner: Jorge Ramirez, Urban Smart Growth, LP  
Surveyor: Urban Strategy Development, LLC.  
Application Filed: February 5, 2025  
Zoning: PD 889, PD 305 (East Mixed Use Subdistrict E-2)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Hema Sharma  
Council District: 2  
**S245-097**

**Attachments:** [S245-097 Case Report](#)  
[S245-097 Plat](#)

25. [25-878A](#) An application to replat a 0.551-acre tract of land containing all of Lots 4, 5 and 6 in City Block 4/2042 to create one lot, on property located on Bowser Avenue, southeast of Hawthorne Avenue.
- Applicant/Owner: Scott Matthew Siekielski, Sheavon Kristin Siekieski  
Surveyor: Texas Heritage Surveying, LLC  
Application Filed: February 5, 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  
**S245-098**

**Attachments:** [S245-098 Case Report](#)  
[S245-098 Plat](#)

26. [25-879A](#) An application to create one 0.483-acre lot from a tract of land in City Block 6264, on property located on Murdeaux Lane at Great Trinity Forest Way/ State Highway Loop No.12, southeast corner.  
Applicant/Owner: Selvin Crawford  
Surveyor: ARA Surveying  
Application Filed: February 6, 2025  
Zoning: CR  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Hema Sharma  
Council District: 8  
**S245-099**

**Attachments:** [S245-099 Case Report](#)  
[S245-099 Plat](#)

27. [25-880A](#) An application to replat a 0.508-acre tract of land containing part of Lot 13 and all of Lots 14 and 15 in City Block 44/3164 to create one lot, on property located on Tenth Street, west of Adams Avenue.  
Applicant/Owner: Awais Ahmed; NKAP, LLC.  
Surveyor: ARA Surveying  
Application Filed: February 6, 2025  
Zoning: PD 830 (Subdistrict 3)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Hema Sharma  
Council District: 1  
**S245-100**

**Attachments:** [S245-100 Case Report](#)  
[S245-100 Plat](#)

28. [25-881A](#) An application to create one 12.03-acre lot from a tract of land in City Block 5403, on property located at terminus of Matilda Street, south of Sandhurst Lane.  
Applicant/Owner: Mindy Jameson, Oncor Electric Delivery Company, LLC.  
Surveyor: Dunaway Associates, LLC.  
Application Filed: February 6, 2025  
Zoning: MU-3  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Hema Sharma  
Council District: 9  
**S245-101**

**Attachments:** [S245-101 Case Report](#)  
[S245-101 Plat](#)

29. [25-882A](#) An application to replat a 0.933-acre tract of land containing all of Lots 9,10 and 11 in City Block B/1524 to create one lot, on property located on Cole Avenue at Lee Street, southeast corner.  
Applicant/Owner: ASD Cole & Lee Property Owner LLC.  
Surveyor: Eagle Surveying, LLC.  
Application Filed: February 6, 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  
**S245-102**

**Attachments**: [S245-102 Case Report](#)  
[S245-102 Plat](#)

30. [25-883A](#) An application to replat a 9.124-acre tract of land containing portion of Lot 3 in City Block 8/6495 and all of Lot 3A in City Block 6492 to create one lot, on property located on Rentzel Street at Finnell Street, north of Lombardy Lane.  
Applicant/Owner: Paul Pierce, Michael Garcia, Dallas I.S.D.  
Surveyor: Peiser & Mankin Surveying, LLC.  
Application Filed: February 6, 2025  
Zoning: IR  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Hema Sharma  
Council District: 6  
**S245-103**

**Attachments**: [S245-103 Case Report](#)  
[S245-103 Plat](#)

31. [25-884A](#) An application to replat a 1.058-acre tract of land containing all of Lots 1 through 12, 29 and 30 in City Block A/3847 to create one lot, on property located on Hampton Road at Emmett Street, northeast corner.  
Applicants/Owners: Maricruz Serrano  
Surveyor: Carroll Consulting Group, Inc.  
Application Filed: February 6, 2025  
Zoning: CR  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Hema Sharma  
Council District: 1  
**S245-104**

**Attachments**: [S245-104 Case Report](#)  
[S245-104 Plat](#)



32. [25-885A](#) An application to create three lots ranging in size from 1.056-acre to 14.098-acre from a 17.531-acre tract of land in City Block 6127, on property located on Forney Road at Buckner Boulevard/ State Highway Loop No.12, northwest corner.  
Applicant/Owner: MDJ Buckner, LLC.  
Surveyor: Windrose Land Surveying  
Application Filed: February 6, 2025  
Zoning: MC-1  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Hema Sharma  
Council District: 7  
**S245-105**

**Attachments:** [S245-105 Case Report](#)  
[S245-105 Plat](#)

33. [25-886A](#) An application to create four lots ranging in size from 24.520-acre to 65.455-acre and to dedicate a right-of-way from a 189.626-acre tract of land in City Block 8273 and 8276, on property located on Witt Road, east of Bonnie View Road.  
Applicants/Owners: Sydney Stratton; Prologis-Exchange TX, LLC.  
Surveyor: Kimley-Horn and Associates, INC.  
Application Filed: February 7, 2025  
Zoning: PD-761 (LI)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Hema Sharma  
Council District: 8  
**S245-106**

**Attachments:** [S245-106 Case Report](#)  
[S245-106 Plat](#)

Building Line Removal:

34. [25-887A](#) An application to replat a 2.296-acre tract of land containing portion of Lot 2A in City Block B/6374 to create one 0.824-acre lot and one 1.472-acre lot and to remove 25-foot platted building line along Stemmons Freeway/ Interstate Highway No. 35E and along Regal Row, on property located on Regal Row and Stemmons Freeway/ Interstate Highway No. 35E, north of Viceroy Drive.  
Applicant/Owner: Nash Patel, Northwest Hospitality LLC  
Surveyor: A & W Surveying, INC.  
Application Filed: February 5, 2025  
Zoning: MU-3  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Hema Sharma  
Council District: 2  
**S245-095**

**Attachments:** [S245-095 Case Report](#)  
[S245-095 Plat Page No. 1](#)  
[S245-095 Plat Page No. 2](#)

P & D Code Amendment:

35. [25-888A](#) Consideration of amending the Dallas Development Code Division 51A-8.600 - Infrastructure Design and Construction under Section 51A-8.601 - General Standards: (b) All street paving, storm drainage, bridge, and culvert design and construction must conform to the standards, criteria, and requirements of the following, as they may from time to time be amended by those responsible for their promulgation, except that the design criteria in effect on the date the commission approves the preliminary plat must be used to design the infrastructure.  
Applicant/Owner: City of Dallas  
Application Filed: November 01, 2024  
Zoning: All  
Staff Recommendation: Move to City Council with a recommendation of adoption of the proposed amendments.  
Planner: Hema Sharma  
Council District: All  
**P&D Code Amendment**

**Attachments:** [P&D Code Amendment Case Report](#)

**Authorization of a Hearing:**

36. [25-891A](#) Consideration of authorizing a public hearing to consider amending Conservation District #9 "M Streets Greenland Hills", Subarea 1, being Lots 11 and 12 in City Block D/2172 and containing approximately .33 acres, to allow valet operations and off-street remote parking agreements. **This is a hearing to consider the request to authorize a hearing, and not to consider an amendment at this time.**

**Attachments:** [Auth. of a Hear. CD 9 Subarea 1 Cover & Request Memos](#)

37. [25-892A](#) Consideration of authorizing a public hearing to consider amending Chapter 51A of the Dallas City Code, Article X, "Landscaping and Tree Conservation Regulations," to define habitat garden and establish related regulations. **This is a hearing to consider the request to authorize a hearing, and not to consider an amendment at this time.**

**Attachments:** [Auth. of a Hear. Habitat Gardens Cover & Request Memos](#)

**OTHER MATTERS:**

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]