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Public Notice

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**CITY SECRETARY
DALLAS, TEXAS**

POSTED CITY SECRETARY
DALLAS, TX

City of Dallas

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



City Plan Commission

Revised

April 10, 2025

Briefing - 9:00 AM

Public Hearing - 12:30 PM



CITY OF DALLAS
CITY PLAN COMMISSION MEETING
THURSDAY, APRIL 10, 2025
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-041025> or by calling the following phone number: **Webinar number:** (Webinar 2481 473 1999) 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 473 1999 Password (if required) 325527.*

Individuals and interested parties wishing to speak must register with the Planning and Development Department 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, April 9, 2025, eighteen (18) hours prior to the meeting date and time.

Las personas y las partes interesadas que desean hablar deben registrarse con 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, 9 de abril de 2025, 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 Planning and Development Department 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 desean 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, APRIL 10, 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:

<https://dallascityhall.webex.com/dallascityhall/j.php?MTID=mb77fb212f4ed816884307c5e44200134>

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

BRIEFING ITEMS

Item 1

APPROVAL OF MINUTES

ACTION ITEMS:

MISCELLANEOUS DOCKET:

DEVELOPMENT PLANS – CONSENT

Items 2-4

ZONING DOCKET:

ZONING CASES – CONSENT

Items 5-13

ZONING CASES – UNDER ADVISEMENT

Items 14-18

ZONING CASES – INDIVIDUAL

Items 19-22

DEVELOPMENT CODE AMENDMENTS

Item 23

SUBDIVISION DOCKET:

SUBDIVISION CASES – CONSENT

Items 24-38

SUBDIVISION CASES – RESIDENTIAL REPLATS

Items 39-40

CERTIFICATES OF APPROPRIATENESS FOR SIGNS

Items 41-46

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. [25-1199A](#) **DallasNow : Update**
Jason Pool, Assistant Director/Customer Experience, Planning and Development Department

Attachments: [DallasNow Presentation](#)

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, the February 20, 2025 City Plan Commission Hearing, the March 4, 2025 City Plan Commission Hearing, the March 6, 2025 City Plan Commission Hearing, and the March 20, 2025 City Plan Commission Hearing.

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

2. [25-1200A](#) An application for new development and landscape plans on property zoned Subarea B within Planned Development District No. 811 on the south line of Dallas Fort Worth Turnpike (IH-30), west of West Colorado Boulevard.
Staff Recommendation: **Approval.**
Applicant: John Dickey - Corinth Properties
Representative: Jim Riley - Brocket/Davis/Drake, Inc.
Planner: Sheila Alcantara Segovia
Council District: 1
D245-002(SAS/JA)

Attachments: [D245-002\(SAS/JA\) Case Report](#)
[D245-002\(SAS/JA\) Development Plan](#)
[D245-002\(SAS/JA\) Landscape Plan](#)

3. [25-1201A](#) An application for new development and landscape plans on property zoned Subarea B within Planned Development District No. 811 on the south line of Dallas Fort Worth Turnpike (IH-30), west of West Colorado Boulevard.
Staff Recommendation: **Approval**.
Applicant: John Dickey - Corinth Properties
Representative: Jim Riley - Brocket/Davis/Drake, Inc.
Planner: Sheila Alcantara Segovia
Council District: 1
D245-003(JA/SAS)

Attachments: [D245-003\(SAS/JA\) Case Report](#)
[D245-003\(SAS/JA\) Development Plan](#)
[D245-003\(SAS/JA\) Landscape Plan](#)

4. [25-1202A](#) An application for new development and landscape plans on property zoned Subarea B within Planned Development District No. 811 on the south line of Dallas Fort Worth Turnpike (IH-30), west of West Colorado Boulevard.
Staff Recommendation: **Approval**.
Applicant: John Dickey - Corinth Properties
Representative: Jim Riley - Brocket/Davis/Drake, Inc.
Planner: Sheila Alcantara Segovia
Council District: 1
D245-004(SAS/JA)

Attachments: [D245-004\(SAS/JA\) Case Report](#)
[D245-004\(SAS/JA\) Development Plan](#)
[D245-004\(SAS/JA\) Landscape Plan](#)

Zoning Docket:

Zoning Cases - Consent:

5. [25-1203A](#) An application for an amendment to Planned Development District No. 815 on the north line of Northwest Highway, between Inwood Road and Meadowbrook Drive.
Staff Recommendation: **Approval**, subject to amended development plan, amended traffic management plan, and amended conditions.
Applicant: Wesley Prep
Representative: Steven Dimmitt, Platt Richmond PLLC
Planner: Liliana Garza
Council District: 13
Z234-260(LG)

Attachments: [Z234-260\(LG\) Case Report](#)
[Z234-260\(LG\) Development Plan](#)
[Z234-260\(LG\) Traffic Management Plan](#)

6. [25-1204A](#) An application for an FRTN F-Residential Transition Subdistrict on property zoned an NC Neighborhood Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the east corner of Carlton Garrett Street and Easley Street.

Staff Recommendation: **Approval.**

Applicant: Tayari K Bluitt

Planner: Liliana Garza

Council District: 7

Z234-267(LG)

Attachments: [Z234-267\(LG\) Case Report](#)

7. [25-1205A](#) An application for an amendment to PD. No. 916, on property zoned Planned Development District No. 916 to modify parking requirements, sign regulations, and development standards, generally bounded by East Northwest Highway, Skillman Street, East Lovers Lane and Greenville Avenue.

Staff Recommendation: **Approval.**

Applicant: FM Village Fixed Rate, LLC; FM Village Facility, LLC; Village Main Street Apartments, LLC; Village Main Street Land, LLC; Dallas Village Green, LLC; PC Village Apts Dallas, LP; J. Blake Pogue

Representative: Roger Albright, Law Offices of Roger Albright, LLC

Planner: LeQuan Clinton

Council District: 9

Z245-111(LC)

Attachments: [Z245-111\(LC\) Case Report](#)

8. [25-1206A](#) An application for an amendment to Specific Use Permit No. 2559, for an alcoholic beverage establishment, limited to a private-club bar and a commercial amusement (inside), limited to a dance hall on property zoned CS Commercial Service District, on the west line of McCree Road, north of East Northwest Highway.

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

Applicant: Jay Woo, JNF & Associates

Planner: LeQuan Clinton

Council District: 9

Z245-135(LC)

Attachments: [Z245-135\(LC\) Case Report](#)
[Z245-135\(LC\) Site Plan](#)

9. [25-1207A](#) An application for the renewal of Specific Use Permit No. 2348 for a commercial amusement (outside) use on property zoned Subarea A within Planned Development District No. 741, on the northeast line of Olympus Boulevard, east of Wharf Road.
Staff Recommendation: **Approval** for a three-year period, subject to conditions.
Applicant: The Neighborhoods of Cypress Waters Association, Inc.
Representative: Alex Rathbun
Planner: Cherrell Caldwell
Council District: 6
Z245-133(CC)
- Attachments:** [Z245-133\(CC\) Case Report](#)
[Z245-133\(CC\) Site Plan](#)
10. [25-1208A](#) An application for the renewal of Specific Use Permit No. 1954 for commercial amusement (inside) limited to a Class A dance hall on property zoned a CR Community Retail District, at the northwest corner of Singleton Boulevard and Peoria Avenue.
Staff Recommendation: **Approval** for a three-year period with eligibility for automatic renewals for additional three-year periods.
Representative: David Flores
Planner: Cherrel Caldwell
Council District: 6
Z245-134(CC)
- Attachments:** [Z245-134\(CC\) Case Report](#)
[Z245-134\(CC\) Site Plan](#)
11. [25-1209A](#) An application for the renewal of Specific Use Permit No. 2007 for an attached projecting non-premise district activity video board sign on property zoned Planned Development District No. 619, on the northeast corner of North Griffin Street and Elm Street.
Staff Recommendation: **Approval** for a six-year period, subject to conditions.
Applicant: Outfront Media
Representative: Rob Baldwin, Baldwin Associates
Planner: Cherrell Caldwell
Council District: 14
Z245-146(CC)
- Attachments:** [Z245-146\(CC\) Case Report](#)
[Z245-146\(CC\) Site Plan](#)

12. [25-1210A](#) An application for 1) a new subdistrict on property zoned Subdistrict B within Planned Development District No. 468, the Oak Cliff Gateway Special Purpose District; and 2) a Specific Use Permit for a boutique hotel on the west line of North Zang Boulevard, between West Canty Street and West Neely Street.
- Staff Recommendation: **Approval** of 1) a new subdistrict, subject to conditions, and 2) a Specific Use Permit for a four-year period, subject to a site plan and conditions.
- Applicant: 727 N Zang, LLC
- Representative: Audra Buckley, Permitted Development
- Planner: Connor Roberts
- Council District: 1
- Z234-120(CR)**

Attachments: [Z234-120\(CR\) Case Report](#)
[Z234-120\(CR\) Site Plan](#)

13. [25-1211A](#) An application for 1) a new subdistrict on property zoned Subdistrict 1 within Planned Development District No. 830, the Davis Street Special Purpose District; and 2) a Specific Use Permit for a boutique hotel on the east line of North Bishop Avenue, between West Neely Street and West Davis Street.
- Staff Recommendation: **Approval** of 1) a new subdistrict, subject to conditions; and 2) a Specific Use Permit for a four-year period, subject to a site plan and conditions.
- Applicant: 620 N Bishop, LLC
- Representative: Audra Buckley, Permitted Development
- Planner: Connor Roberts
- Council District: 1
- Z234-121(CR)**

Attachments: [Z234-121\(CR\) Case Report](#)
[Z234-121\(CR\) Site Plan](#)

Zoning Cases - Under Advisement:

14. [25-1212A](#) 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
U/A From: March 6, 2025 and March 20, 2025.
Council District: 5
Z234-165(CR)

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

15. [25-1213A](#) An application for an R-5(A) Single Family District on property zoned an A(A) Agricultural District, on the south line of South St. Augustine Road, east of Middlefield Road.
Staff Recommendation: **Approval.**
Applicant: Lakeview Homes, LLP.
Representative: Luke Spicer, P.E., CCM Engineering
Planner: Teaseia Blue, MBA
U/A From: February 20, 2025.
Council District: 8
Z245-122(TB)

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

16. [25-1214A](#) An application for a Specific Use Permit for a vehicle display, sales, and service use on property zoned Subarea 2, within Planned Development District No. 366, the Buckner Boulevard Special Purpose District with a D-1 Dry Liquor Control Overlay, on the west line of Conner Drive, south of Bruton Road.
Staff Recommendation: **Approval** of a five-year period, subject to a site plan and conditions.
Applicant: Daniel Marquez/Laura Marquez
Representative: Isai Marquez
Planner: LeQuan Clinton
U/A From: March 20, 2025.
Council District: 5
Z245-125(LC)

Attachments: [Z245-125\(LC\) Case Report](#)
[Z245-125\(LC\) Site Plan](#)

17. [25-1215A](#) 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 and March 20, 2025.
Council District: 8
Z212-131(MP)

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

18. [25-1216A](#) An application for 1) a planned development district for certain nonresidential uses and to maintain the areas with a D-1 Liquor Control Overlay and 2) consideration of an MU-1 Mixed Use District with a Specific Use Permit for a mini-warehouse use and to maintain the areas with a D-1 Liquor Control Overlay on property zoned a CR Community Retail District and CS Commercial Service 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** of a Specific Use Permit for a twenty-year period, subject to a site plan and conditions, in lieu of a planned development district for certain nonresidential uses.
Applicant: Milan Nguyen (sole owner), MNCN Development, LLC
Representative: Karl A. Crawley, Masterplan
Planner: Sarah May, AICP
U/A From: February 6, 2025 and March 20, 2025.
Council District: 8
Z234-277(SM)

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

Zoning Cases - Individual:

19. [25-1217A](#) 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 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 conditions.

Applicant: Jay Y. Lee

Planner: Cherrell Caldwell

Council District: 4

Z234-346(CC)

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

20. [25-1218A](#) An application for 1) an MF-1(A) Multifamily District and 2) an CH Clustered Housing District on property zoned R-7.5(A) Single Family District with consideration for a WMU-5 Walkable Urban Mixed-Use District and a WR-5 Walkable Residential District on the west side of South Lancaster Road, on the south line of the north couplet of East Wheatland Road and extending south of the south line of the south couplet of East Wheatland Road.

Staff Recommendation: **Approval** of an WMU-5 Walkable Mixed Use along the street corridors and WR-5 adjacent to existing residential zoning in lieu of an MF-1(A) Multifamily District and a CH Clustered Housing District.

Applicant: Streamline Advisory Partners, LLC

Representative: Masterplan, Karl A. Crawley

Planner: Liliana Garza

Council District: 8

Z245-155(LG)

Attachments: [Z245-155\(LG\) Case Report](#)

21. [25-1219A](#) An application for a CS Commercial Service District on property zoned an MC-4 Multiple Commercial District, on the southwest corner of Data Drive and Executive Drive.
Staff Recommendation: **Denial.**
Applicant: Reyes Gamino
Representative:
Planner: Martin Bate
Council District: 9
Z234-297(MB)

Attachments: [Z234-297\(MB\) Case Report](#)

22. [25-1220A](#) An application for a CR Community Retail District with Deed Restrictions volunteered by the applicant on property zoned a R-10(A) Single Family District, on the Northeast corner of Webb Chapel Road and Royal Lane.
Staff Recommendation: **Denial.**
Applicant: Stacy Family Capital, LLC
Planner: LeQuan Clinton
Council District: 13
Z245-143(LC)

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

Suspend Section 13(f)(7)(A) of the City Plan Commission Rules of Procedure to allow the City Plan Commission to consider the Landmark Commission's recommendation on the development code amendment in Item DCA245-002 in lieu of a Zoning Ordinance Advisory Commission recommendation.

Development Code Amendments:

23. [25-1221A](#) Consideration of amending the demolition delay overlay criteria in Section 51A-4.504 of the Dallas Development Code.
Staff Recommendation: **Approval.**
Landmark Commission Recommendation: **Approval.**
Planner: Christina Paress
Council District: Citywide
DCA245-002(CP)

Attachments: [DCA245-002\(CP\) Case Report](#)

SUBDIVISION DOCKET:Consent Items:

24. [25-1222A](#) An application to revise a previously approved plat (S245-060) to create one 1.017-acre lot from a tract of land in City Block 6979 and to dedicate right-of-way on property located on Spruce Valley Lane, south of Pentagon Parkway.

Applicant/Owner: Richard Stauffer, City of Dallas

Surveyor: Lim & Associates, Inc.

Application Filed: March 12, 2025

Zoning: R-7.5(A)

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

Planner: Hema Sharma

Council District: 3

S245-060R

Attachments: [S245-060R Case Report](#)
[S245-060R Plat](#)

25. [25-1223A](#) An application to replat a 0.112-acre tract of land containing all of Lot 14 in City Block 712 to create two 0.056-acre (2,431-square foot) lots on property located on Holy Avenue, north of Bryan Street.

Applicant/Owner: Niyi Uthman, Townsville Reality, LLC

Surveyor: ARA Surveying

Application Filed: March 12, 2025

Zoning: MF-2(A)

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

Planner: Hema Sharma

Council District: 2

S245-118

Attachments: [S245-118 Case Report](#)
[S245-118 plat](#)

26. [25-1224A](#) An application to create one 0.432-acre lot from a tract of land in City Block 2700 on property located on East Grand Avenue/State Highway No. 78, at the terminus of Gaston Ave.
Applicant/Owner: Jeff Fairey, 3G-Spot, LLC
Surveyor: Texas Heritage Surveying, LLC
Application Filed: March 12, 2025
Zoning: CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 2
S245-119

Attachments: [S245-119 Case Report](#)
[S245-119 Plat](#)

27. [25-1225A](#) An application to create one 0.425-acre lot from a tract of land in City Block 2/4479 on property located on Elsie Faye Higgins Street at Philips Circle, northwest corner.
Owners: Troy Rich, TLR Trust
Surveyor: Votex Surveying Company
Application Filed: March 12, 2025
Zoning: PD 595 (MF-1(A))
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 7
S245-121

Attachments: [S245-121 Case Report](#)
[S245-121 Plat](#)

28. [25-1226A](#) An application to create one 10.100-acre lot from a tract of land in City Block 8744 on property located on Cade Road, south of C F Hawn Freeway.
Applicant/Owner: Stevens Operation LLC
Surveyor: 7 Range Surveying
Application Filed: March 12, 2025
Zoning: IM
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 8
S245-122

Attachments: [S245-122 Case Report](#)
[S245-122 Plat](#)

29. [25-1227A](#) An application to replat a 0.375-acre tract of land containing all of Lots 40 and 41 in City Block 5/1116 to create one lot on property located on South Boulevard at Gould Street, north corner.
Applicant/Owner: Bruce Kaminski, Kaminski Custom Builders, LLC
Surveyor: Texas Heritage Surveying, LLC
Application Filed: March 12, 2025
Zoning: PD 595 (FMU-3)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 7
S245-123

Attachments: [S245-123 Case Report](#)
[S245-123 Plat](#)

30. [25-1228A](#) An application to replat a 2.3359-acre tract of land containing all of Lots 1 through 8 in City Block 8/104 to create one lot on property bounded by Cadiz Street, Saint Paul Street, Corsicana Street and Ervay Street.
Applicant/Owner: Michael Garcia, Dallas Independent School District, Millet Holdings LP, Millet the Printer, Inc.
Surveyor: Raymond L. Goodson Jr. Inc.
Application Filed: March 12, 2025
Zoning: CA-1(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 2
S245-124

Attachments: [S245-124 Case Report](#)
[S245-124 Plat](#)

31. [25-1229A](#) An application to create 3 lots ranging in size from 1.04 acre to 1.13 acre from a 3.21-acre tract of land in City Block 6866 on property located on Simpson Stuart Road, east of Bonnie View Road.
Applicant/Owner: Peak Development, Mount Tabor Baptist Church Inc.
Surveyor: Eagle Surveying
Application Filed: March 12, 2025
Zoning: CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 8
S245-125

Attachments: [S245-125 Case Report](#)
[S245-125 Plat](#)

32. [25-1230A](#) An application to create one 10.08-acre lot from a tract of land in City Block 8285 on property located on Bonnie View Road at Langdon Road, northeast corner.
Applicant/Owner: Richard C. Hope, Smartway Logistics Inc.
Surveyor: CBG Surveying Texas, LLC
Application Filed: March 12, 2025
Zoning: PD 761 (LI)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 8
S245-126

Attachments: [S245-126 Case Report](#)
[S245-126 Plat Page No. 1](#)
[S245-126 Plat Page No. 2](#)
[S245-126 Plat Page No. 2](#)

33. [25-1231A](#) An application to replat a 2.00-acre tract of land containing all of Lot 2 in City Block A/7081 to create one 0.936-acre lot and one 1.059-acre lot, on property located on Northwest Highway/State Highway Spur No. 244, west of Plano Road.
Applicant/Owner: Turtle Creek Reserve, LLC
Surveyor: Eagle Surveying
Application Filed: March 13, 2025
Zoning: PD 775 (Tract 2B)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 10
S245-128

Attachments: [S245-128 Case Report](#)
[S245-128 Plat](#)

34. [25-1232A](#) An application to create one 0.9238-acre lot from a tract of land in City Block 1680 and 1681 on property located on Holmes Street, north of Poplar Street.
Owner: Hawk Shah Enterprises, Inc.
Surveyor: Geonav Surveying, LLC
Application Filed: March 13, 2025
Zoning: PD 595 (NC, Tract 26)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 7
S245-129
- Attachments**: [S245-129 Case Report](#)
[S245-129 Plat](#)
35. [25-1233A](#) An application to create one 7.109-acre lot from a tract of land in City Blocks 5075 and 5076 on property located on Northwest Highway/State Highway Loop No. 12 at Midway Road, north of Cochran Chapel Road.
Applicant/Owners: Cochran Chapel United Methodist Church
Surveyor: Urban Strategy
Application Filed: March 13, 2025
Zoning: R-10(A), R-1ac(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 13
S245-130
- Attachments**: [S245-130 Case Report](#)
[S245-130 Plat](#)
36. [25-1234A](#) An application to create one 0.4469-acre lot from a tract of land in City Block 293, on property bounded by Saint Paul Street, McKinney Avenue and Akard Street.
Applicant/Owner: RPC 1899 McKinney LLC
Surveyor: Kimley-Horn and Assoc., Inc.
Application Filed: March 13, 2025
Zoning: PD 193 (PDS 154)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 14
S245-131
- Attachments**: [S245-131 Case Report](#)
[S245-131 Plat](#)

37. [25-1235A](#) An application to create one 81.85-acre lot from a tract of land in City Block 8461, on property located on Beltline Road, west of North Lake Road.
Applicant/Owner: Gage Blake, Oncor Electric Delivery Co. LLC
Surveyor: Dunaway Associates, LP
Application Filed: March 13, 2025
Zoning: PD 942 (Subdistrict A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 6
S245-132

Attachments: [S245-132 Case Report](#)
[S245-132 Plat](#)

38. [25-1236A](#) An application to create 6 lots ranging in size from 0.041-acre (1,771 square feet) to 0.077-acre (3,369 square feet) from a 0.288-acre tract of land in City Block 2/594, on property located on Watkins Avenue, north of Flora Street.
Applicant/Owner: Niyi Uthman; Townsville Reality, LLC
Surveyor: ARA Surveying
Application Filed: March 14, 2025
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 14
S245-133

Attachments: [S245-133 Case Report](#)
[S245-133 Plat](#)

Residential Replats:

39. [25-1237A](#) An application to replat a 0.4592-acre tract of land containing all of Lot 4 in City Block H/6627 to create two 0.2996-acre (10,000 square feet) lots and to dedicate an alley, on property located on Acme Street, east of Altaire Street.
Applicant/Owner: Nidia Almanza, Sepulveda Development LLC
Surveyor: Seth Ephraim Osabutey
Application Filed: March 12, 2025
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 3
S245-120

Attachments: [S245-120 Case Report](#)
[S245-120 Plat](#)

40. [25-1238A](#) An application to replat a 2.074-acre tract of land containing all of Lots 16 through 23 and to abandon a portion of an alley in City Block H/6133 to create one lot, on property located on Lake Highlands Drive at Harter Road, south of Peavy Road.
Owners: 75218 Property Company
Surveyor: Kimley-Horn and Assoc., Inc.
Application Filed: March 12, 2025
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 9
S245-127

Attachments: [S245-127 Case Report](#)
[S245-127 Plat](#)

Certificate of Appropriateness for Signs:**Consent Items:**

41. [25-1239A](#) An application for a Certificate of Appropriateness by Annette Weatherspoon of SSC Signs & Lighting, LLC., for a 1020-square-foot LED illuminated multi-tenant pylon sign at 655 W ILLINOIS AVE.

Staff Recommendation: Approval.

SSDAC Recommendation: Approval.

Applicant: Annette Weatherspoon of SSC Signs & Lighting, LLC.

Owner: Brixmor Holdings 12 SPE, LLC

Planner: Scott Roper

Council District: 1

2502180023

Attachments: [2502180023 Case Report](#)

42. [25-1240A](#) An application for a Certificate of Appropriateness by Annette Weatherspoon of SSC Signs & Lighting, LLC., for a 1020-square-foot LED illuminated multi-tenant pylon sign at 655 W ILLINOIS AVE.

Staff Recommendation: Approval.

SSDAC Recommendation: Approval.

Applicant: Annette Weatherspoon of SSC Signs & Lighting, LLC.

Owner: Brixmor Holdings 12 SPE, LLC

Planner: Scott Roper

Council District: 1

2502180024

Attachments: [2502180024 Case Report](#)

43. [25-1241A](#) An application for a Certificate of Appropriateness by Annette Weatherspoon of SSC Signs & Lighting, LLC., for a 110.7-square-foot LED illuminated multi-tenant monument sign at 2000 S LLEWELLYN AVE.

Staff Recommendation: Approval.

SSDAC Recommendation: Approval.

Applicant: Annette Weatherspoon of SSC Signs & Lighting, LLC.

Owner: Brixmor Holdings 12 SPE, LLC

Planner: Scott Roper

Council District: 1

2502180028

Attachments: [2502180028 Case Report](#)

44. [25-1242A](#) An application for a Certificate of Appropriateness by Annette Weatherspoon of SSC Signs & Lighting, LLC., for a 110.7-square-foot LED illuminated multi-tenant monument sign at 655 W ILLINOIS AVE.
Staff Recommendation: **Approval.**
SSDAC Recommendation: **Approval.**
Applicant: Annette Weatherspoon of SSC Signs & Lighting, LLC.
Owner: Brixmor Holdings 12 SPE, LLC
Planner: Scott Roper
Council District: 1
2502180029

Attachments: [2502180029 Case Report](#)

45. [25-1243A](#) An application for a Certificate of Appropriateness by Annette Weatherspoon of SSC Signs & Lighting, LLC., for a 42.6-square-foot LED illuminated subdivision sign at 655 W ILLINOIS AVE.
Staff Recommendation: **Approval.**
SSDAC Recommendation: **Approval.**
Applicant: Annette Weatherspoon of SSC Signs & Lighting, LLC.
Owner: Brixmor Holdings 12 SPE, LLC
Planner: Scott Roper
Council District: 1
2502200005

Attachments: [2502200005 Case Report](#)

46. [25-1244A](#) An application for a Certificate of Appropriateness by Annette Weatherspoon of SSC Signs & Lighting, LLC., for a 42.6-square-foot LED illuminated subdivision sign at 655 W ILLINOIS AVE.
Staff Recommendation: **Approval.**
SSDAC Recommendation: **Approval.**
Applicant: Annette Weatherspoon of SSC Signs & Lighting, LLC.
Owner: Brixmor Holdings 12 SPE, LLC
Planner: Scott Roper
Council District: 1
2502200008

Attachments: [2502200008 Case Report](#)

OTHER MATTERS:

Consideration of Appointments to CPC Committees:

ADJOURNMENT

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**Tuesday, April 8, 2025**

CITY PLAN COMMISSION RULES COMMITTEE MEETING – Tuesday, April 8, 2025, via videoconference, at 10:00 a.m., to: (1) consider amending the meeting procedures in the City Plan Commission Rules of Procedure; (2) consider amending the composition and responsibilities of the Thoroughfare Committee in the City Plan Commission Rules of Procedure; and (3) discuss amending the City Plan Commission Rules of Procedure to require in-person only participation at meetings. The public may attend the meeting via the videoconference link: <https://bit.ly/CPC-040825> .

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]