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CITY SECRETARY  
DALLAS, TEXAS

**City of Dallas**

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

**Public Notice**

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**POSTED** CITY SECRETARY  
DALLAS, TX



**City Plan Commission**

**REVISED**

**August 8, 2024**

**Briefing - 9:00 AM**

**Public Hearing - 12:30 PM**



**AGENDA  
CITY PLAN COMMISSION MEETING  
THURSDAY, AUGUST 8, 2024  
ORDER OF BUSINESS**

The City Plan Commission meeting will be held by videoconference and in the Council Chambers, 6th Floor at City Hall. Individuals who wish to speak in accordance with the City Plan Commission Rules of Procedure must sign up with the Department of Planning and Development's Office.

The public may attend the meeting virtually; however, City Hall is available for those wishing to attend the meeting in person.

The following videoconference link is available to the public to listen to the meeting and Public Affairs and Outreach will also stream the City Plan Commission meeting on Spectrum Cable Channel 16 and [bit.ly/cityofdallastv](http://bit.ly/cityofdallastv):

<https://dallascityhall.webex.com/dallascityhall/j.php?MTID=m3d79f63a1774f93394279ad576a9f709>

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

**BRIEFING ITEMS**

**APPROVAL OF MINUTES**

**ACTION ITEMS:**

**MISCELLANEOUS DOCKET:**

MINOR AMENDMENT CASES – CONSENT Item 1

**ZONING DOCKET:**

ZONING CASES - CONSENT Items 2-5

ZONING CASES - UNDER ADVISEMENT Items 6-15

ZONING CASES - INDIVIDUAL Items 16-19

**DEVELOPMENT CODE AMENDMENT:** Item 20

**SUBDIVISION DOCKET:**

SUBDIVISION CASES – CONSENT Items 21-32

SUBDIVISION CASES – RESIDENTIAL REPLATS Items 33-37

**AUTHORIZATION OF A HEARING** Item 38

**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 pistol 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 June 17, 2024 Special Called City Plan Commission ForwardDallas Meeting, the June 20, 2024 City Plan Commission Hearing, and the July 25, 2024 City Plan Commission Hearing.

**ACTIONS ITEMS:****Miscellaneous Items:****Minor Amendments - Consent:**

1. [24-2366](#) An application for a minor amendment to an existing development and landscape plan on property zoned Planned Development District No. 501, on the south line of Stults Road, between Woodshore Drive and Clearwater Drive.

Staff Recommendation: **Approval.**

Applicant: Richardson Independent School District

Representative: Rob Baldwin, Baldwin Associates

Planner: Teaseia Blue, MBA

Council District: 10

**M234-002(TB)**

**Attachments:** [M234-002\(TB\) Case Report](#)  
[M234-002\(TB\) Existing Development Plan](#)  
[M234-002\(TB\) Proposed Development Plan](#)  
[M234-002\(TB\) Existing Landscape Plan](#)  
[M234-002\(TB\) Proposed Landscape Plan](#)

**Zoning Cases - Consent:**

2. [24-2367](#) An application for a TH-3(A) Townhouse District on property zoned an IR Industrial/Research District, on the south line of West Commerce Street, between Sylvan Avenue and North Edgefield Avenue.  
Staff Recommendation: **Approval.**  
Applicant: Brandon Paredes, Paredes & Garcia, LLC  
Planner: Wilson Kerr  
Council District: 6  
**Z234-134(WK)**

**Attachments:** [Z234-134\(WK\) Case Report](#)

3. [24-2369](#) An application for a Specific Use Permit for a commercial amusement (inside) with a Class A dance hall on property zoned a CS Commercial Service District, on the west side of McCree Road, north of East Northwest Highway.  
Staff Recommendation: **Approval** for a five-year period, subject to a site plan and conditions.  
Applicant: Jay Woo, JNF & Associates  
Planner: LeQuan Clinton  
Council District: 9  
**Z234-214(LC)**

**Attachments:** [Z234-214\(LC\) Case Report](#)  
[Z234-214\(LC\) Site Plan](#)

4. [24-2370](#) An application for an R-7.5(A) Single Family District on property zoned an A(A) Agricultural District, on the south line of Oakwood Drive, west of Haymarket Road.  
Staff Recommendation: **Approval.**  
Applicant: Josue Martinez  
Planner: Martin Bate  
Council District: 8  
**Z234-216(MB)**

**Attachments:** [Z234-216\(MB\) Case Report](#)

5. [24-2371](#) An application for an amendment to Specific Use Permit No. 2118 for vehicle display, sales, and service on property zoned Subdistrict 2 within Planned Development District No. 534, the C F Hawn Special Purpose District No. 2, with a D-1 Liquor Control Overlay, on the south line of C F Hawn Freeway, east of Murdock Road.

Staff Recommendation: **Approval**, subject to a site plan and conditions.

Applicant: Agustin Miranda

Representative: Roy Miranda

Planner: Martin Bate

Council District: 8

**Z234-221(MB)**

**Attachments:** [Z234-221\(MB\) Case Report](#)  
[Z234-221\(MB\) Site Plan](#)

**Zoning Cases - Under Advisement:**

6. [24-2374](#) An application for a Planned Development District for MU-2 Mixed Use District uses on property zoned a CR Community Retail District, located 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: June 20, 2024 and July 25, 2024.

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 1](#)  
[Z212-358\(JM\) Traffic Impact Analysis Volume 2](#)

7. [24-2375](#) An application for a Planned Development District for specific residential and nonresidential uses on property zoned an MH(A) Manufactured Home District, an A(A) Agricultural District, an LI Light Industrial District, and an R-5(A) Single Family District with consideration for an R-5(A) District, on the west side of Ingersoll Street, on the west side of Iroquois Drive, and north of Nomas Street.  
Staff Recommendation: **Approval** of an R-5(A) District, in lieu of a Planned Development District.  
Applicant: Jamp Westfork, LLC  
Representative: Santos Martinez, La Sierra Planning Group  
Planner: Liliana Garza  
U/A From: June 20, 2024 and July 11, 2024.  
Council District: 6  
**Z223-301(LG)**

**Attachments:** [Z223-301\(LG\) Case Report](#)  
[Z223-301\(LG\) Conceptual Plan](#)

8. [24-2376](#) An application for a Planned Development District for NO(A) Neighborhood Office District uses and standards and personal service uses, with consideration for an NS(A) Neighborhood Service District on property zoned an R-16(A) Single Family District, on the northeast corner of Royal Lane and Dallas North Tollway.  
Staff Recommendation: **Approval** of an NS(A) Neighborhood Service District, in lieu of a Planned Development District.  
Applicant: Martha H. Morguloff, Danna Morguloff-Hayden (Sole Owners)  
  
Representative: Ami Pankh, Stantec  
Planner: Michael V. Pepe  
U/A From: May 16, 2024 and June 6, 2024.  
Council District: 13  
**Z223-329(MP)**

**Attachments:** [Z223-329\(MP\) Case Report](#)  
[Z223-329\(MP\) Development Plan](#)



9. [24-2377](#) An application for a GR General Retail Subdistrict on property zoned a P Parking Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, with consideration for an MF-2 Multiple-Family Subdistrict, on the southeast line of Lucas Drive, between Maple Avenue and Brown Street.  
Staff Recommendation: **Approval.**  
Applicant: Monick Gandhi, Dazzling Homes Corporation  
Representative: Jokabet Anaya  
Planner: LeQuan Clinton  
U/A From: July 11, 2024.  
Council District: 2  
**Z223-338(LC)**

**Attachments:** [Z223-338\(LC\) Case Report](#)

10. [24-2378](#) An application for an amendment to Specific Use Permit No. 2439 for commercial motor vehicle parking on property zoned a CS Commercial Service District with deed restrictions [Z201-345], on the southeast line of Telephone Road southwest of the intersection of Bonnie View Road and Telephone 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: NFL Logistics, LLC  
Representative: Rob Baldwin, Baldwin Planning  
Planner: Connor Roberts  
U/A From: June 6, 2024 and July 11, 2024.  
Council District: 8  
**Z234-117(CR)**

**Attachments:** [Z234-117\(CR\) Case Report](#)  
[Z234-117\(CR\) Site Plan](#)

11. [24-2379](#) An application for an amendment to Planned Development District No. 1017 on property bounded by Bickers Street, North Westmoreland Road, Gallagher Street, and Furey Street.  
Staff Recommendation: **Approval**, subject to an amended development plan, an amended landscape plan, a revised amended traffic management plan, and staff's recommended conditions.  
Applicant: Dallas Independent School District  
Representative: Elsie Thurman, Land Use Planning & Zoning Services  
Planner: Jenniffer Allgaier, M. Arch, AICP  
U/A From: July 25, 2024.  
Council District: 6  
**Z234-122(JA)**
- Attachments:** [Z234-122\(JA\) Case Report](#)  
[Z234-122\(JA\) Development Plan](#)  
[Z234-122\(JA\) Landscape Plan](#)  
[Z234-122\(JA\) Traffic Management Plan](#)
12. [24-2380](#) An application for an MU-1 Mixed Use District on property zoned an R-7.5(A) Single Family District, on the northwest corner of Elam Road and North Prairie Creek Road.  
Staff Recommendation: **Approval**.  
Applicant: Kent Carter [Sole Owner]  
Representative: Rob Baldwin, Baldwin Associates  
Planner: Giahanna Bridges  
U/A From: July 11, 2024.  
Council District: 5  
**Z234-147(GB)**
- Attachments:** [Z234-147\(GB\) Case Report](#)
13. [24-2381](#) An application for a Planned Development District for TH-3(A) Townhouse District uses and LO-1 Limited Office District uses on property zoned an MF-2(A) Multifamily District and an R-7.5(A) Single Family District, on the north line of Lake June Road, east of Saint Augustine Drive.  
Staff Recommendation: **Approval**, subject to a conceptual plan and staff's recommended conditions.  
Representative: Victor Toledo, Greenleaf Ventures LLC  
Planner: Martin Bate  
U/A From: July 11, 2024.  
Council District: 5  
**Z234-150(MB)**
- Attachments:** [Z234-150\(MB\) Case Report](#)  
[Z234-150\(MB\) Conceptual Plan](#)

14. [24-2382](#) An application for an amendment to deed restrictions [Z978-150 and Z190-168] on property zoned a CS Commercial Service District, on the north corner of South Fitzhugh Avenue and Haskell Avenue.  
Staff Recommendation: **Approval** of an amendment to deed restrictions [Z978-150 and Z190-168] as volunteered by the applicant.  
Applicant: Jose M. Martinez [Sole Owner]  
Representative: Jose C. Garcia, XG Drafting  
Planner: LeQuan Clinton  
U/A From: July 25, 2024.  
Council District: 2  
**Z234-186(LC)**

**Attachments:** [Z234-186\(LC\) Case Report](#)

15. [24-2384](#) An application for an amendment to Specific Use Permit No. 1959 for an attached projecting non-premise district activity videoboard sign on property zoned Planned Development District No. 619, on the southeast corner of Elm Street and North Field Street.  
Staff Recommendation: **Approval**, for a six-year period, subject to staff's recommended amended conditions.  
Applicant: Big Outdoor Texas, LLC  
Representative: Suzan Kedron & Victoria Morris, Jackson Walker, LLP  
Planner: Wilson Kerr  
U/A From: July 25, 2024.  
Council District: 14  
**Z234-209(WK)**

**Attachments:** [Z234-209\(WK\) Case Report](#)  
[Z234-209\(WK\) Traffic Study](#)

**Zoning Cases - Individual:**

16. [24-2368](#) An application for a Specific Use Permit for a truck stop on property zoned a CS Commercial Service District with Specific Use Permit No. 1851 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less and a D-1 Liquor Control Overlay, on the west corner of C.F. Hawn Freeway and Silverado Drive.  
Staff Recommendation: **Approval**, subject to a revised site/landscape plan and conditions.  
Applicant: Marlow's Enterprises, Inc.  
Representative: Andrew Ruegg, Masterplan  
Planner: LeQuan Clinton  
Council District: 8  
**Z234-191(LC)**

**Attachments:** [Z234-191\(LC\) Case Report](#)  
[Z234-191\(LC\) Site Plan](#)

17. [24-2385](#) An application for a TH-3(A) Townhouse District with deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District, on the southwest corner of Greenville Avenue and Old Greenville Road, south of Forest Lane and north of Royal Lane.  
Staff Recommendation: **Approval.**  
Applicant: Mark Weatherford  
Planner: Liliana Garza  
Council District: 10  
**Z234-207(LG)**  
  
**Attachments:** [Z234-207\(LG\) Case Report](#)
18. [24-2372](#) An application for a Specific Use Permit for a microbrewery, microdistillery, or winery on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District, on the northwest corner of Main Street and North Crowdus Street.  
Staff Recommendation: **Denial.**  
Applicant: Trinity Cider  
Representative: Audra Buckley, Permitted Development  
Planner: LeQuan Clinton  
Council District: 2  
**Z234-223(LC)**  
  
**Attachments:** [Z234-223\(LC\) Case Report](#)  
[Z234-223\(LC\) Site Plan](#)
19. [24-2373](#) An application for 1) an amendment to Tract II within Planned Development District No. 234; and 2) a Specific Use Permit for a service station, on the east side of South Cockrell Hill Road, south of Corral Drive.  
Staff Recommendation: **Denial.**  
Applicant: Cockrell Hill Plaza, LLC  
Representative: Peter Kavanagh, Zone Systems, Inc.  
Planner: LeQuan Clinton  
Council District: 3  
**Z234-224(LC)**  
  
**Attachments:** [Z234-224\(LC\) Case Report](#)  
[Z234-224\(LC\) Site Plan](#)

**Development Code Amendments:**

20. [24-2386](#) Consideration of amending Chapters 51 and 51A of the Dallas Development Code, Section 51-4.208 “Recreation and Entertainment Uses”, Section 51A-4.208 “Recreation Uses”, and related sections with consideration to be given to defining a use, “private game club”, and establishing appropriate zoning districts and development standards associated with the use.

Staff Recommendation: **Approval** of the proposed amendments.

Zoning Ordinance Advisory Committee (ZOAC) Recommendation: **Not to adopt** the proposed amendments.

Planner: Andrea Gilles, AICP

Council District: All

**DCA201-011(AG)**

**Attachments:** [DCA 201-011\(AG\) Case Report](#)

**SUBDIVISION DOCKET:**Consent Items:

21. [24-2387](#) An application to replat a 0.854-acre tract of land containing all of Common Area A and Lot 1 in City Block 16/7135 to create one 0.346-acre lot, one 0.436-acre lot and one Common Area on property located on Singleton Boulevard at Normandy Brook Road, northeast corner.  
Applicant/Owner: James Armstrong III; Greenleaf Ventures, LLC.  
Surveyor: Hanna Surveying & Engineering LLC.  
Application Filed: July 10, 2024  
Zoning: PD 508 (Tract 13A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Sharmila Shrestha  
Council District: 6  
**S234-148**

**Attachments:** [S234-148 Case Report](#)  
[S234-148 Plat](#)

22. [24-2388](#) An application to replat a 0.407-acre tract of land containing all of Lots 4, 5 and 6 in City Block 80/3061 to create one lot on property located on Dale Street, east of Jefferson Boulevard.  
Applicant/Owner: Arham Investments LLC  
Surveyor: Texas Heritage Surveying, LLC  
Application Filed: July 10, 2024  
Zoning: PD 468 (WMU-12, Subdistrict F)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Sharmila Shrestha  
Council District: 1  
**S234-149**

**Attachments:** [S234-149 Case Report](#)  
[S234-149 Plat](#)

23. [24-2389](#) An application to replat a 17.379-acre tract of land containing portion of Lot 1 in City Block EE to create one 4.38-acre lot and one 13.00-acre lot on property located in the Dallas Extra Territorial Jurisdiction (ETJ) on property located on Highbury Hill Drive at Ravenhill Road, southwest corner.  
Applicant/Owner: Devonshire Residential Association  
Surveyor: Johnson Volk Consulting, Inc.  
Application Filed: July 10, 2024  
Zoning: N/A  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Sharmila Shrestha  
Council District: N/A  
**S234-150**

**Attachments:** [S234-150 Case Report](#)  
[S234-150 Plat](#)

24. [24-2390](#) An application to replat 4.4493-acre tract of land containing all of Lot 1A in City Block 307 and a tract of land in City Block 497 to create one 1.4264-acre lot and one 3.0229-acre lot on property bounded by Oak Street, Swiss Avenue, Liberty Street and Live Oak Street.  
Applicant/Owner: Christina O'Brian, Meadow Foundation, Inc.  
Surveyor: Blue Sky Surveying and Mapping Corporation  
Application Filed: July 10, 2024  
Zoning: PD 298 (Subarea 10 & 11, Tract 1)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Sharmila Shrestha  
Council District: 14  
**S234-151**

**Attachments:** [S234-151 Case Report](#)  
[S234-151 Plat](#)

25. [24-2391](#) An application replat a 0.207-acre tract of land containing all of Lots 25 and 26 in City Block E/7704 to create one lot on property located on Apricot Street, south of Jane Lane.  
Applicant/Owner: Jose Luna,  
Surveyor: CBG Surveying Texas LLC  
Application Filed: July 10, 2024  
Zoning: IR  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket  
Planner: Sharmila Shrestha  
Council District: 6  
**S234-153**

**Attachments:** [S234-153 Case Report](#)  
[S234-153 Plat](#)

26. [24-2392](#) An application to create one 0.1288-acre (5,611 square foot) lot from a tract of land in City Block 7070 on property located on Myrtle Street, south of Rochester Street.  
Applicant/Owner: Corey Tilford  
Surveyor: Seth Ephriam Osabutey  
Application Filed: July 10, 2024  
Zoning: PD 595 (R-5(A))  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Sharmila Shrestha  
Council District: 7  
**S234-155**
- Attachments:** [S234-155 Case Report](#)  
[S234-155 Plat](#)
27. [24-2394](#) An application to create four lots ranging in size from 0.275 acre (11,999 square foot) to 5.109 acre (222,558 square foot) from a 5.934-acre tract of land in City Block 8821 on property located on Edd Road, at the terminus of Temper Lane.  
Applicant/Owner: Ramon Aranda, Gerardo Santillian  
Surveyor: Carroll Consulting Group, LLC  
Application Filed: July 11, 2024  
Zoning: R-10(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Sharmila Shrestha  
Council District: 8  
**S234-157**
- Attachments:** [S234-157 Case Report](#)  
[S234-157 Plat](#)
28. [24-2395](#) An application to create one 1.164-acre lot from a tract of land in City Block 6526 on property located on Fabens Road, east of Ables Lane.  
Applicant/Owner: Pritchard Associates; VLR Fabens, LP  
Surveyor: Urban Strategy  
Application Filed: July 11, 2024  
Zoning: IR  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Sharmila Shrestha  
Council District: 6  
**S234-158**
- Attachments:** [S234-158 Case Report](#)  
[S234-158 Plat](#)



29. [24-2396](#) An application to replat 1.605-acre tract of land containing portion of Lot 1, 2 and 3 in City Block 68/3049 and to abandon Fleming Place to create one lot on property bounded by Sixth Street, R.L. Thronton Freeway, Seventh Street and Jefferson Boulevard.  
Applicant/Owner: Frank Nuchereno, Kenny Meazell  
Surveyor: Urban Strategy  
Application Filed: July 11, 2024  
Zoning: PD 468 (WMU-12, Subdistrict F & N)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Sharmila Shrestha  
Council District: 1  
**S234-159**

**Attachments:** [S234-159 Case Report](#)  
[S234-159 Plat](#)

30. [24-2397](#) An application to replat a 2.005-acre tract of land containing all of Lot 1A in City Block 826 to create three lots ranging in size from 0.266 acre to 1.424 acre on property located on Willow Street at Hill Avenue, southwest corner.  
Applicant/Owner: Austin Kent, Simbolwood Ltd.  
Surveyor: Urban Strategy  
Application Filed: July 11, 2024  
Zoning: PD 1002  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Sharmila Shrestha  
Council District: 2  
**S234-160**

**Attachments:** [S234-160 Case Report](#)  
[S234-160 Plat](#)

31. [24-2398](#) An application to create one 0.175-acre (7,600-square foot) lot and one 0.285-acre (12,400-square foot) lot from 0.459-acre tract of land in City Block 6250 on property located on Elam Road at Elwayne Avenue, northeast corner.  
Applicant/Owner: Augustine Miranda; Moy Construction, Inc.  
Surveyor: Burns Surveying LLC  
Application Filed: July 12, 2024  
Zoning: R-7.5(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Sharmila Shrestha  
Council District: 5  
**S234-162**

**Attachments:** [S234-162 Case Report](#)  
[S234-162 Plat](#)

32. [24-2399](#) An application replat a 5.22-acre tract of land containing all of Lot 1 in City Block A/5773 and a portion of a tract of land on City Block 5773 to create one lot on property located on Shorecrest Drive, east of Harry Hines Boulevard.  
Applicant/Owner: Benajamin P. Ralston; Douglas R. Ralston; Denton Walker  
Surveyor: CBG Surveying Texas LLC  
Application Filed: July 12, 2024  
Zoning: IR  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Sharmila Shrestha  
Council District: 2  
**S234-163**

**Attachments:** [S234-163 Case Report](#)  
[S234-163 Plat Page No. 1](#)  
[S234-163 Plat Page No. 2](#)

Residential Replats:

33. [24-2400](#) An application to replat a 8.735-acre tract of land containing all of Lot 1 City Block G/6928 and tract of land on City Block 3/6929 to create one lot on property located on Camp Wisdom Road at Bainbridge Drive, southwest corner.  
Applicant/Owner: Jeston Lewis Jr.; Greater Community First Baptist Church  
Surveyor: CBG Surveying Texas LLC  
Application Filed: July 10, 2024  
Zoning: PD 607 (Subarea 1 & 2b)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Sharmila Shrestha  
Council District: 8  
**S234-152**

**Attachments:** [S234-152 Case Report](#)  
[S234-152 Plat Page No. 1](#)  
[S234-152 Plat Page No. 2](#)

34. [24-2401](#) An application to replat a 0.675-acre tract of land containing all of Lot 27 in City Block D/5312 to create two 0.338-acre (14,719.5-square foot) lot each on property located between San Saba Drive and Old Gate Lane, east of Diceman Drive.  
Applicant/Owner: Raul Garcia, Robert L Swayze and Mary Lynn Swazye  
Surveyor: CBG Surveying Texas LLC  
Application Filed: July 10, 2024  
Zoning: R-10(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Sharmila Shrestha  
Council District: 9  
**S234-154**

**Attachments:** [S234-154 Case Report](#)  
[S234-154 Plat](#)

35. [24-2402](#) An application to replat a 31.543-acre tract of land containing all of Lot 1 in City Block A/7880 to create one lot on property located between Old Seagoville Road and Grady Lane, east of St. Augustine Drive.  
Applicant/Owner: Katy Lenihan, Dallas Independent School District  
Surveyor: Dal-Tech Engineering Inc.  
Application Filed: July 10, 2024  
Zoning: PD 989  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Sharmila Shrestha  
Council District: 5  
**S234-156**

**Attachments:** [S234-156 Case Report](#)  
[S234-156 Plat Page No. 1](#)  
[S234-156 Plat Page No. 2](#)

36. [24-2403](#) An application to replat a 0.780-acre tract of land containing all of Lot 2A in City Block 3/5018 to create a 3-lot shared access development with 7,500 square feet lot each and one Common Area on property located on Easter Avenue, south of Fordham Road.  
Applicant/Owner: Eduardo Salinas Martinez, Antonio Rodriguez  
Surveyor: ARA Surveying  
Application Filed: July 11, 2024  
Zoning: R-7.5(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Sharmila Shrestha  
Council District: 4  
**S234-161**

**Attachments:** [S234-161 Case Report](#)  
[S234-161 Plat](#)

37. [24-2404](#) An application to replat a 0.189-acre (8,245-square foot) tract of land containing portion of Lot 1 in City Block M/3363 to create one lot on property located on Madison Avenue at Ballard Avenue, west corner.  
Applicant/Owner: Kechejian Enterprises, L.P.  
Surveyor: Keeton Surveying Company  
Application Filed: July 12, 2024  
Zoning: PD 468 (Subdistrict A) (RTN)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Sharmila Shrestha  
Council District: 1  
**S234-164**

**Attachments:** [S234-164 Case Report](#)  
[S234-164 Plat](#)

**Authorization of a Hearing:**

38. [24-2405](#) Consideration of a hearing to authorize a public hearing to determine the proper zoning on property zoned Subdistrict 2A within Planned Development District No. 714 in an area generally located on the west side of Sylvan Avenue between Seale Street on the north and Ft. Worth Avenue on the south and containing approximately 3 acres. Consideration is to be given to an historic overlay for the Belmont [Motor] Hotel. **This is a hearing to consider the request to authorize the hearing and not the designation of property at this time.**

Council District: 6

**Attachments:** [Auth. of a Hear. Belmont \[Motor\] Hotel Cover & Request Memos](#)

**OTHER MATTERS:**

Consideration of Appointments to CPC Committees:

**ADJOURNMENT**

**CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS****Thursday, August 8, 2024**

**SUBDIVISION REVIEW COMMITTEE (SRC) MEETING** – Thursday, August 8, 2024, at 8:30 a.m. at City Hall, in Council Chamber, 6th Floor, and by videoconference, to consider **(1) NC234-006** An application to change West Ledbetter Extension (W Ledbetter Ext) between S. Merrifield Road and Spur 408 to "Grady Niblo Road". The public may attend the meeting via the videoconference link: <https://bit.ly/SRC-080824>.

**Tuesday, August 13, 2024**

**SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC) MEETING** Tuesday, August 13, 2024, at 10:00 a.m., in Room 5BN at City Hall and by video conference via <https://bit.ly/SSDAC081324>.

**ARTS DISTRICT SIGN ADVISORY COMMITTEE (ADSAC) MEETING** Tuesday, August 13, 2024, at 11:00 a.m., in Room 5BN at City Hall and by video conference via <https://bit.ly/ADSAC081324>.

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**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]