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**CITY SECRETARY
DALLAS, TEXAS**

City of Dallas

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

Public Notice

250184

POSTED CITY SECRETARY
DALLAS, TX



City Plan Commission

February 20, 2025

Briefing - 9:00 AM

Public Hearing - 12:30 PM

**AGENDA
CITY PLAN COMMISSION MEETING
THURSDAY, FEBRUARY 20, 2025
ORDER OF BUSINESS**

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

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

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

<https://dallascityhall.webex.com/dallascityhall/j.php?MTID=m44eda0549ce60fab630b88d47247e8fb>

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

BRIEFING ITEMS

APPROVAL OF MINUTES

ACTION ITEMS:

MISCELLANEOUS DOCKET:

MISCELLANEOUS – CONSENT	Items 1-4
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MISCELLANEOUS – VARIATION/EXCEPTION	Item 5
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ZONING DOCKET:

ZONING CASES – CONSENT	Items 6-18
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ZONING CASES – UNDER ADVISEMENT	Items 19-21
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ZONING CASES – INDIVIDUAL	Item 22
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SUBDIVISION DOCKET:

SUBDIVISION CASES – CONSENT	Items 23-34
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SUBDIVISION CASES – RESIDENTIAL REPLATS	Items 35-36
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<u>CERTIFICATES OF APPROPRIATENESS FOR SIGNS:</u>	Items 37-40
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OTHER MATTERS:

CONSIDERATION OF APPOINTMENTS TO CPC COMMITTEES

ADJOURNMENT

Handgun Prohibition Notice for Meetings of Governmental Entities

"Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun."

"De acuerdo con la sección 30.06 del código penal (ingreso sin autorización de un titular de una licencia con una pistola oculta), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola oculta."

"Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly."

"De acuerdo con la sección 30.07 del código penal (ingreso sin autorización de un titular de una licencia con una pistola a la vista), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola a la vista."

"Pursuant to Section 46.03, Penal Code (places weapons prohibited), a person may not carry a firearm or other weapon into any open meeting on this property."

"De conformidad con la Sección 46.03, Código Penal (coloca armas prohibidas), una persona no puede llevar un arma de fuego u otra arma a ninguna reunión abierta en esta propiedad."

CALL TO ORDER**BRIEFINGS:****PUBLIC TESTIMONY:****APPROVAL OF MINUTES:**

Approval of Minutes of the February 6, 2025 City Plan Commission Hearing.

ACTIONS ITEMS:**MISCELLANEOUS DOCKET:****Minor Amendments - Consent:**

1. [25-681A](#) An application for a minor amendment to the existing site plan for Specific Use Permit No. 1661 on property zoned an IR Industrial Research District with Deed Restrictions Z823-131, bounded by Beckleymeade Avenue, South Hampton Road, Westfall Drive and Stoneview Drive.

Staff Recommendation: **Approval**.

Applicant: Uplift Education

Representative: Rob Baldwin, Baldwin Associates, LLC

Planner: Sheila Alcantara Segovia

Council District: 8

M245-002(SAS)

Attachments: [M245-002\(SAS\) Case Report](#)
[M245-002\(SAS\) Site Plan Existing](#)
[M245-002\(SAS\) Site Plan Proposed](#)

2. [25-682A](#) An application for a minor amendment to an existing development plan on property zoned Planned Development District No. 38, on the east line of Altoona Drive, north of West Ledbetter Drive.

Staff Recommendation: **Approval**.

Applicant: Oscar L. Rolfe, Set Free Deliverance Church

Representative: Marion Johnson

Planner: Sheila Alcantara Segovia

Council District: 3

M234-011(SAS)

Attachments: [M234-011\(SAS\) Case Report](#)
[M234-011\(SAS\) Development Plan Existing](#)
[M234-011\(SAS\) Development Plan Proposed](#)

3. [25-683A](#) An application for a minor amendment to the existing development plan and traffic management plan on property zoned Planned Development District No. 840, bounded by Gayglen Drive, Oklaunion Drive, Komalty Drive, and Longbranch Lane.

Staff Recommendation: **Approval.**

Applicant: Dallas Independent District

Representative: Elsie Thurman, Land Use Planning & Zoning Services

Planner: Sheila Alcantara Segovia

Council District: 8

M234-020(SAS)

Attachments: [M234-020\(SAS\) Case Report](#)
[M234-020\(SAS\) Development Plan Existing](#)
[M234-020\(SAS\) Development Plan Proposed](#)
[M234-020\(SAS\) Traffic Management Plan](#)

4. [25-684A](#) An application for a minor amendment to an existing site plan, landscape plan, and traffic management plan for Specific Use Permit No. 1305 for a public school other than an open-enrollment charter school on property zoned a TH-2(A) Townhouse District, on the south line of Maribeth Drive, between Dickerson Street and Osage Plaza Parkway.

Staff Recommendation: **Approval.**

Applicant: Plano Independent School District

Representative: Karl Crawley, Masterplan

Planner: Tasfia Zahin, B. Arch

Council District: 12

M234-032(TZ)

Attachments: [M234-032\(TZ\) Case Report](#)
[M234-032\(TZ\) Site Plan Existing](#)
[M234-032\(TZ\) Site Plan Proposed](#)
[M234-032\(TZ\) Landscape Plan Existing](#)
[M234-032\(TZ\) Landscape Plan Proposed](#)
[M234-032\(TZ\) Traffic Management Plan](#)

Variation/Exception to Large Retail Design Standards:

5. [25-685A](#) An application for approval of a site plan that does not comply with the requirements of the design standards for large retail uses in Section 51A-4.605 of the Dallas Development Code, as amended, on property zoned an RR Regional Retail District on the southwest corner of E. R. L. Thornton Freeway and South Buckner Boulevard.
- Staff Recommendation: **Approval** of a site plan allowing 1) an exception to the roof design, 2) an exception to the screening requirements for outdoor display, sales, and storage areas, and 3) a variation to the design standards for screening at the garden center.
- Applicant: Jordan Corbitt, P.E., Kimley-Horn
- Representative: Jonathan Vinson, Jackson Walker LLP
- Planner: Teaseia Blue, MBA
- Council District: 7
- M245-001(TB)**

Attachments: [M245-001\(TB\) Case Report](#)
 [M245-001\(TB\) Site Plan](#)
 [M245-001\(TB\) Elevations Reference Only](#)

ZONING DOCKET:Zoning Cases - Consent:

6. [25-686A](#) An application for an amendment to Planned Development District No. 136 and its land use map, on the south corner of Farview Avenue and Winslow Avenue.
- Staff Recommendation: **Approval**, subject to an amended land use map and conditions.
- Applicant: Peter Tsai
- Representative: Construction Concepts
- Planner: Andreea Udrea, PhD, AICP
- Council District: 2
- Z223-167(AU)**

Attachments: [Z223-167\(AU\) Case Report](#)

7. [25-687A](#) An application for 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
Council District: 7
Z234-323(CR)

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

8. [25-688A](#) An application for an amendment to Specific Use Permit No. 2170 for an open-enrollment charter school use on property zoned an RR Regional Retail District, on the north line of West Camp Wisdom Road and the west line of Interstate 35E Freeway.
Staff Recommendation: **Approval**, subject to an amended site plan, amended traffic management plan, and conditions.
Applicant: Uplift Education
Representative: Rob Baldwin, Baldwin Associates
Planner: Lori Levy, AICP
Council District: 3
Z234-246(LL)

Attachments: [Z234-246\(LL\) Case Report](#)
[Z234-246\(LL\) Site Plan](#)
[Z234-246\(LL\) Traffic Management Plan](#)

9. [25-689A](#) 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 plan, landscape plan, and traffic management plan, and conditions.
Applicant: Suzan Kedron and Victoria Morris, Jackson Walker, LLP
Planner: Lori Levy, AICP
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](#)

10. [25-690A](#) An application for an amendment to Planned Development District No. 453, on the southwest corner of Walnut Hill Lane and Greenville Avenue, and the south line of Walnut Hill Lane, east of Greenville Avenue.
Staff Recommendation: **Approval**, subject to an amended development plan.
Applicant: Texas Health Resources
Representative: Karl Crawley, MASTERPLAN
Planner: Lori Levy, AICP
Council District: 13
Z245-104(LL)

Attachments: [Z245-104\(LL\) Case Report](#)
[Z245-104\(LL\) Development Plan](#)

11. [25-691A](#) An application for a CS Commercial Service District on property zoned a CR Community Retail District and an IR Industrial Research District, on the southeast line of Burbank Street, between Thurston Street and Denton Drive.
Staff Recommendation: **Approval**.
Applicant: Philip Lang, 2722 Burbank, LLC
Representative: Rob Baldwin, Baldwin Associates
Planner: LeQuan Clinton
Council District: 2
Z234-340(LC)

Attachments: [Z234-340\(LC\) Case Report](#)

12. [25-692A](#) An application for a new subarea on property zoned Subarea 11 within Planned Development District No. 298, the Bryan Area Special Purpose District, on the northwest line of Swiss Avenue, between Oak Street and Liberty Street.
Staff Recommendation: **Approval**, subject to a development plan and conditions.
Applicant: The Meadows Foundation, Inc.
Representative: Audra Buckley
Planner: Martin Bate
Council District: 14
Z234-317(MB)

Attachments: [Z234-317\(MB\) Case Report](#)
[Z234-317\(MB\) Development Plan](#)

13. [25-693A](#) An application for an MF-2(A) Multifamily District on property zoned an R-7.5(A) Single Family District, on the northeast line of Arrow Road, north of Southerland Avenue.
Staff Recommendation: **Approval**.
Applicant: Victor Garcia
Planner: Martin Bate
Council District: 4
Z234-344(MB)

Attachments: [Z234-344\(MB\) Case Report](#)

14. [25-694A](#) An application for 1) an IM Industrial Manufacturing District, and 2) a specific use permit for an industrial outside potentially incompatible industrial use limited to concrete or asphalt batching, on northeast corner of Spangler Road and Mañana Drive.
Staff Recommendation: **Approval** for a five-year period, subject to a site plan and conditions.
Applicant: J Imperium LLC
Representative: Brandon Johnson - J Imperium LLC
Planner: Teaseia Blue, MBA
Council District: 6
Z234-328(TB)

Attachments: [Z234-328\(TB\) Case Report](#)
[Z234-328\(TB\) Site Plan](#)

15. [25-695A](#) An application for an NS(A) Neighborhood Service District on property zoned an R-7.5(A) Single Family District, on the north line of Lake June Road, west of North St. Augustine Road.
Staff Recommendation: **Approval**.
Applicant: Esteban Gomez
Representative: Ramon Aranda, Aranda Planning Consultants
Planner: Teaseia Blue, MBA
Council District: 5
Z245-101(TB)

Attachments: [Z245-101\(TB\) Case Report](#)

16. [25-696A](#) 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
Council District: 8
Z245-122(TB)

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

17. [25-697A](#) An application for an FRTN F-Residential Transition Subdistrict, on property zoned an R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the southeast line of Elsie Faye Heggins Street, southwest of Bexar Street.
Staff Recommendation: **Approval**.
Applicant: Baig Management Corporation Nasir Baig - Sole Owner
Planner: Sarah May, AICP
Council District: 7
Z245-103(SM)

Attachments: [Z245-103\(SM\) Case Report](#)

18. [25-698A](#) An application for a Specific Use Permit for a government installation other than listed, limited to a police facility, on property zoned MU-3 Mixed Use District, on the south line of Fondren Drive, west of Greenville Avenue.
Staff Recommendation: **Approval**, subject to a site plan and conditions.
Applicant: Robbie Corder, City of University Park
Representative: Kiesha Kay, Mission Ridge Consultants
Planner: Sarah May, AICP
Council District: 9
Z245-110(SM)

Attachments: [Z245-110\(SM\) Case Report](#)
[Z245-110\(SM\) Site Plan](#)

Zoning Cases - Under Advisement:

19. [25-699A](#) An application for an amendment to and a renewal of Specific Use Permit No. 2115 for an office showroom/warehouse on property zoned Subdistrict 2 within Planned Development No. 535, the C. F. Hawn Special Purpose District No. 3, on the north line of Rylie Crest Drive, east of South St. Augustine Drive.

Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional ten-year periods, subject to amended conditions.

Applicant: Home Lighting & Automation LC

Representative: Andrew Ruegg, MASTERPLAN

Planner: Connor Roberts

U/A From: February 6, 2024.

Council District: 8

Z234-349(CR)

Attachments: [Z234-349\(CR\) CPC Report](#)

20. [25-700A](#) An application for an MU-1 Mixed Use District on property zoned CR Community Retail District, on the northeast corner of Singleton Boulevard and Navaro Street.

Staff Recommendation: **Approval**, subject to deed restrictions volunteered by the applicant.

Applicant: WDA Properties, LLC - Annamari Lannon

Representative: Audra Buckley, Permitted Development

Planner: Lori Levy, AICP

U/A From: February 6, 2024.

Council District: 6

Z245-106(LL)

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

21. [25-701A](#) An application for a Specific Use Permit for a private recreation center, club, or area on property in an NS(A) Neighborhood Service District, on the west line of Marsh Lane, south of Monet Place.
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan and conditions.
Applicant: Jinting Chen
Representative: Lindsay Mayer, Dynamic Engineering Consultants, PC
Planner: Sarah May, AICP
U/A From: February 6, 2025.
Council District: 12
Z245-109(SM)

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

Zoning Cases - Individual:

22. [25-702A](#) An application for 1) an MU-3 Mixed Use District, and 2) deed restrictions volunteered by the applicant on property zoned Subdistrict C and Subdistrict D within Planned Development District No. 852 and an RR Regional Retail District, on the northeast and northwest corners of Dallas North Tollway and President George Bush Turnpike.
Staff Recommendation: **Denial.**
Applicant: Multiple Owners
Representative: Rob Baldwin, Baldwin Associates
Planner: Liliana Garza
Council District: 12
Z234-229(LG)

Attachments: [Z234-229\(LG\) Case Report](#)

SUBDIVISION DOCKET:**Consent Items:**

23. [25-703A](#) An application to replat a 0.059-acre tract of land containing part of Lot 14 in City Block 10/605 to create one lot, on property located on Caddo Street at Munger Avenue, west corner.
Applicant/Owner: Nehmat El Khoury
Surveyor: A & W Surveyors, Inc.
Application Filed: January 22, 2025
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 14
S245-076

Attachments: [S245-076 Case Report](#)
 [S245-076 Plat](#)

24. [25-704A](#) An application to create one 0.312-acre lot from a tract of land in City Block G/874, on property located on Sanger Avenue at Ervay Street, east corner.
Applicant/Owner: DNS Real Estate, Inc.
Surveyor: A & W Surveyors, Inc.
Application Filed: January 22, 2025
Zoning: PD 595 (Subdistrict RS-C)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 7
S245-077

Attachments: [S245-077 Case Report](#)
 [S245-077 Plat](#)

25. [25-705A](#) An application to create one 0.3206-acre (13,967-square foot) lot and one 0.5870-acre (25,569-square foot) lot from a 0.9076-acre tract of land in City Block 39/8617, on property located between Kolloch Drive and Vandervort Drive, south of Mallory Drive.
Applicant/Owner: Wildman Living Trust
Surveyor: A & W Surveyors, Inc.
Application Filed: January 22, 2025
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 4
S245-078

Attachments: [S245-078 Case Report](#)
[S245-078 Plat](#)

26. [25-706A](#) An application to replat a 0.531-acre tract of land containing all of Lot 1A, part of Lots 1 and 2 in City Block 6340 to create one lot, on property located on Buckner Boulevard/State Highway Loop No.12, north of Rayville Drive.
Owners: Khan Buckner Properties, LLC
Surveyor: Texas Heritage Surveying, LLC
Application Filed: January 23, 2025
Zoning: PD 366 (Subarea 2A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 5
S245-080

Attachments: [S245-080 Case Report](#)
[S245-080 Plat](#)

27. [25-707A](#) An application to create one 2.957-acre lot from a tract of land in City Block 8822, on property located on Beltline Road, west of Seagoville Road.
Applicant/Owner: Sai Thaniya Krupa LLC
Surveyor: CBG Surveying Texas, LLC
Application Filed: January 23, 2025
Zoning: CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 8
S245-082

Attachments: [S245-082 Case Report](#)
[S245-082 Plat](#)

28. [25-708A](#) An application to replat a 2.340-acre tract of land containing all of Lot 1 in City Block A/7374 and part of City Block 7374 to create 3 lots ranging in size from 0.695 acre to 1.127 acre, on property located on Dilido Road at Chenault Street, northeast corner.
Applicant/Owner: Bucketmouth Industrial, LLC
Surveyor: Gonzales and Schneeberg, Engineers and Surveyors, Inc.
Application Filed: January 23, 2025
Zoning: LI
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 7
S245-083

Attachments: [S245-083 Case Report](#)
[S245-083 Plat](#)

29. [25-709A](#) An application to create one 6.557-acre lot from a tract of land in City Block 8013, on property located on Knoxville Street at Illinois Avenue, southwest corner.
Applicant/Owner: Templo De Alabanza, Inc.
Surveyor: Windrose Land Surveying
Application Filed: January 23, 2025
Zoning: MF-1(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 1
S245-085

Attachments: [S245-085 Case Report](#)
[S245-085 Plat](#)

30. [25-710A](#) An application to create one 0.25-acre lot from a tract of land containing all of Lots 1 and 2 in City Block 52/3172, on property located on Bishop Avenue at Centre Street, northeast corner.
Applicant/Owner: Ana Sanchez
Surveyor: Dal-Tech Engineering
Application Filed: January 23, 2025
Zoning: PD 316 (Subarea 3)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 1
S245-086

Attachments: [S245-086 Case Report](#)
[S245-086 Plat](#)

31. [25-711A](#) An application to create a 12-lot shared access development ranging in size from 7,521 square feet to 9,832 square feet from a 3.148-acre tract of land in City Block 6327, on property located on Lake June Road, east of Holcomb Road.
Applicant/Owner: Lake June Heights, LLC
Surveyor: Peiser and Mankin Surveying, LLC
Application Filed: January 23, 2025
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 5
S245-087

Attachments: [S245-087 Case Report](#)
[S245-087 Plat](#)

32. [25-712A](#) An application to create one 2.640-acre lot from a tract of land in City Block 6327, on property located on Lake June Road, east of Holcomb Road.
Applicant/Owner: Lake June Heights, LLC
Surveyor: Peiser and Mankin Surveying, LLC
Application Filed: January 23, 2025
Zoning: CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 5
S245-088

Attachments: [S245-088 Case Report](#)
[S245-088 Plat](#)

33. [25-713A](#) An application to replat a 0.218-acre tract of land containing part of Common Area D in City Block D/8710 to create one lot, on property located on Capella Park Aven, west of Merrifield Road.
Applicant/Owner: Capella Park Homeowners' Association, Inc.
Surveyor: Texas Heritage Surveying, LLC
Application Filed: January 23, 2025
Zoning: PD 655 (Subdistrict 3)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 3
S245-089

Attachments: [S245-089 Case Report](#)
[S245-089 Plat](#)

34. [25-714A](#) An application to replat a 1.123-acre (5,350-square foot) tract of land containing part of Lot 1 in City Block 11/1598 to create 4 lots ranging in size from 1,150 square feet to 1,900 square feet, on property located on Cabell Drive, southwest of Annex Avenue.
Applicant/Owner: Adrien Elizondo
Surveyor: Texas Heritage Surveying, LLC
Application Filed: January 23, 2025
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 2
S245-090

Attachments: [S245-090 Case Report](#)
 [S245-090 Plat](#)

Residential Replats:

35. [25-715A](#) An application to replat a 0.3723-acre (16,218-square foot) tract of land containing all of Lot 1 in City Block 2770 to create one 7,810-square foot lot and one 8,408-square foot lot, on property located on La Vista Drive, west of Auburn Avenue.
Applicant/Owner: Douglas Hildinger
Surveyor: A & W Surveyors, Inc.
Application Filed: January 23, 2025
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 14
S245-079

Attachments: [S245-079 Case Report](#)
 [S245-079 Plat](#)

36. [25-716A](#) An application to replat a 1.951-acre (84,984.94-square foot) tract of land containing part of Lots 3 and 4 in City Block 5835 and part of City Blocks 5835 and 5836 to create 13 residential lots ranging in size from 3,500 square feet to 7,0007.10 square feet and one common area, on property located on Wadsworth Drive, south of Ledbetter Drive.
Applicants/Owners: 2SP Developers, LLC
Surveyor: BG & A Land Surveying, Inc.
Application Filed: January 23, 2025
Zoning: TH-3(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 4
S245-081

Attachments: [S245-081 Case Report](#)
[S245-081 Plat](#)

Certificate of Appropriateness for Signs:

Consent Items:

37. [25-717A](#) An application for a Certificate of Appropriateness by Chase Singleton of Priority Signs and Graphics, for a 24.2-square-foot faux neon illuminated upper-level flat attached sign at 1907 N LAMAR (north elevation).
Staff Recommendation: **Approval**.
SSDAC Recommendation: **Approval**.
Applicant: Chase Singleton of Priority Signs and Graphics
Owner: SUMMIT NCI JV 160, LLC
Planner: Scott Roper
Council District: 14
2501140008

Attachments: [2501140008 Case Report](#)

38. [25-718A](#) An application for a Certificate of Appropriateness by Chase Singleton of Priority Signs and Graphics, for an 18.5-square-foot illuminated projecting sign at 1907 N LAMAR (north elevation).
Staff Recommendation: **Approval**.
SSDAC Recommendation: **Approval**.
Applicant: Chase Singleton of Priority Signs and Graphics
Owner: SUMMIT NCI JV 160, LLC
Planner: Scott Roper
Council District: 14
2501140009

Attachments: [2501140009 Case Report](#)

39. [25-719A](#) An application for a Certificate of Appropriateness by Chase Singleton of Priority Signs and Graphics, for a 5-square-foot non-illuminated lower-level flat attached sign at 1907 N LAMAR (north elevation).

Staff Recommendation: **Approval.**

SSDAC Recommendation: **Approval.**

Applicant: Chase Singleton of Priority Signs and Graphics

Owner: SUMMIT NCI JV 160, LLC

Planner: Scott Roper

Council District: 14

2501140010

Attachments: [2501140010 Case Report](#)

40. [25-720A](#) An application for a Certificate of Appropriateness by Chase Singleton of Priority Signs and Graphics, for a 15.6-square-foot faux neon illuminated upper-level flat attached sign at 1907 N LAMAR (north elevation).

Staff Recommendation: **Approval.**

SSDAC Recommendation: **Approval.**

Applicant: Chase Singleton of Priority Signs and Graphics

Owner: SUMMIT NCI JV 160, LLC

Planner: Scott Roper

Council District: 14

2501140011

Attachments: [2501140011 Case Report](#)

OTHER MATTERS:

Consideration of Appointments to CPC Committees:

ADJOURNMENT

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**Tuesday, February 18, 2025**

ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING - Tuesday, February 18, 2025, at 9:00 a.m. at Dallas City Hall, in Room L1FN, and by videoconference, to consider **DCA245-001(JR)**: Amendment to Chapter 51A, the Dallas Development Code, to provide an application fee for neighborhood forest overlays and include Front and Corner Side Yard regulations. The public may attend the meeting via the videoconference link: <https://bit.ly/Feb18ZOAC> .

Thursday, February 20, 2025

SUBDIVISION REVIEW COMMITTEE (SRC) MEETING – Thursday, February 13, 2025, at 8:30 a.m. at City Hall, in Council Chamber, 6th Floor, and by videoconference, to consider **(1)** P&D Code Amendment (District -ALL) An 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. The public may attend the meeting via the videoconference link: <https://bit.ly/SRC-022025> .

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]