

City of Dallas

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



City Plan Commission

March 21, 2024

9:00 AM

(For General Information and Rules of Courtesy, Please See Opposite Side.)
(La Información General Y Reglas De Cortesía Que Deben Observarse
Durante Las Asambleas Del Consejo Municipal Aparecen En El Lado Opuesto, Favor De Leerlas.)

General Information

The Dallas City Council regularly meets on Wednesdays beginning at 9:00 a.m. in the Council Chambers, 6th floor, City Hall, 1500 Marilla. Council agenda meetings are broadcast live on bit.ly/cityofdallastv and on Time Warner City Cable Channel 16. Briefing meetings are held the first and third Wednesdays of each month. Council agenda (voting) meetings are held on the second and fourth Wednesdays. Anyone wishing to speak at a meeting should sign up with the City Secretary's Office by calling (214) 670-3738 by 5:00 p.m. of the last regular business day preceding the meeting. Citizens can find out the name of their representative and their voting district by calling the City Secretary's Office.

Sign interpreters are available upon request with a 48-hour advance notice by calling (214) 670-5208 V/TDD. The City of Dallas is committed to compliance with the Americans with Disabilities Act. **The Council agenda is available in alternative formats upon request.**

If you have any questions about this agenda or comments or complaints about city services, call 311.

Rules of Courtesy

City Council meetings bring together citizens of many varied interests and ideas. To insure fairness and orderly meetings, the Council has adopted rules of courtesy which apply to all members of the Council, administrative staff, news media, citizens and visitors. These procedures provide:

- That no one shall delay or interrupt the proceedings, or refuse to obey the orders of the presiding officer.
- All persons should refrain from private conversation, eating, drinking and smoking while in the Council Chamber.
- Posters or placards must remain outside the Council Chamber.
- No cellular phones or audible beepers allowed in Council Chamber while City Council is in session.

"Citizens and other visitors attending City Council meetings shall observe the same rules of propriety, decorum and good conduct applicable to members of the City Council. Any person making personal, impertinent, profane or slanderous remarks or who becomes boisterous while addressing the City Council or while

Información General

El Ayuntamiento de la Ciudad de Dallas se reúne regularmente los miércoles en la Cámara del Ayuntamiento en el sexto piso de la Alcaldía, 1500 Marilla, a las 9 de la mañana. Las reuniones informativas se llevan a cabo el primer y tercer miércoles del mes. Estas audiencias se transmiten en vivo por la bit.ly/cityofdallastv y por cablevisión en la estación *Time Warner City Cable* Canal 16. El Ayuntamiento Municipal se reúne en el segundo y cuarto miércoles del mes para tratar asuntos presentados de manera oficial en la agenda para su aprobación. Toda persona que desee hablar durante la asamblea del Ayuntamiento, debe inscribirse llamando a la Secretaría Municipal al teléfono (214) 670-3738, antes de las 5:00 pm del último día hábil anterior a la reunión. Para enterarse del nombre de su representante en el Ayuntamiento Municipal y el distrito donde usted puede votar, favor de llamar a la Secretaría Municipal.

Intérpretes para personas con impedimentos auditivos están disponibles si lo solicita con 48 horas de anticipación llamando al (214) 670-5208 (aparato auditivo V/TDD). La Ciudad de Dallas se esfuerza por cumplir con el decreto que protege a las personas con impedimentos, *Americans with Disabilities Act*. **La agenda del Ayuntamiento está disponible en formatos alternos si lo solicita.**

Si tiene preguntas sobre esta agenda, o si desea hacer comentarios o presentar quejas con respecto a servicios de la Ciudad, llame al 311.

Reglas de Cortesía

Las asambleas del Ayuntamiento Municipal reúnen a ciudadanos de diversos intereses e ideologías. Para asegurar la imparcialidad y el orden durante las asambleas, el Ayuntamiento ha adoptado ciertas reglas de cortesía que aplican a todos los miembros del Ayuntamiento, al personal administrativo, personal de los medios de comunicación, a los ciudadanos, y a visitantes. Estos reglamentos establecen lo siguiente:

- Ninguna persona retrasará o interrumpirá los procedimientos, o se negará a obedecer las órdenes del oficial que preside la asamblea.
- Todas las personas deben abstenerse de entablar conversaciones, comer, beber y fumar dentro de la cámara del Ayuntamiento.
- Anuncios y pancartas deben permanecer fuera de la cámara del Ayuntamiento.
- No se permite usar teléfonos celulares o enlaces electrónicos (*paggers*) audibles en la cámara del Ayuntamiento durante audiencias del Ayuntamiento Municipal.

"Los ciudadanos y visitantes presentes durante las asambleas del Ayuntamiento Municipal deben de

attending the City Council meeting shall be removed from the room if the sergeant-at-arms is so directed by the presiding officer, and the person shall be barred from further audience before the City Council during that session of the City Council. If the presiding officer fails to act, any member of the City Council may move to require enforcement of the rules, and the affirmative vote of a majority of the City Council shall require the presiding officer to act." Section 3.3(c) of the City Council Rules of Procedure.

obedecer las mismas reglas de comportamiento, decoro y buena conducta que se aplican a los miembros del Ayuntamiento Municipal. Cualquier persona que haga comentarios impertinentes, utilice vocabulario obsceno o difamatorio, o que al dirigirse al Ayuntamiento lo haga en forma escandalosa, o si causa disturbio durante la asamblea del Ayuntamiento Municipal, será expulsada de la cámara si el oficial que este presidiendo la asamblea así lo ordena. Además, se le prohibirá continuar participando en la audiencia ante el Ayuntamiento Municipal. Si el oficial que preside la asamblea no toma acción, cualquier otro miembro del Ayuntamiento Municipal puede tomar medidas para hacer cumplir las reglas establecidas, y el voto afirmativo de la mayoría del Ayuntamiento Municipal precisara al oficial que este presidiendo la sesión a tomar acción." Según la sección 3.3 (c) de las reglas de procedimientos del Ayuntamiento.

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:**

1. [24-944](#) Briefing and Discussion on the ForwardDallas Comprehensive Land Use Plan
 Lawrence Agu, III, AICP, Assoc AIA, Planning and Urban Design
 Patrick Blaydes, Planning and Urban Design

PUBLIC TESTIMONY:**APPROVAL OF MINUTES:****ACTIONS ITEMS:****Miscellaneous Docket:****Minor Amendments - Consent:**

2. [24-945](#) An application for a minor amendment to existing site plan for Specific Use Permit No. 2441 for a restaurant without drive-in or drive-through service on property zoned an NO(A) Neighborhood Office District with a D-1 Liquor Control Overlay, on the south line of Bruton Road, at the terminus of Scammel Drive.

Staff Recommendation: **Approval.**

Applicant: Rosalba Betancur Garcia and Noe Moises Santoyo

Representative: Victor Castro, BTR Construction Group LLC

Planner: Teaseia Blue

Council District: 5

M234-014(TB)

Attachments: [M234-014\(TB\) Case Report](#)
 [M234-014\(TB\) Existing Site Plan](#)
 [M234-014\(TB\) Proposed Site Plan](#)

Waivers:

3. [24-946](#) An application for a waiver of the two-year waiting period to submit a zoning application on property zoned Planned Development District No. 842, Lower Greenville Avenue Special Provision District within MD-1, Greenville Avenue Modified Delta Overlay District, on the southeast corner of Greenville Avenue and Oram Street.
Staff Recommendation: **Approval.**
Applicant/Representative: Rob Baldwin, Baldwin Associates
Planner: Donna Moorman, PLA
Council District: 14
W234-001(DM)

Attachments: [W234-001\(DM\) Case Report](#)

Miscellaneous Items - Under Advisement:

4. [24-947](#) An application for a minor amendment to an existing development plan on property zoned Planned Development District No. 166 on the west line of La Prada Drive, south of Blyth Drive.
Staff Recommendation: **Approval.**
Applicant: Nexus Incorporated
Representative: Rob Baldwin, Baldwin Associates
Planner: Tasfia Zahin
U/A From: February 15, 2024 and March 7, 2024.
Council District: 7
M223-033(TZ)

Attachments: [M223-033\(TZ\) Case Report](#)
 [M223-033\(TZ\) Existing Development Plan](#)
 [M223-033\(TZ\) Proposed Development Plan](#)

Zoning Cases - Consent:

5. [24-948](#) An application for a P(A) Parking District on property zoned Subdistrict B-2 within Planned Development District No. 749, the Baylor University Medical Center Special Purpose District, with a D Liquor Control Overlay; an LO-3-D Limited Office District with a D Liquor Control Overlay; and an LO-3 District on the northwest line of Worth Street, southwest of North Haskell Avenue.

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

Applicant: Baylor Health Care System

Representative: Andrew Ruegg, Masterplan

Planner: Liliana Garza

Council District: 2

Z223-219(LG)

Attachments: [Z223-219\(LG\) Case Report](#)
 [Z223-219\(LG\) Site Plan](#)

6. [24-949](#) An application for a new subarea on property zoned Tract IV within Planned Development District No. 314, the Preston Center Special Purpose District on the north line of Colgate Avenue, between Westchester Drive and Preston Road.

Staff Recommendation: **Approval**, subject to a development plan, a traffic management plan, and conditions.

Applicant: CKCP-RC

Representative: Tommy Mann, Winstead PC

Planner: Michael Pepe

Council District: 13

Z223-243(MP)

Attachments: [Z223-243\(MP\) Case Report](#)
 [Z223-243\(MP\) Development Plan](#)
 [Z223-243\(MP\) Traffic Management Plan](#)

7. [24-950](#) An application for a Specific Use Permit for an office showroom/warehouse on property zoned Subarea 1 within Planned Development District No. 366, the Buckner Boulevard Special Purpose District, on the north line of Scyene Road, east of South Buckner Boulevard.

Staff Recommendation: **Approval** for a two-year period with eligibility for automatic renewal for additional five-year periods, subject to a site plan and conditions.

Applicant: Edgar Quijada, Q Property LLC

Representative: Adolfo Flores, Thr3 Studio LLC

Planner: Wilson Kerr

Council District: 5

Z234-130(WK)

Attachments: [Z234-130\(WK\) Case Report](#)
 [Z234-130\(WK\) Site Plan](#)

8. [24-951](#) An application for a Specific Use Permit for an alcoholic beverage establishment limited to a bar, lounge, or tavern on property within the Mixmaster Riverfront Subarea of Planned Development District No. 784, the Trinity River Corridor Special Purpose District, on the northeast line of South Riverfront Boulevard, northwest of South Houston Street.
Staff Recommendation: **Approval** for a five-year period, subject to a site plan and conditions.
Applicant: Gary Dinsmore
Planner: Wilson Kerr
Council District: 1
Z234-135(WK)

Attachments: [Z234-135\(WK\) Case Report](#)
[Z234-135\(WK\) Site Plan](#)

Zoning Cases - Under Advisement:

9. [24-952](#) An application for a Specific Use Permit for an auto service center and vehicle display, sales, and service on property zoned Subarea 2 within Planned Development District No. 366, the Buckner Boulevard Special Purpose District, with a D-1 Liquor Control Overlay on the west line of Conner Drive, between Bruton Road and Stonehurst Street.
Staff Recommendation: **Denial.**
Applicant: Daniel Marquez
Representative: Isai Marquez
Planner: Michael Pepe
U/A From: November 2, 2023, January 18, 2024, February 15, 2024, and March 7, 2024.
Council District: 5
Z223-116(MP)

Attachments: [Z223-116 \(MP\) Case Report](#)
[Z223-116\(MP\) Site Plan](#)
10. [24-953](#) An application for an MF-2(A) Multifamily District on property zoned an R-7.5(A) Single Family District, on the southeast corner of West Kiest Boulevard and Guadalupe Avenue.
Staff Recommendation: **Approval.**
Applicant: Raul Estrada
Representative: Mariela Estrada
Planner: Michael Pepe
U/A From: January 18, 2024 and February 15, 2024.
Council District: 3
Z223-217(MP)

Attachments: [Z223-217\(MP\) Case Report](#)

11. [24-954](#) An application for a TH-3(A) Townhouse District on property zoned an R-5(A) Single Family District on the north line of Hendricks Avenue, east of South Denley Drive.
Staff Recommendation: **Approval.**
Applicant: Jack Rowe
Representative: Rik Adamski
Planner: Martin Bate
U/A From: January 18, 2024 and February 15, 2024.
Council District: 4
Z223-300(MB)

Attachments: [Z223-300\(MB\) Case Report](#)

12. [24-955](#) An application for a Specific Use Permit for a child-care facility on property zoned Tract 2H within Planned Development District No. 388, the Tenth Street Neighborhood Historic District, with H/60 Tenth Street Neighborhood Historic District Overlay, on the northeast corner of South Fleming Avenue and East Clarendon Drive.
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: Jessica Gonzales
Representative: Elsie Thurman, Land Use Planning & Zoning Services
Planner: LeQuan Clinton
U/A From: January 18, 2024 and February 15, 2024.
Council District: 4
Z223-308(LC)

Attachments: [Z223-308\(LC\) Case Report](#)
[Z223-308\(LC\) Site Plan](#)
[Z223-308\(LC\) Landscape Plan](#)

13. [24-956](#) An application for a Specific Use Permit for an alcoholic beverage establishment limited to a bar, lounge, or tavern and a commercial amusement (inside) limited to a dance hall on property zoned an FWMU-3-SH Walkable Urban Mixed Use Form Subdistrict with a Shopfront Overlay within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the northeast line of Botham Jean Boulevard, southeast of South Boulevard.

Staff Recommendation: **Hold under advisement to April 4, 2024.**

Applicant: Cee Gilmore

Planner: Giahanna Bridges

U/A From: February 15, 2024.

Council District: 7

Z234-101(GB)

Attachments: [Z234-101\(GB\) Case Report](#)
[Z234-101\(GB\) Site Plan](#)

Zoning Cases - Individual:

14. [24-957](#) An application for a for a new subarea on property zoned Tract III within Planned Development District No. [314](#), the Preston Center Special Purpose District, in an area bounded by Luther Lane, Westchester Drive, Berkshire Lane, and Douglas Avenue.

Staff Recommendation: **Approval**, subject to a development plan and staff's recommended conditions.

Applicant: Alpine Douglas, LP

Representative: Suzan Kedron, Jackson Walker LLP

Planner: Michael Pepe

Council District: 13

Z223-141(MP)

Attachments: [Z223-141\(MP\) Case Report](#)
[Z223-141\(MP\) Development Plan](#)

15. [24-958](#) An application for a Historic Overlay for the White Rock Cemetery Garden of Memories (5700 Celestial Road), on property zoned R-16(A) in an area bordered by Cedar Canyon Road on the north, east and west, and north of Preston Oaks Road.

Staff Recommendation: **Approval**, subject to preservation criteria.

Landmark Commission Recommendation: **Approval**, subject to preservation criteria.

Applicant: White Rock Union Cemetery

Planner: Rhonda Dunn, Ph.D.

Council District: 11

Z223-133(RD)

Attachments: [Z223-133\(RD\) Case Report](#)

Authorized Hearings - Zoning Case:

16. [24-959](#) A City Plan Commission authorized hearing seeking a recommendation regarding a proposal to change the zoning classification from R-7.5(A) single-family zoning district to the South Winnetka Heights Conservation District No. 21, being all of City Blocks 51/3306, 50/3305, 49/3304, and 48/3303 being generally bounded by Twelfth Street to the north, Edgefield Avenue to the west, Brooklyn Avenue to the south, and the alley between Block 48/3303 and Blocks 186/3245 and 2/3244, east of Willomet Avenue and a portion of Polk Street to the east, and containing approximately 16.299 acres.

Staff Recommendation: **Approval**, subject to a Conceptual Plan and conditions.

Planner: Trevor Brown

Council District: 1

Z212-349(TAB)

Attachments: [Z212-349\(TAB\) Case Report](#)
[S Winnetka Heights CD Draft Ordinance](#)

Authorized Hearings - Under Advisement Zoning Cases:

17. [24-960](#) A City Plan Commission authorized hearing to determine the appropriate zoning for the area to include but not limited to uses, development standards, and other appropriate regulations in an area generally bounded by River Oaks Road to the north, Union Pacific Railroad to the east, McCommas Bluff Road to the south, and Julius Schepps Freeway to the west, and containing approximately 522.18 acres.
- Staff Recommendation: **Approval**, of an A(A) Agricultural District; a CR Community Retail District; an LI Light Industrial District; an R-1/2 ac(A) Single Family District; an R-1 ac(A) Single Family District; an amendment to Planned Development District No. 778; an amendment to Specific Use Permit No. 773 for a metal processing facility for a permanent time period, to provide an expiration date that is five years from the date the zoning is approved; and termination of deed restrictions (D.R. Z067-152).
- Planner: Sef Okoth, AICP
- U/A From: March 7, 2024.
- Council District: 8
- Z189-341(OTH)**

Attachments: [Z189-341\(OTH\) Case Report](#)

Special Provision Sign District:

18. [24-961](#) An application to create a new Special Provision Sign District (SPSD) on property containing the Wynnewood Village Shopping Center, to be known as the Wynnewood Village Sign District and zoned regional retail district (RR), on the northwest corner of West Illinois Avenue and South Zang Boulevard.
- Staff Recommendation: **Approval**, subject to conditions.
- Special Sign District Advisory Committee Recommendation: **Approval**, subject to conditions.
- Applicant: Brixmor Holdings 12 SPE LLC
- Representative: Andrew Ruegg of Masterplan
- Planner: Scott Roper
- Council District: 1
- SPSD223-001(JP)**

Attachments: [SPSD223-001\(JP\) Case Report](#)

SUBDIVISION DOCKET:**Consent Items:**

19. [24-962](#) An application to replat a 10.703-acre tract of land containing all of Lot 1A and Lot 1B in City Block A/8222 to create 5 lots ranging in size from 1.185 acre to 3.937 acres on property located on Prestonwood Boulevard at Belt Line Road, northeast corner.

Applicant/Owner: C/T Prestonwood Creek JV, LLC

Surveyor: Westwood Professional Services, Inc.

Application Filed: February 21, 2024

Zoning: PD 114

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

Planner: Sharmila Shrestha

Council District: 11

S234-061

Attachments: [S234-061 Case Report](#)
 [S234-061 Plat](#)

20. [24-963](#) An application to replat a 1.863-acre tract of land containing part of Lot 1 in City Block 5/6593 and City Block 8500 to create one lot on property located on Anaheim Drive, south of Lyndon B Johnson Freeway.

Applicant/Owner: IMD Motors, Inc.

Surveyor: Centro Resources, LLC

Application Filed: February 21, 2024

Zoning: IR

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

Planner: Sharmila Shrestha

Council District: 6

S234-062

Attachments: [S234-062 Case Report](#)
 [S234-062 Plat](#)

21. [24-964](#) An application to create one 10.737-acre lot from a tract of land in City Blocks 7295 and 7390 to create one lot on property bounded by Forest Cliff Drive, Greenmeadow Drive, John West Road, and Lakeland Drive.
Applicant/Owner: Dallas Independent School District
Surveyor: Stantec Consulting Services, Inc.
Application Filed: February 21, 2024
Zoning: PD 674
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 7
S234-064

Attachments: [S234-064 Case Report](#)
[S234-064 Plat](#)

22. [24-965](#) An application to replat a 0.72-acre tract of land containing all of Lots 15 and 16 in City Block 10/6315 to create one lot on property located on Bruton Road, east of Prairie Creek Road.
Applicant/Owner: Walia and Sons Real Estate, Inc.
Surveyor: CBG Surveying Texas, LLC
Application Filed: February 21, 2024
Zoning: CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 5
S234-065

Attachments: [S234-065 Case Report](#)
[S234-065 Plat](#)

23. [24-966](#) An application to create one 2.0631-acre lot from a tract of land in City Block 8524 on property located on Dowdy Ferry Road, north of Lyndon B Johnson Freeway/ Interstate Highway No. 20.
Applicant/Owner: 635-Dowdy Venture
Surveyor: Bowman Consulting Group, Ltd.
Application Filed: February 22, 2024
Zoning: CS
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 8
S234-066

Attachments: [S234-066 Case Report](#)
[S234-066 Plat](#)

24. [24-967](#) An application to replat a 0.566-acre tract of land containing all of Lots 1, 11, 12, and 17 in City Block A/6364 to create one lot on property between Easy Street and Jane Lane, at the terminus of Norma Street.
Applicant/Owner: Arleen Macias
Surveyor: ARA Surveying
Application Filed: February 22, 2024
Zoning: IR_
Staff Recommendation: Approval, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 6
S234-067

Attachments: [S234-067 Case Report](#)
[S234-067 Plat](#)

25. [24-968](#) An application to replat a 0.275-acre tract of land containing all of Lots 5 and 6 in City Block 10/8570 to create one lot on property located on Gretna Street, north of Mississippi Avenue.
Applicant/Owner: 1215 Slocum Investments, LP.
Surveyor: ARA Surveying
Application Filed: February 22, 2024
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 6
S234-068

Attachments: [S234-068 Case Report](#)
[S234-068 Plat](#)

26. [24-969](#) An application to replat a 21.028-acre tract of land containing part of Lot 1 in City Block 4/7491 to create one lot on property located on Empress ROW at Viceroy Drive, west of Stemmons Freeway/Interstate Highway No. 35E.
Applicant/Owner: The Salvation Army
Surveyor: Westwood Professional Services, Inc.
Application Filed: February 22, 2024
Zoning: PD 1012_
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 6
S234-069

Attachments: [S234-069 Case Report](#)
[S234-069 Plat](#)

27. [24-970](#) An application to create a 48-lot residential subdivision ranging in size from 5,437 square feet to 6,977 square feet and one common area from a 7.943-acre tract of land in City Block 6870 on property located on Bonnie View Road, south of Silver Hill Drive.
Applicant/Owner: Herack Estates, Inc.
Surveyor: American Meridian, LLC
Application Filed: February 22, 2024
Zoning: R-5(A)
Staff Recommendation: Approval, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 8
S234-071

Attachments: [S234-071 Case Report](#)
[S234-071 Plat](#)

28. [24-971](#) An application to create five lots ranging in size from 15,627 square feet to 22,948 square feet from a 1.965-acre tract of land in City Block C/8779 on property located on Prater Road, south of Rylie Road.
Applicant/Owner: Herack Estates, Inc
Surveyor: American Meridian, LLC
Application Filed: February 23, 2024
Zoning: R-7.5(A)
Staff Recommendation: Approval, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 8
S234-072

Attachments: [S234-072 Case Report](#)
[S234-072 Plat](#)

Residential Replats:

29. [24-972](#) An application to replat a 2.673-acre tract of land containing all of Lot 1 in City Block 6255 to create a 10-lot residential subdivision ranging in size from 11,268 square feet to 15,024 square feet on property located on Pemberton Hill Road at Jeane Street, northeast corner.
 Applicant/Owner: Shephard Place Homes, Inc.
 Surveyor: Carroll Consulting Group, Inc.
 Application Filed: February 21, 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
 S234-063

Attachments: [S234-063 Case Report](#)
 [S234-063 Plat](#)

30. [24-973](#) An application to replat a 6.51-acre tract of land containing all of Lots 1 and 2 in City Block E/5313 to create a 15-lot shared access development ranging in size from 16,332.05 square feet to 18,921.35 square feet on property located on Buckner Boulevard at Hermosa Drive, west corner.
 Applicant/Owner: Jessica Shephard and Marvin Leroy Jackson, Jr., Patricia Ann Johnson
 Surveyor: CBG Surveying Texas, LLC
 Application Filed: February 23, 2024
 Zoning: R-10(A)
 Staff Recommendation: Approval, subject to compliance with the conditions listed in the docket.
 Planner: Sharmila Shrestha
 Council District: 9
 S234-073

Attachments: [S234-073 Case Report](#)
 [S234-073 Plat](#)

OTHER MATTERS:

Consideration of Appointments to CPC Committees:

ADJOURNMENT

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

None.

EXECUTIVE SESSION NOTICE

A closed executive session may be held if the discussion of any of the above agenda items concerns one of the following:

1. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex. Govt. Code §551.071]
2. deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.072]
3. deliberating a negotiated contract for a prospective gift or donation to the city if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.073]
4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code §551.074]
5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Tex. Govt. Code §551.076]
6. discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Tex Govt. Code §551.087]
7. deliberating security assessments or deployments relating to information resources technology, network security information, or the deployment or specific occasions for implementations of security personnel, critical infrastructure, or security devices. [Tex Govt. Code §551.089]