



THE DFW DEVELOPMENT DIGEST
A MONTHLY REVIEW OF DEVELOPMENT
AND LAND USE ACTIVITY IN DFW

TOLOSA PROPERTY GROUP

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- **Rezoning to allow for heavy machinery use in South Dallas**
- **25-lot residential subdivision in Highland Village**
- **New career and educational center in Irving.**
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Dallas, Tx: The applicant is requesting a zoning change for a 6.56-acre undeveloped land parcel currently zoned as an A(A) Agricultural District in Southern Dallas. The proposed change aims to rezone the area to a CS Commercial Service District. This new zoning will allow for machinery, heavy equipment, and truck sales and service, as well as warehouse uses. The land in question has frontage only on Telephone Road, making it an ideal location for these commercial services.

The goal of the rezoning is to facilitate the establishment of businesses that specialize in the sale and service of machinery, heavy equipment, and trucks, along with warehouse operations. This change is intended to stimulate economic activity in the area by attracting businesses that require a commercial service zoning designation to operate effectively.

In the past five years, there have been two notable zoning cases in the vicinity:

Z223-106: On December 13, 2023, the City Council approved a request for a CS Commercial Service District

with deed restrictions and a Specific Use Permit for commercial motor vehicle parking on land originally zoned as A(A) Agricultural District.

Z201-149: On May 12, 2021, the City Council approved a request for an LI Light Industrial District and a Specific Use Permit for commercial motor vehicle parking.

The requested zoning change to a CS Commercial Service District for the 6.56-acre lot aims to align with the evolving commercial needs of the area. By allowing the proposed uses, this rezoning will support the growth of businesses and enhance the economic development of Southern Dallas, benefiting both the local community and the broader region.

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strong resistance from neighboring property owners. Due to sufficient written protests from owners of property within 200 feet of the proposed development, a supermajority vote was required for approval by the City Council. The Council's vote resulted in four members in favor and three against, falling short of the six votes needed for approval.

-Highland Village, Tx: Mr. Dusty Broadway, representing DJB Development, has submitted a new zoning application to the City of Highland Village. He is seeking to change the current zoning of a 3.96-acre tract of land located at 102 Barnett Boulevard. This land is presently zoned as SF-40 (Single Family-40), but Mr. Broadway aims to rezone it to a Planned Development District to create a new residential community called "Magnolia Village." The proposed development would consist of 25 patio home lots, providing a unique and attractive housing option for the area.

Consequently, the application was denied. However, this denial was made without prejudice, allowing Mr. Broadway the opportunity to submit a new application in the future.

Previous Application History:

August 16, 2022: DJB Development initially proposed a project to establish a Planned Development District for 60 townhomes on this site. However, during the Planning and Zoning Commission meeting, the proposal faced significant opposition. The Commission recommended denial of the application, citing concerns over the density and impact on the surrounding neighborhood. In response to this recommendation, Mr. Broadway chose not to proceed with the application to the City Council for further consideration.

In light of the feedback and previous setbacks, Mr. Broadway has now submitted a new proposal for "Magnolia Village." This revised plan envisions a community of 25 patio homes, significantly reducing the density compared to the previous proposals. The new design aims to address the concerns of both the Planning and Zoning Commission and the neighboring property owners.

March 28, 2023: Undeterred, Mr. Broadway returned with a revised application, reducing the number of townhomes to 39. This new proposal received a more favorable review from the Planning and Zoning Commission, which recommended its approval. However, the application faced



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as a school, the C-O district zoning will allow for small-scale commercial offices and services that are compatible with the adjacent single-family neighborhood.

-Irving, Tx: The applicant is seeking to rezone approximately 5.46 acres near the southeast corner of N. Story Road and W. Irving Boulevard to allow for the construction of a new school up to 52 feet in height. This site, previously occupied by a YMCA, is proposed to be rezoned to a C-O “Commercial Office” district. This change would accommodate the height requirement for the new school, which is part of the Irving ISD 2023 Bond Election initiative. The project aims to build a new Career and Technology Center, with substantial completion anticipated by May 2027.

Given the building setbacks and compliance with height requirements, as well as alignment with the Comprehensive Plan Future Land Use Map and surrounding residential uses, staff support the zoning request. The project will benefit the community by providing a new educational facility while maintaining compatibility with nearby residential areas.

The existing zoning for this property is P-O “Professional Office,” which allows for a maximum building height of 35 feet. The applicant proposes changing the zoning to C-O “Commercial Office,” which permits a maximum height of one-half the shortest distance between the structure and the nearest developed lot used for single-family residential purposes.



According to the provided architectural plans, the building will have a setback of at least 80 feet where it is 25 feet tall and a setback of at least 140 feet where it reaches 52 feet in height. This ensures compliance with the height requirements of the C-O “Commercial Office” district.

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LAND USE AND DEVELOPMENT ACTIVITY REPORT (August 5, 2024)

CITY	DATES	ORDINANCE NUMBER	AGENDA TITLE	DESCRIPTION OF CHANGE	LINK TO AGENDA
Burleson	7/30/24	(Case 24-146)	Zone Change and Land Use	Consider a recommendation of approval of an ordinance for a zoning change request from “A” Agricultural and “PD” Planned Development to “PD”, Planned Development for a 5.153-acre site.	Burleson P&Z Agenda (7/30/24)
Burleson	7/30/24	(Case 24-189)	Zone Change and Land Use	Consider a recommendation of approval of an ordinance for a zoning change request from “A” Agricultural to “C” Commercial for all of Lot 5, Spring Valley Addition.	Burleson P&Z Agenda (7/30/24)
Dallas	7/11/24	24-2118	Zone Change and Land Use	An application for a CR Community Retail District on property zoned an R-10(A) Single Family District, on the northwest line of South Belt Line Road, southwest of Seagoville Road.	City Plan Commission Agenda (7/11/24)
Dallas	7/11/24	24-2119	Zone Change and Land Use	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.	City Plan Commission Agenda (7/11/24)
Dallas	7/11/24	24-2121	Zone Change and Land Use	An application for an MF-2(A) Multifamily District on property zoned an RR Regional Retail District, on the south line of Samuell Boulevard, east of Winfield Street.	City Plan Commission Agenda (7/11/24)

Dallas	7/11/24	24-2124	Zone Change and Land Use	An application for a CS Commercial Service District on property zoned an A(A) Agricultural District, on the southeast line of Telephone Road, between North Dallas Avenue and Van Horn Drive.	City Plan Commission Agenda (7/11/24)
Dallas	7/11/24	24-2129	Specific Use Permit & Utility Development	An application for a Specific Use Permit for an electrical substation on property zoned an R-16(A) Single Family District, on the west side of Edgemere Road, between Lawnhaven Road and Royalton Drive.	City Plan Commission Agenda (7/11/24)
Dallas	7/11/24	24-2143	Land Development Replat Zoning: IR & IM (Industrial use Zones)	An application to replat a 43.088-acre tract of land containing all of Lot 1 in City Block B/7701 and a tract of land in City Block 7701 to create one lot on property located on Irving Boulevard at Norwood Road, northeast corner.	City Plan Commission Agenda (7/11/24)
Arlington	7/17/24	Zoning Case PD23-39	Zone Change, Land Use & Development Plan	Application for approval of a change in zoning from Residential Estate (RE) to Planned Development (PD) for Residential Medium-Density-12 (RM-12) for a Cottage Community with a development plan, on approximately 1.966 acres	Arlington P&Z Agenda (7/17/24)
Arlington	7/17/24	Zoning Case PD23-26	SF-5 Zoning Development Plan Revision	Application for approval of a revision to the approved Development Plan for Residential Single-Family-5 (PD-RS-5) uses, on approximately 5.499 acres (Veritas Way)	Arlington P&Z Agenda (7/17/24)

Irving	7/1/24	#CP23-0016	Comprehensive Plan Amendment Case (Rezone)	FROM: Local Commercial & Traditional Neighborhood TO: Mid-Density Residential Located at 5330 N. MacArthur Boulevard, Suite #108. Approximately 3.65 acres	Irving P&Z Agenda (7/1/24)
Irving	7/1/24	#ZC23-0047	Zone Change, Land Use & Concept Plan Approval	FROM: R-3.5 "Two-family Residential" and R-6 and "Single-family Residential 6" TO: R-MF-2 "Multifamily Residential 2" Located at 1221 and 1225 Senter Road. Approximately 1.31 acres.	Irving P&Z Agenda (7/1/24)
Irving	7/1/24	#2024-141-CP	Comprehensive Plan Amendment Case (Rezone)	FROM: C-N "Neighborhood Commercial" TO: C-W "Commercial Warehouse" Located at 530 N. O'Connor Road. Approximately 0.60 acres.	Irving P&Z Agenda (7/1/24)
Irving	7/1/24	#2024-216-CP	Comprehensive Plan Amendment Case (Rezone)	FROM: Business/Office TO: Mid-Density Residential Located at 519 Joffre Drive. Approximately 0.74 acres	Irving P&Z Agenda (7/1/24)
Irving	7/1/24	#2024-222-CP	Comprehensive Plan Amendment Case (Rezone)	FROM: Business/Office TO: Manufacturing/Warehouse Located at 5615 Highpoint Drive and 1420 Greenway Drive. Approximately 15.54 acres	Irving P&Z Agenda (7/1/24)
Irving	7/1/24	#2024-200-ZC	Zoning Case (Rezone)	FROM: C-O "Commercial Office" TO: ML-20a "Light Industrial 20a" Located at 5615 Highpoint Drive and 1420 Greenway Drive. Approximately 15.54 acres	Irving P&Z Agenda (7/1/24)

Irving	7/1/24	#2024-202-ZC	Zoning Case (Rezone)	FROM: P-O "Professional Office" TO: C-O "Commercial Office" Located at 2200 W. Irving Boulevard. Approximately 5.46 acres	Irving P&Z Agenda (7/1/24)
Irving	7/1/24	#2024-224-CP	Comprehensive Plan Amendment Case (Rezone)	FROM: Urban Center and Open Space TO: Manufacturing/Warehouse Located at 1301 and 1351 E. John Carpenter Freeway. Approximately 33.89 acres	Irving P&Z Agenda (7/1/24)
Garland	7/8/24	Z 24-05	Zone Change & Concept Plan	Consideration of an application, requesting approval of a change in zoning from Planned Development (PD) District 22-20 for Single-Family Attached (SFA) Uses to a Planned Development (PD) District for Multi-Family-2 (MF-2) District Uses and 2) a Concept Plan for a Planned Development (PD) District for Multi-Family-2 (MF-2) Uses. This property is located at 2200 West Campbell Road.	Garland Plan Commission Meeting (Z 24-05)
Garland	7/8/24	Z 24-25	Zone Change & Concept Plan	Consideration for the Approval of an Amendment to Planned Development (PD) District 18-20 for Mixed Uses and a Concept Plan for Multi-Family-2 (MF-2) Uses. This property is located at 121 & 151 East I-30.	Garland Plan Commission Meeting (Z 24-25)
Frisco	7/23/24	(FP24-0025)	Final Plat	Consider the application for one medical office building and one professional office building on one lot on 2.1± acres on the east side of Coit Road, 1,500± feet south of Charismatic Parkway. Zoned Planned Development-6-Commercial-1	Frisco P&Z Agenda (7/23/24)

Frisco	7/23/24	(FP24-0033)	Final Plat	Consider the Application for one restaurant building, one retail building, one medical office building, and one professional office building on one lot on 2.9 ± acres on the east side of Coit Road, 1,230± feet south of Charismatic Parkway. Zoned Planned Development-6-Commercial-1.	Frisco P&Z Agenda (7/23/24)
Frisco	7/23/24	(FP24-0034)	Final Plat	Four retail buildings, and five medical/professional office buildings on two lots on 7.4± acres on the south side of Main Street, 780± feet east of Coit Road. Zoned Retail.	Frisco P&Z Agenda (7/23/24)
Frisco	7/23/24	(FP24-0035)	Final Plat	453 urban living units on one lot on 10.2± acres on the northwest corner of Whistlestop Lane and Wyndham Lane. Zoned Planned Development-263-Office-2/Retail/Residential.	Frisco P&Z Agenda (7/23/24)
Frisco	7/23/24	(FP24-0037)	Final Plat	11 office buildings on one lot on 6.3± acres on the east side of Preston Road, 1,300± feet north of Rolater Road. Zoned Commercial-1	Frisco P&Z Agenda (7/23/24)
Frisco	7/23/24	(Z24-0003)	Zone Change	A request to rezone 27.0± acres on the north side of Rock Creek Parkway, 1,960± feet west of Lebanon Road ("Property"), to amend the Zoning Ordinance, and to rezone the Property as Planned Development-Patio Home. Zoned Townhome	Frisco P&Z Agenda (7/23/24)

McKinney	7/9/24	24-0043Z2	Zone Change	Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "C2" - Local Commercial District to "C3" - Regional Commercial District, Located at 1565 North Hardin Boulevard	McKinney P&Z Agenda (7/9/24)
McKinney	7/9/24	24-0048Z	Zone Change	Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "C1" - Neighborhood Commercial District, Located at 5353 Virginia Parkway	McKinney P&Z Agenda (7/9/24)
McKinney	7/9/24	24-0055Z	Zone Change	Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" Planned Development District to "C2" - Local Commercial District, Located at the Southeast Corner of McKinney Ranch Parkway and South Lake Forest Drive	McKinney P&Z Agenda (7/9/24)
McKinney	7/23/24	24-0053Z	Zone Change	Conduct a Public Hearing to Consider/Discuss/Act on a Request to Rezone the Subject Property from "PD" - Planned Development District to "C2" - Local Commercial District, Located at the Southeast Corner of Custer Road and Silverado Trail	McKinney P&Z Agenda (7/23/24)
Denton	7/24/24	FR24-0005	Final Replat	Consider a request for a Final Replat of Eagle Creek Phase 3B. The approximately 36.07-acre site is generally located 0.5 miles east of South Bonnie Brae Street and north of Roselawn Drive in the City of Denton	Denton P&Z Agenda (7/24/24)

Denton	7/24/24	FP24-0024a	Final Plat	Consider a request for a Final Plat of Sage Creek Townhomes. The approximately 23.849-acre site is generally located at the northwest corner of the intersection of Audra Lane and Lattimore Street, in the City of Denton	Denton P&Z Agenda (7/24/24)
Denton	7/24/24	PD23-0001a	Zone Change	Hold a public hearing and consider making a recommendation to the City Council regarding a request to rezone approximately 26.151 acres from the Residential 2 (R2) zoning district to Overlay Planned Development with Mixed-Use Neighborhood (PD-MN) base zoning district. The subject site is generally south of Corbin Road and 1,066 feet east of I35-W within the City of Denton	Denton P&Z Agenda (7/24/24)
Denton	7/24/24	Z22-0018a	Zone Change	Hold a public hearing and consider making a recommendation to the City Council regarding a request to rezone approximately 166.1 acres from Residential 2 (R2) zoning district to Mixed-Use Neighborhood (MN) zoning district and Public Facilities (PF) zoning district. The subject site is generally located at the southeast corner of I35-W and Corbin Road in the City of Denton	Denton P&Z Agenda (7/24/24)

<p>Denton</p>	<p>7/24/24</p>	<p>CA24-0001</p>	<p>Comprehensive Plan Amendment Case (Rezone)</p>	<p>Hold a public hearing and consider making a recommendation to the City Council regarding a request for a Comprehensive Plan Amendment to modify the Future Land Use Map to change the designation from Rural Areas to Moderate Residential and Community Mixed Use. The approximately 92.382-acre site is generally located north of Johnson Lane, south of Allred Road, and 2,325 feet east of John Paine Road in the City of Denton</p>	<p>Denton P&Z Agenda (7/24/24)</p>
<p>Denton</p>	<p>7/24/24</p>	<p>Z24-0009</p>	<p>Zone Change</p>	<p>Hold a public hearing and consider making a recommendation to City Council regarding a request to rezone approximately 92.382 acres from Rural Residential (RR) zoning district to Mixed Use Neighborhood (MN) zoning district and Residential 6 (R6) zoning district. The subject site is generally located north of Johnson Lane, south of Allred Road and 2,325 feet east of John Paine Road to the City of Denton</p>	<p>Denton P&Z Agenda (7/24/24)</p>

<p>Mesquite</p>	<p>7/22/24</p>	<p>No. 2024-03</p>	<p>Zoning Text Amendment</p>	<p>Consider amending the Mesquite Zoning Ordinance by making certain additions and deletions to sections contained in Sections 2-203 “Residential Districts: Schedule of permitted uses,” 3-203 “Nonresidential Districts: Schedule of Permitted Uses,” Section 3-700 Accessory Structure Regulations, and Section 6-102 “Definitions” on revising and establishing regulations for accessory electric vehicle charging stations</p>	<p>Mesquite P&Z Agenda (7/22/24)</p>
<p>Mesquite</p>	<p>7/8/24</p>	<p>Z0224-0346</p>	<p>Zone Change & Land Use Standards</p>	<p>Conduct a public hearing and consider approval for a zoning change from General Retail to Planned Development – Multifamily with modified development standards to allow a 133-unit age-restricted multifamily development located at 2910 Motley Drive.</p>	<p>Mesquite P&Z Agenda (7/8/24)</p>
<p>Mesquite</p>	<p>7/8/24</p>	<p>Z0324-0354.</p>	<p>Comprehensive Plan Amendment Case (Rezone)</p>	<p>Conduct a public hearing and consider approval for a comprehensive plan amendment to change the future land use designation from Office to Light Industrial and a zoning change from Planned Development –Light Commercial Ordinance No. 2124 to Planned Development – Industrial to allow a flex office and warehouse development at 1202 IH 30.</p>	<p>Mesquite P&Z Agenda (7/8/24)</p>

Lewisville	7/2/24	24-3577	Zone Change & Land Use	Consideration of a Zone Change From Agriculture Open Space (AO) District to Light Industrial (LI) District, on 6.364-Acres out of the Samuel M. Hayden Survey, Abstract Number 537; Located on the Southwest Corner of State Highway 121 Business and Holfords Prairie Road at 1898 East State Highway 121 Business	Lewisville P&Z Agenda (7/2/24)
Lewisville	7/16/24	24-3606	Final Plat	Consideration of Final Plat of Lovett Addition, Lot 1, Block A, on 6.56 Acres, Out of the Peter Harmonson Survey, Abstract 604, Zoned Light Industrial (LI) District, Located on the South Corner of State Highway 121 Business and Vista Ridge Mall Drive.	Lewisville P&Z Agenda (7/16/24)
Richardson	7/2/24	ZF 24-13 PD	Land Use & Development Plan Amendment	Consider and act on a request to amend the development regulations of the 25.28-acre PD Planned Development District located at 2000 E. Arapaho Road, southwest of the intersection of E. Arapaho Road and Jupiter Road, to increase the number of multi-family units and modify the minimum unit size. (APPROVED)	Richardson P&Z Agenda (7/2/24)

<p>Bedford</p>	<p>7/25/24</p>	<p>ZTA 24-001</p>	<p>Zoning Text Amendment</p>	<p>Conduct a public hearing and consider making a recommendation to the City Council regarding a text amendment to the Zoning Ordinance, specifically Appendix B, Chapter 3 "Permitted Uses" Section 3.2 Explanation of Uses and Specific Use Permit Requirements" to create a definition for an Automotive Engineering and Restoration use.</p>	<p>Bedford P&Z Agenda (7/25/24)</p>
<p>Cedar Hill</p>	<p>7/23/24</p>	<p>Ordinance No. 2024-812</p>	<p>Land Use & Development Impact Fee Revised Schedules</p>	<p>Conduct a public hearing and consider the adoption of Ordinance No. 2024-812 which updates the land use assumptions, capital improvement plans for water, wastewater, and roadway facilities and adopts a revised fee schedule. The proposed roadway impact fee rate would follow one service area maximum impact fee per service unit of \$1,059 per vehicle mile, which would be the rate citywide. The proposed water impact fee for a 1" meter is \$4,489 per service unit and the proposed wastewater impact fee would be \$1,686 per service unit. Water and wastewater fees for single-family detached and townhouses shall be reduced by 40%</p>	<p>Cedar Hill P&Z Agenda (7/23/24)</p>

Forney	7/9/24	FP 10671	Final Plat	Discuss and consider approval of a final plat for the 16.11-acre property that is currently vacant and undeveloped. Overland Grove Phase 3B, located west of South F.M. 548. The final plat consists of 50 residential lots and 5 open space lots. The majority of the residential lots are 9,450 square feet in area, with several larger lots also included	Forney P&Z Agenda (7/9/24)
Grapevine	7/16/24	Z24-03	Zone Change & Land Use	Conduct a public hearing relative to an application requesting to rezone 28.7 acres from "HCO", Hotel Corporate Office District to "CC", Community Commercial District	Grapevine P&Z Agenda (7/16/24)
Grapevine	7/16/24	Z24-04	Zone Change & Land Use	Conduct a public hearing relative to an application requesting to subdivide one lot into three lots and to rezone 0.429 acre from "HC", Highway Commercial District to "R-7.5", Single Family District for two single-family dwellings	Grapevine P&Z Agenda (7/16/24)
Grapevine	7/16/24	Z24-05 & CP24-01	Zone Change, Land Use & Concept Plan	Conduct a public hearing relative to an application requesting to to rezone 11.3 acres from "CC", Community Commercial District and "PO", Professional Office District to "R-7.5" Single Family District and "R-12.5", Single Family District for 21 single-family dwellings. The subject property is located at 1600 West Northwest Highway.	Grapevine P&Z Agenda (7/16/24)

Mansfield	7/1/24	ZC 24-6054	Zone Change	Public Hearing on a Change of Zoning from SF-12/22 Single-Family Residential District to PD Planned Development District for commercial and attached single-family residential (rowhouse) uses on approximately 10.574 acres described as Block 1, Lots 1 and 2R of the RW Roberts Addition, Tarrant County, TX, located at 650 and 700 N. Holland Rd. (ZC#23-019)	Mansfield P&Z Minutes (7/1/24)
Rockwall	7/1/24	P2024- 024	Final Re-Plat & Land Use	Consider the approval of a Replat for Lot 8, Block A, Walmart Supercenter Addition on a 2.003-acre parcel of land identified Lot 4, Block A, Wal-Mart Super Center Addition, City of Rockwall, zoned Commercial (C) District, situated within the IH -30 Overlay (IH -30 OV) District, situated along the east side of White Hills Drive south of Suncrest Drive	Rockwall City Council Minutes (7/1/24)
Rowlett	7/23/24	P2024-3a	Final Plat	Consider action to approve the Lakeview Business District Final Plat Phase 2. The approximately 16.798-acre tract is located at the northeast corner of the President George Bush Turnpike and Merritt Road situated in the James Hamilton Survey, Abstract No. 544, in the City of Rowlett,	Rowlett P&Z Agenda (7/23/24)

<p>Rowlett</p>	<p>7/23/24</p>	<p>OA-4d</p>	<p>Ordinance Amendment</p>	<p>Amend Ordinance No. 011-24 for a Planned Development (PD) District with an underlying base zoning of General Commercial/Retail (C-2) District for a food truck park, 2,220 square feet building, and a dog park with amenities. The 3.19-acre property is located directly north of the intersection of Lakeview Parkway and Shipp Road, situated in the James Hobbs Abstract, in the City of Rowlett.</p>	<p>Rowlett P&Z Agenda (7/23/24)</p>
<p>Rowlett</p>	<p>7/23/24</p>	<p>ZC-4e</p>	<p>Zone Change</p>	<p>Rezone the subject property from Limited Commercial/Retail (C-1) District to Planned Development (PD) District with a base zoning of Limited Commercial/Retail (C-1) for Automatic Carwash 2) Approve Conceptual Plans to construct a carwash 3) Amend the official Zoning Map of the City. The property is located approximately 320 feet northeast of the intersection of Castle Road and Rowlett Road consisting of a 2.81 acre</p>	<p>Rowlett P&Z Agenda (7/23/24)</p>

<p>Rowlett</p>	<p>7/23/24</p>	<p>CPA-4g</p>	<p>Comprehensive Plan Amendment</p>	<p>Conduct a public hearing and consider a recommendation to the City Council regarding an amendment to the comprehensive zoning ordinance at Section 77-301 "Table of Allowed Uses" at Table 3.1-1 as follows: (1) to only allow "Car wash, Self-service" and "Car wash, commercial" uses in Zoning Districts M-1 and M-2 with a Special Use Permit, and (2) to only allow "vehicle service and repair, light" use in Zoning Districts C-1, C-2, M-1, and M-2 with a Special Use Permit.</p>	<p>Rowlett P&Z Agenda (7/23/24)</p>
<p>Allen</p>	<p>7/16/24</p>	<p>Regular Agenda Item 4.1</p>	<p>Land Development Code Amendment</p>	<p>Conduct a Public Hearing and consider a request to amend the Allen Land Development Code by amending Section 4.20.2, "Schedule of principal uses" by adding "CBD Shop"; amending Section 6.06., "Supplemental Use Regulations," by adding Section 6.06.17, "CBD Shops" relating to the supplemental development and use regulations for CBD Shops; and amending Appendix A "Definitions" by adding the definition of "CBD Shop"</p>	<p>Allen P&Z Agenda (7/16/24)</p>

Allen	7/16/24	Consent Agenda Item 3.3	Final Plat	Consider a request for a Final Plat of 44.714± acres in the Jonathan Phillips Survey, Abstract No. 719, generally located on the northeast corner of Chelsea Boulevard and Ridgeview Drive. The subject plat proposes to create a total of fourteen lots, six of which are designated as open space and/or common properties, The remaining eight lots will vary in size from 1.012 to 7.707 acres and will be used for the development of residential and commercial uses	Allen P&Z Agenda (7/16/24)
Plano	7/15/24	ZC2024-002	Zone Change & Land Use	Request to rezone from Corridor Commercial and Planned Development-123-Downtown Business/Government to Planned Development-123-Downtown Business/Government on 8.6 acres located on the south side of 14th Street, 330 feet east of U.S. Highway 75	Plano P&Z Minutes (7/15/24)
Ennis	7/8/24	P&Z Case No. 24.06.04	Final Plat	Conduct a public hearing and discuss and consider approving a FINAL PLAT for Phase 1C of the Prairie View Subdivision consisting of 139 residential lots and 4 common area lots and measuring approximately 35.406 acres, located in the Owen Shannon Survey, Abstract No. 989, City of Ennis	Ennis P&Z Agenda (7/8/24)
Colleyville	7/8/24	ZC24-009	Zone Change & Land Use	Consideration of a Rezoning from AG Agricultural to R-40 Single Family Residential located at 6001 Pleasant Run Road	Colleyville Agenda (7/8/24)

Colleyville	7/8/24	ZC24-014	Zone Change & Land Use	Consideration of a Rezoning from AG Agricultural and RE Single Family 'Estate' Residential district to R-40 Single Family Residential located at 2417 Wilkes Drive and 6900 Pool Road	Colleyville Agenda (7/8/24)
Coppell	7/18/24	CASE No.: PD-317-C	Zone Change & Land Use	Consider approval of a zoning change request from C (Commercial) to PD-317-C (Planned Development-317 - Commercial), to approve a new Detail Site Plan for a 1,800-sf office building on 0.23 acres of property located at 192 Southwestern Blvd	Coppell Agenda (7/18/24)
Posper	7/2/24	(DEVAPP-24-0059)	Final Plat	Consider and act upon a request for a Final Plat for 1.6± acres, located north of US Highway 380 (University Drive) and 480± feet east of FM 1385	Prosper Agenda (7/2/24)
Royse City	7/11/24	Public Hearing Item 1	Zone Change & Land Use	Consider an application for a zone change from (A) Agriculture to Commercial District (C2) for land located south of I-30 and north of CR 2515, addressed as 6931 W. I-30.	Royse City Agenda (7/11/24)
Weatherford	7/10/24	ZCH2024-0009.	Zone Change & Zone Map Amendment	Consider a request for a zoning map amendment from C1 General Commercial to R1 One-Family Residential on a 0.246-acre tract located at 114 E. Rentz Street, City of Weatherford	Weatherford Agenda (7/10/24)

Highland Village	7/16/24	Agenda Item #4	Zone Change & Land Use	Consider an application requesting to change the current zoning on a 3.96± acre tract located at 102 Barnett Boulevard, which is presently zoned as SF-40, by enacting a Planned Development District for Patio Homes consisting of twenty-five (25) lots.	Highland Village Agenda (7/16/24)
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