

# 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

March 2, 2023

Briefing - 9:00 AM

Public Hearing - 12:30 PM

RECEIVED

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CITY SECRETARY  
DALLAS, TEXAS



**AGENDA  
CITY PLAN COMMISSION MEETING  
THURSDAY, MARCH 2, 2023  
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 Urban Design's Office.

The public is encouraged to attend the meeting virtually; however, City Hall is available for those wishing to attend the meeting in person following all current pandemic-related public health protocols.

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=mc1784f42553e9c238d2369c2ae49e2a2>

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

**BRIEFING ITEMS:** Item 1

**APPROVAL OF MINUTES**

**ACTION ITEMS:**

MISCELLANEOUS ITEMS Item 2

ZONING CASES – UNDER ADVISEMENT Item 3

ZONING CASES – INDIVIDUAL Items 4-6

DEVELOPMENT CODE AMENDMENTS Items 7-8

**SUBDIVISION DOCKET:**

SUBDIVISION CASES – CONSENT Items 9-16

SUBDIVISION CASES – RESIDENTIAL REPLATS Item 17

CERTIFICATES OF APPROPRIATENESS FOR SIGNS – CONSENT Items 18-21

**APPORTIONMENT OF EXACTION APPEAL - UNDER ADVISEMENT:** Item 22

**LANDMARK COMMISSION APPEAL - UNDER ADVISEMENT:** Item 23

**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 pistola oculta), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola oculta."*

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

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

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

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

**CALL TO ORDER****BRIEFINGS:**

1. [23-690](#) Ethics  
City Attorney's Office

**PUBLIC TESTIMONY:****APPROVAL OF MINUTES:**

Approval of Minutes of the February 16, 2023 City Plan Commission Hearing.

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

2. [23-691](#) An application for a minor amendment to the development plan and landscape plan for a retirement housing community use on a portion of property zoned Zone A within Planned Development District No. 695, at the southeast corner of Frankford Road and Coit Road.

Staff Recommendation: **Approval.**

Applicant: Redwood-ERC Dallas, LLC

Representative: Andrew Ruegg, Masterplan

Planner: Hannah Carrasco

Council District: 12

**M212-049(HC)**

**Attachments:** [Case Report](#)  
[M212-049 Development Plan](#)  
[M212-049 Landscape Plan](#)

**Zoning Cases - Under Advisement:**

3. [23-692](#) An application for a Specific Use Permit for a tower/antenna for cellular communication on property zoned Subdistrict 3 within Planned Development District No. 317, the Cedars Area Special Purpose District, on the west line of Cadiz Street, north of Botham Jean Boulevard.  
**Staff Recommendation:** **Approval** for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site/elevation plan and conditions.  
**Applicant:** Crown Castle  
**Representative:** Vincent Gerard & Associated Inc.  
**Planner:** Michael Pepe  
**Council District:** 2  
**Z212-322(MP)**

**Attachments:** [Z212-322\(MP\) Case Report](#)  
[Z212-322\(MP\) Site/Elevation Plan](#)

**Zoning Cases - Individual:**

4. [23-693](#) An application for a Specific Use Permit for a community service center on property zoned Planned Development District No. 765, on the southeast corner of Mapleshade Lane and Oxford Drive.  
**Staff Recommendation:** **Approval** for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan and staff's recommended conditions.  
**Applicant:** Plano Independent School District  
**Representative:** Karl Crawley, Masterplan  
**Planner:** Michael Pepe  
**Council District:** 12  
**Z212-326(MP)**

**Attachments:** [Z212-326\(MP\) Case Report](#)  
[Z212-326\(MP\) Site Plan](#)

5. [23-694](#) An application for a D(A) Duplex 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 Sidney Street, northeast of 2nd Avenue.  
**Staff Recommendation:** **Denial.**  
**Applicant:** Invest in South Dallas LLC  
**Representative:** Anish Thakrar  
**Planner:** Ryan Mulkey  
**Council District:** 7  
**Z212-354(RM)**

**Attachments:** [Z212-354\(RM\) Case Report](#)

6. [23-695](#) An application for a Specific Use Permit for a public school other than an open-enrollment charter school on property zoned an R-5(A) Single Family District on the northwest line of East Kiest Boulevard, between Kellogg Avenue and Sunnyvale Street.  
Staff Recommendation: **Approval**, subject to a site plan, a traffic management plan, and conditions.  
Applicant: Dallas Independent School District  
Representative: Elsie Thurman, Land Use Planning & Zoning Services  
Planner: Jenniffer Allgaier  
Council District: 4  
**Z223-107(JA)**
- Attachments:** [Z223-107\(JA\) Case Report](#)  
[Z223-107\(JA\) Site Plan](#)  
[Z223-107\(JA\) Traffic Management Plan](#)

**Development Code Amendments:**

7. [23-696](#) Consideration of amending Chapters 51 and 51A of the Dallas Development Code Sections 51A-2.102 “Definitions”, 51A-4.408 “Maximum Building Height”, and related sections with consideration to be given to modify how building height is measured, how grade is established, and provide clarifications.  
Staff Recommendation: **Approval**.  
Zoning Ordinance Advisory Committee Recommendation: **Approval**.  
Postpone From: February 2, 2023.  
Planner: Steven Doss  
Council District: All  
**DCA212-006(SD)**
- Attachments:** [DCA212-006\(SD\) Case Report](#)
8. [23-697](#) Consideration of amending Chapter 51A of the Dallas Development Code, Section 51A-4.701(d), “Two year limitation” to revise the applicability of the two-year limitation, the standard for the waiver of two-year limitation, and related regulations.  
Staff Recommendation: **Approval** of staff’s proposed amendments.  
Zoning Ordinance Advisory Committee Recommendation: **Approval** of ZOAC proposed amendments.  
Planner: Lori Levy  
Council District: All  
**DCA212-007(LL)**
- Attachments:** [DCA212-007\(LL\) Case Report](#)

**SUBDIVISION DOCKET:**Consent Items:

9. [23-698](#) An application to replat a 8.843-acre tract of land containing all of Lot 3 in City Block L/8466 and a tract of land in City Block L/8466 to create three lots ranging in size from 1.320-acre to 5.650-acre on property located on Olympus Boulevard at Lock street, northwest corner.  
Applicant/Owner: Cypress Water Land A, Ltd, Cypress Water Land B, Ltd, Cypress Water Land C, Ltd, The Neighborhoods of Cypress Water Association, Inc.  
Surveyor: KFM Engineering & Design  
Application Filed: February 3, 2023  
Zoning: PD 741  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Mohammad Bordbar  
Council District: 6  
**S223-068**

**Attachments:** [S223-068 Case Report](#)  
[S223-068 Plat](#)

10. [23-699](#) An application to create one 60.36-acre lot from a tract of land on property located in the Dallas Extra Territorial Jurisdiction (ETJ) on Farm to Market Road No. 740, north of Cool Water Circle.  
Applicant/Owner: Oncor Electric Delivery Company, LLC  
Surveyor: Dunaway Associates, L.P.  
Application Filed: February 3, 2023  
Zoning: N/A  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Mohammad Bordbar  
Council District: N/A  
**S223-069**

**Attachments:** [S223-069 Case Report](#)  
[S223-069 Plat](#)



11. [23-700](#) An application to create five lots ranging in size from 5.439-acres to 18.182-acres from a 45.139-acre tract of land in City Block A/8178 on property located on Alexis Drive, east of Preston Road/State Highway 289.  
Applicant/Owner: Tonti Properties  
Surveyor: Spiars Engineering, Inc.  
Application Filed: February 3, 2023  
Zoning: MF-2(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Mohammad Bordbar  
Council District: 11  
**S223-070**

**Attachments:** [S223-070 Case Report](#)  
[S223-070 Plat](#)

12. [23-701](#) An application to replat a 2.528-acre tract of land containing all of Lots 1, 2, 6, and 3A in City Block G/889 to create one lot on property located on Botham Jean Boulevard, between Corinth Street and Parker Street.  
Applicant/Owner: Popeyes Texas Partners, LLC  
Surveyor: Spiars Engineering, Inc.  
Application Filed: February 3, 2023  
Zoning: PD 317 (Subdistrict 3)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Mohammad Bordbar  
Council District: 2  
**S223-071**

**Attachments:** [S223-071 Case Report](#)  
[S223-071 Plat](#)

13. [23-702](#) An application to replat a 4.708-acre tract of land containing all of Lots 1 through 10 in City Block H/888, tract of land in City Block H/888 and an abandoned portion on of Alma Street to create one lot on property located on Botham Jean Boulevard, east of Parker Street.  
Applicant/Owner: Magnolia Goodson Road, LTD.  
Surveyor: Spiars Engineering, Inc.  
Application Filed: February 3, 2023  
Zoning: PD 317 (Subdistrict 3)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Mohammad Bordbar  
Council District: 2  
**S223-072**

**Attachments:** [S223-072 Case Report](#)  
[S223-072 Plat](#)

14. [23-703](#) An application to replat a 0.326-acre tract of land containing all of Lots 2, 3, and 4 in City Block 3/2001 to create one 5,119 square foot lot and one 9,082 square foot lot on property located on Belmont Avenue, south of Fitzhugh Avenue.  
Applicant/Owner: IGS Construction, LLC  
Surveyor: CBG Surveying Texas, LLC  
Application Filed: February 3, 2023  
Zoning: MF-2(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Mohammad Bordbar  
Council District: 2  
**S223-074**  
  
**Attachments:** [S223-074 Case Report](#)  
[S223-074 Plat](#)
15. [23-704](#) An application to replat a 0.5682-acre tract of land containing all of Lots 5, 6, and 7 in City Block D/2356 on property located on Mail Avenue, north of Rural Avenue.  
Applicant/Owner: Restudio  
Surveyor: Urban Strategy  
Application Filed: February 6, 2023  
Zoning: MF-2(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Mohammad Bordbar  
Council District: 2  
**S223-075**  
  
**Attachments:** [S223-075 Case Report](#)  
[S223-075 Plat](#)
16. [23-705](#) An application to create one 20.172-acre lot from a tract of land in City Block 1/8525 on property located on Dowdy Ferry Road, south of Plainview Drive.  
Applicant/Owner: A&F Industrial, LLC  
Surveyor: Eagle Surveying  
Application Filed: February 6, 2023  
Zoning: IR  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Mohammad Bordbar  
Council District: 8  
**S223-076**  
  
**Attachments:** [S223-076 Case Report](#)  
[S223-076 Plat](#)

Residential Replats:

17. [23-706](#) An application to replat a 1.44-acre tract of land containing a portion of Lots 19 and 20 in City Block C/6657 to create 3 lots ranging in size from 19,805 square feet to 23,064 square feet on property located on North Acres Drive, north of Grady Lane.  
Applicant/Owner: Alfredo Romero  
Surveyor: CBG Surveying Texas, LLC  
Application Filed: February 3, 2023  
Zoning: R-7.5(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Mohammad Bordbar  
Council District: 5  
**S223-073**

**Attachments:** [S223-073 Case Report](#)  
[S223-073 Plat](#)

Certificate of Appropriateness for Signs:Consent Items:

18. [23-707](#) An application for a Certificate of Appropriateness by Monica Ortiz of Barnett Signs, Inc., for a 216.3-square-foot of illuminated attached sign at 302 South Houston Street (north elevation).  
Staff Recommendation: **Approval.**  
Applicant: Monica Ortiz of Barnett Signs, Inc.  
Owner: BMR Dallas Downtown Investments, LLC  
Planner: Jason Pool  
Council District: 14  
**2301050004**

**Attachments:** [2301050004 Case Report](#)

19. [23-708](#) An application for a Certificate of Appropriateness by Patrick Riland of Petri Electric, Inc., for a 273.8-square-foot illuminated attached sign at 2000 McKinney Avenue, Ste. 810 (northwest elevation).  
Staff Recommendation: **Approval.**  
Applicant: Patrick Riland of Petri Electric, Inc.  
Owner: Union Investment Real Estate, GmbH  
Planner: Jason Pool  
Council District: 14  
**2301160001**

**Attachments:** [2301160001 Case Report](#)

20. [23-709](#) An application for a Certificate of Appropriateness by Patrick Riland of Petri Electric, Inc., for a 273.8-square-foot illuminated attached sign at 2000 McKinney Avenue, Ste. 810 (southeast elevation).  
**Staff Recommendation: Approval.**  
**Applicant:** Patrick Riland of Petri Electric, Inc.  
**Owner:** Union Investment Real Estate, GmbH  
**Planner:** Jason Pool  
**Council District:** 14  
**2301160002**

**Attachments:** [2301160002 Case Report](#)

21. [23-710](#) An application for a Certificate of Appropriateness by Patrick Riland of Petri Electric, Inc., for a 96-square-foot non-illuminated attached sign at 2000 McKinney Avenue, Ste. 810 (southwest elevation).  
**Staff Recommendation: Approval.**  
**Applicant:** Patrick Riland of Petri Electric, Inc.  
**Owner:** Union Investment Real Estate, GmbH  
**Planner:** Jason Pool  
**Council District:** 14  
**2301160003**

**Attachments:** [2301160003 Case Report](#)

**Apportionment of Exaction Appeal - Under Advisement:**

22. [23-711](#) Consideration of an appeal to the director's apportionment determination associated with Plat No. S178-288 to improve Los Angeles Boulevard on the property located at Los Angeles Boulevard if extended south of Blue Ridge Boulevard with an approved all weather paving material to a width of 20 feet; dedication of an alley easement; construction of a detention pond that will serve the drainage needs of the development; and construction of new off-site water and wastewater extensions that are necessary to adequately serve the development.  
**UA From:** February 16, 2023.  
**Council District:** 3

**Attachments:** [Apportionment of Exaction Appeal The Record](#)  
[Apportionment of Exaction Appeal Appellant Brief & Attachments](#)  
[Apportionment of Exaction Appeal City Position Statement & Exhibit](#)  
[Apportionment of Exaction Appeal Notification Letter](#)

**Landmark Commission Appeal - Under Advisement:**

23. [23-712](#) An appeal of the Landmark Commission's decision of (1) denial without prejudice to paint exterior (Body: Blue, Trim: White); and (2) denial with prejudice to replace thirty-one aluminum windows with wood composite windows.

Staff Recommendation: **Denial without prejudice** for item #1 and **approval** with conditions for item #2.

Landmark Commission Recommendation: **Denial without prejudice** for item #1 and **denial with prejudice** for item #2.

Postpone From: February 2, 2023.

UA From: January 5, 2023.

Planner: Rhonda Dunn

Council District: 2

Location: 4512-4518 Sycamore Street

**CA212-574(RD)**

**Attachments:** [CA212-574\(RD\) The Record](#)  
[CA212-574\(RD\) Transcript](#)  
[CA212-574\(RD\) City Brief](#)  
[CA212-574\(RD\) Appellant Brief](#)

**OTHER MATTERS:****ADJOURNMENT**

## CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

**Tuesday, February 28, 2023**

**ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING** - Tuesday, February 28, 2023, at 9:00 a.m., in Room 6ES, at City Hall and by videoconference, to consider (1) **DCA223-004** - Consideration of amending Chapters 51 and 51A of the Dallas Development Code, Sections 51-4.217(b) (20) and 51A-4.217(b)(11.1), “Temporary inclement weather shelter” and related sections with consideration being given to appropriate spacing requirements between temporary inclement weather shelters and the central business district. The public may attend the meeting via the videoconference link: <https://bit.ly/ZOAC022823>.

**Tuesday, March 14, 2023**

**SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC) MEETING** - Tuesday, March 14, 2023, at 10:00 a.m., in Room 5BN at City Hall and by video conference via <https://bit.ly/SSDAC031423>.

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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]