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**CITY SECRETARY  
DALLAS, TEXAS**

**City of Dallas**

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

**Public Notice**

**230396**

**POSTED** CITY SECRETARY  
DALLAS, TX



**City Plan Commission**

**May 4, 2023**

**Briefing - 10:00 AM**

**Public Hearing - 12:30 PM**

CITY PLAN COMMISSION  
THURSDAY, MAY 4, 2023  
AGENDA

**BRIEFINGS:** **Videoconference/5ES\*** **10:00 a.m.**

(The City Plan Commission may be briefed on any item on the agenda if it becomes necessary.)

**PUBLIC HEARINGS:** **Videoconference/Council Chambers\*** **12:30 p.m.**

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

**PURPOSE: To consider the attached agendas.**

**\* All meeting rooms and chambers are located in Dallas City Hall, 1500 Marilla, Dallas, Texas**

The City Plan Commission meeting will be held by videoconference and in the Council Chambers, 6th Floor at City Hall. Individuals who wish to listen to the meeting, may participate by video by joining Cisco Webex Link: <https://bit.ly/CPC-050423> or by calling the following phone number: **Webinar number: 2499 939 1842** (Webinar password: dallas (325527 from phones)) and by **phone: +1-469-210-7159 United States Toll (Dallas) or +1-408-418-9388 United States Toll (Access code: 2499 939 1842) Password (if required) 325527.**

Individuals and interested parties wishing to speak must register with the Planning and Urban Design Department by registering online at <https://dallascityhall.com/government/meetings/Pages/city-plan-commission.aspx> or call (214) 670-4209, by 3:00 p.m., Wednesday, May 3, 2023, eighteen (18) hours prior to the meeting date and time.

Las personas y las partes interesadas que deseen hablar deben registrarse en el Departamento de Planificación y Diseño Urbano registrándose en línea en <https://dallascityhall.com/government/meetings/Pages/city-plan-commission.aspx> o llamando al (214) 670-4209, antes de las 3:00 p.m. del miércoles 3 de mayo de 2023, dieciocho (18) horas antes de la fecha y hora de la reunión.

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 City of Dallas will make "Reasonable Accommodations/Modifications" to programs and/or other related activities to ensure any and all residents have access to services and resources to ensure an equitable and inclusive meeting. Anyone requiring auxiliary aid, service, and/or translation(interpreter) to fully participate in the meeting should notify the Planning and Urban Design Department by emailing [yolanda.hernandez@dallas.gov](mailto:yolanda.hernandez@dallas.gov), calling (214) 670-4209 or TTY (800) 735-2989, at least seventy-two (72) hours (3 days) prior to the scheduled meeting. A video stream of the meeting will be available twenty-four (24) hours after adjournment by visiting <https://dallastx.new.swagit.com/views/113>.

Se anima al público a asistir a la reunión virtualmente; sin embargo, la audiencia está disponible para aquellos que deseen asistir en persona siguiendo todos los protocolos actuales de salud pública relacionados con la pandemia. La ciudad de Dallas llevará a cabo "Adecuaciones/Modificaciones Razonables" a los programas y/u otras actividades relacionadas para asegurar que todos y cada uno de los residentes tengan acceso a los servicios y recursos para asegurar una reunión equitativa e inclusiva. Cualquier persona que requiera asistencia adicional, servicio, y/o traducción (intérprete) para poder participar de forma íntegra en la reunión debe notificar a Departamento de Planificación y Diseño Urbano enviando un correo electrónico a [yolanda.hernandez@dallas.gov](mailto:yolanda.hernandez@dallas.gov), llamando al (214) 670-4209 o TTY (800) 735-2989, por lo menos setenta y dos (72) horas (3 días) antes de la reunión programada. Una transmisión en video de la reunión estará disponible dos días hábiles luego de la finalización de la reunión en <https://dallastx.new.swagit.com/views/113>.

**AGENDA  
CITY PLAN COMMISSION MEETING  
THURSDAY, MAY 4, 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=mf2341dd9340373126d0f21fdea7b2188>

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

**APPROVAL OF MINUTES**

**ACTION ITEMS:**

ZONING CASES – CONSENT Items 1-2

**SUBDIVISION DOCKET:**

SUBDIVISION CASES – CONSENT Items 3-12

SUBDIVISION CASES – RESIDENTIAL REPLAT Item 13

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

Approval of Minutes of the April 20, 2023 City Plan Commission Hearing.

**ACTIONS ITEMS:****Zoning Cases - Consent:**

1. [23-1237](#) An application for a Planned Development District for WMU-5 Walkable Urban Mixed Use District uses on property zoned an IR Industrial/Research District on the southwest line of South Haskell Avenue, southeast of Interstate 30.  
Staff Recommendation: **Approval**, subject to conditions.  
Applicant: Larkspur Acquisitions LLC  
Representative: Rob Baldwin, Baldwin Associates, LLC  
Planner: Michael Pepe  
Council District: 2  
**Z212-287(MP)**

**Attachments:** [Z212-287\(MP\) Case Report](#)

2. [23-1238](#) An application for a Specific Use Permit for a private school on property within an R-7.5(A) Single Family District, on the south corner of Easton Road and East Lake Highlands Drive.  
Staff Recommendation: **Approval** for a two-year period with eligibility for automatic renewals for additional two-year periods, subject to a site plan, a traffic management plan, and conditions.  
Applicant: Highlands Christian School  
Representative: Jennifer Hiromoto, Buzz Urban Planning  
Planner: Andreea Udrea  
Council District: 9  
**Z223-207(AU)**

**Attachments:** [Z223-207\(AU\) Case Report](#)  
[Z223-207\(AU\) Site Plan](#)  
[Z223-207\(AU\) Traffic Management Plan](#)

**SUBDIVISION DOCKET:**Consent Items:

3. [23-1239](#) An application to create a 17-lot shared access development with lots ranging in size from 2,865 square feet to 5,089 square feet from a 1.479-acre tract of land in City Block T/2922 on property located on Ellsworth Avenue, east of McMillan Avenue.  
Applicant/Owner: MMM Street Village, LLC  
Surveyor: Gonzalez & Schneeberg Engineers-Surveyors  
Application Filed: April 5, 2023  
Zoning: MF-2(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Mohammad Bordbar  
Council District: 14  
**S223-118**

**Attachments:** [S223-118 Case Report](#)  
[S223-118 Plat](#)

4. [23-1240](#) An application to create 3 lots ranging in size from 4,298 square feet to 5,999 square feet from a 0.343-acre tract of land in City Block T/2922 on property located on Ellsworth Avenue at McMillan Avenue, southwest corner.  
Applicant/Owner: MMM Street Village, LLC  
Surveyor: Gonzalez & Schneeberg Engineers-Surveyors  
Application Filed: April 5, 2023  
Zoning: MF-2(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Mohammad Bordbar  
Council District: 14  
**S223-119**

**Attachments:** [S223-119 Case Report](#)  
[S223-119 Plat](#)

5. [23-1241](#) An application to replat a 1.488-acre tract of land containing all of lots 11 through 18 in City Block A/801 to create one lot on property located on Willow Street, at the terminus of Bank Street.  
Applicant/Owner: Bloc House, Willow Partners, LP, Hillstone Construction & Development, LLC  
Surveyor: Peiser & Mankin Surveying, LLC  
Application Filed: April 5, 2023  
Zoning: MF-2(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Mohammad Bordbar  
Council District: 2  
**S223-120**
- Attachments**: [S223-120 Case Report](#)  
[S223-120 Plat](#)
6. [23-1242](#) An application to create one 1.0496-acre lot and one 3.8561-acre lot from a 4.9534-acre tract of land in City Block A/6049 on property located on Ledbetter Drive / State Highway Loop No. 12, east of Hampton Road.  
Applicant/Owner: DFW land Holdings, LLC  
Surveyor: Kimley-Horn and Associates, Inc.  
Application Filed: April 5, 2023  
Zoning: RR  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Mohammad Bordbar  
Council District: 3  
**S223-121**
- Attachments**: [S223-121 Case Report](#)  
[S223-121 Plat](#)
7. [23-1243](#) An application to replat a 0.133-acre tract of land containing part of Lots 21 and 22 in City Block 8/7234 to create one 2,935 Square feet and one 2,876 square feet lot on property located on Hampton Road, north on Akron Street.  
Applicant/Owner: Fitos Investments Group, LLC  
Surveyor: Burns Surveying  
Application Filed: April 6, 2023  
Zoning: IR  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Mohammad Bordbar  
Council District: 6  
**S223-122**
- Attachments**: [S223-122 Case Report](#)  
[S223-122 Plat](#)

8. [23-1244](#) An application to create an 8-lot shared access development with lots ranging in size from 1,618 square feet to 3,057 square feet from a 0.390-acre tract of land containing part of Lot 11 and all of Lots 12 through 14 in City Block 10/658 on property located on Peak Street, North of Munger Avenue.  
Applicant/Owner: Highfield Partners 1, LLC  
Surveyor: Votex Surveying Company  
Application Filed: April 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  
**S223-123**

**Attachments:** [S223-123 Case Report](#)  
[S223-123 Plat](#)

9. [23-1245](#) An application to replat a 0.344-acre tract of land containing all of Lots 4 through 9 in City Block L/6364 to create one lot on property located on Lucky Lane, north of Doug Drive.  
Applicant/Owner: Progress Investment, LLC  
Surveyor: ARA Surveying  
Application Filed: April 6, 2023  
Zoning: IR  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Mohammad Bordbar  
Council District: 6  
**S223-124**

**Attachments:** [S223-124 Case Report](#)  
[S223-124 Plat](#)



10. [23-1246](#) An application to create one 2.478-acre (107,941 square feet) lot from a tract of land in City Block 8768 on property located on Teagarden Road, east of Fountaindale Drive.  
Applicant/Owner: Alejandro Escobedo Molina  
Surveyor: ARA Surveying  
Application Filed: April 7, 2023  
Zoning: R-10(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Mohammad Bordbar  
Council District: 8  
**S223-125**

**Attachments:** [S223-125 Case Report](#)  
[S223-125 Plat](#)

11. [23-1247](#) An application to create one 0.73-acre lot and one 0.83-acre lot from a 1.56-acre tract of land in City Block D/7937 on property located on Mockingbird Lane, west of Oak Brook Boulevard.  
Applicant/Owner: PNXY limited Partnership  
Surveyor: CBG surveying  
Application Filed: April 7, 2023  
Zoning: MU-3  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Mohammad Bordbar  
Council District: 2  
**S223-126**

**Attachments:** [S223-126 Case Report](#)  
[S223-126 Plat](#)

12. [23-1248](#) An application to replat an 18.092-acre tract of land containing all of Lot 1A in City Block A/7558 to create one 0.4302-acre lot and one 17.662-acre lot on property located on Hampton Road, South of Lyndon B. Johnson Freeway / Interstate Highway No. 20.  
Applicant/Owner: Lowe's Home Center, Inc.  
Surveyor: Stantec Consulting Services, Inc.  
Application Filed: April 7, 2023  
Zoning: PD 240 (Tract 1B)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Mohammad Bordbar  
Council District: 8  
**S223-128**

**Attachments:** [S223-128 Case Report](#)  
[S223-128 Plat](#)

Residential Replats:

13. [23-1249](#) An application to replat a 0.186-acre (8,120 square feet) tract of land containing all of Lot 14 in City Block D/7247 to create one 6,120 square feet lot and one 2,000 square feet lot on property located on Pollard Street at Hearne Avenue, southwest corner.  
Applicant/Owner: NLP next Level Pros, LLC  
Surveyor: Seth Ephraim Osabutey  
Application Filed: April 7, 2023  
Zoning: TH-3(A)  
Staff Recommendation: **Denial.**  
Planner: Mohammad Bordbar  
Council District: 6  
**S223-127**

**Attachments:** [S223-127 Case Report](#)  
[S223-127 Plat](#)

**OTHER MATTERS:**

Consideration of Appointments to CPC Committees:

**ADJOURNMENT**

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**CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS****Tuesday, May 2, 2023**

**ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING** - Tuesday, May 2, 2023, at 9:00 a.m., in Room 6ES, at Dallas City Hall, 1500 Marilla Street, Dallas, TX 75201, and by videoconference, to consider (1) **DCA223-002** - Consideration of amending Chapters 51 and 51A of the Dallas Development Code, with consideration to be given to amending Sections 51-4.204(4), "Child-Care Facility;" 51-4.204(6), "Adult Day Care Facility;" 51-4.217(b)(10) "Day home;" 51A-4.204(1), "Adult Day Care Facility;" 51A-4.204(3), "Child-Care Facility;" 51A-4.217(b)(7.1) "Day home;" 51A-13.306(b), "Use Chart;" and related sections with consideration to be given to appropriate zoning districts and developing appropriate standards associated with adult day care facilities and child-care facilities. The public may attend the meeting via the videoconference link: <https://bit.ly/ZOAC050223>.

**Thursday, May 4, 2023**

**SUBDIVISION REVIEW COMMITTEE (SRC) MEETING** – Thursday, May 4, 2023, at 8:30 a.m., in the City Hall Council Chambers (6th Floor) and by videoconference, to consider (1) NC223-003 – Consider changing the name of a portion of Grady Niblo Road, East of Spur 408 located between Patriot Ridge Service Road and Kiwanis Road, to "Sharrock Road". The public may attend the meeting via the videoconference link: <https://bit.ly/SRC050423>.

**Tuesday, May 9, 2023**

**COMPREHENSIVE LAND USE PLAN COMMITTEE (CLUP) MEETING** – Tuesday, May 9, 2023, at 8:30 a.m., at City Hall City Council Chambers and by videoconference link <https://bit.ly/CLUP050923> to facilitate a working session with CLUP members on the future placetype map.

**SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC) MEETING** – Tuesday, May 9, 2023, at 10:00 a.m., in Room 5BN at City Hall and by videoconference via <https://bit.ly/SSDAC050923>.

**ARTS DISTRICT SIGN ADVISORY COMMITTEE (ADSAC) MEETING** – Tuesday, May 9, 2023, at 11:00 a.m., in Room 5BN at City Hall and by videoconference via <https://bit.ly/ADSAC050923>.

**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]