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CITY SECRETARY
DALLAS, TEXAS

City of Dallas

POSTED CITY SECRETARY
DALLAS, TX

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



City Plan Commission

May 18, 2023

Briefing - 9:00 AM

Public Hearing - 12:30 PM

**AGENDA
CITY PLAN COMMISSION MEETING
THURSDAY, MAY 18, 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:

<https://dallascityhall.webex.com/dallascityhall/j.php?MTID=maf7723c81b2c55b64715f2af81480c6b>

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

APPROVAL OF MINUTES

ACTION ITEMS:

ZONING CASES – CONSENT	Items 1-8
ZONING CASES – UNDER ADVISEMENT	Items 9-14
ZONING CASES – INDIVIDUAL	Items 15-18

CERTIFICATES OF APPROPRIATNESS FOR SIGNS:

UNDER ADVISEMENT - CASES	Item 19
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OTHER MATTERS:

ITEM FOR RECONSIDERATION	Item 20
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CONSIDERATION OF APPOINTMENTS TO CPC COMMITTEES

ADJOURNMENT

Handgun Prohibition Notice for Meetings of Governmental Entities

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

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

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

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

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

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

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

Approval of Minutes of the May 4, 2023 City Plan Commission Hearing.

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

1. [23-1351](#) An application for an amendment to and renewal of Specific Use Permit No. 1850 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property within Subarea 4 of Planned Development District No. 366, the Buckner Boulevard Special Purpose District, with a D-1 Liquor Control Overlay District, on the southeast corner of Elam Road and South Buckner Boulevard.

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

Applicant: Elam Crossing LP

Representative: Andrew Ruegg, Masterplan

Planner: Andreea Udrea

Council District: 5

Z212-351(AU)

Attachments: [Z212-351\(AU\) Case Report](#)
[Z212-351\(AU\) Site Plan](#)

2. [23-1352](#) An application for the renewal of Specific Use Permit No. 2316 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property within an RR Regional Retail District with a D-1 Liquor Control Overlay, at the northeast line of East Ledbetter Drive, east of South R.L. Thornton Freeway.

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

Applicant: RF & Sons Properties LLC

Representative: Santos Martinez

Planner: Andreea Udrea

Council District: 4

Z223-118(AU)

Attachments: [Z223-118\(AU\) Case Report](#)
[Z223-118\(AU\) Site Plan](#)

3. [23-1353](#) An application for an amendment to Subdistrict No. 1 within Planned Development District No. 842 with an MD-1 Modified Delta Overlay, on the west side of Greenville Avenue, north of Alta Avenue.
Staff Recommendation: **Approval**, subject to revised conditions.
Applicant: Medicapital, Inc.
Representative: Rob Baldwin
Planner: Jennifer Muñoz
Council District: 14
Z223-123(JM)

Attachments: [Z223-123\(JM\) Case Report](#)

4. [23-1354](#) An application for a Specific Use Permit to operate a late hours establishment on property zoned Subdistrict No. 1 within Planned Development District No. 842 with an MD-1 Modified Delta Overlay, on the west side of Greenville Avenue, north of Alta Avenue.
Staff Recommendation: **Approval** for a two-year period, subject to a site plan and conditions.
Applicant: Medicapital, Inc.
Representative: Rob Baldwin
Planner: Jennifer Muñoz
Council District: 14
Z223-124(JM)

Attachments: [Z223-124\(JM\) Case Report](#)
[Z223-124\(JM\) Site Plan](#)

5. [23-1355](#) An application for the renewal of Specific Use Permit No. 2377 for commercial motor vehicle parking on property zoned an IR Industrial Research District, on the southwest corner of Dairy Milk Lane and Zodiac Lane.
Staff Recommendation: **Approval** for a three-year period, subject to a revised site plan, a revised landscape plan, and conditions.
Applicant: CKS Packaging, Inc.
Representative: Rob Baldwin, Baldwin Associates
Planner: Jennifer Muñoz
Council District: 6
Z223-128(JM)

Attachments: [Z223-128\(JM\) Case Report](#)
[Z223-128\(JM\) Revised Site Plan](#)
[Z223-128\(JM\) Revised Landscape Plan](#)

6. [23-1356](#) An application for a Specific Use Permit for a late-hours establishment limited to a restaurant without drive-in or drive-through service use on property zoned ~~Subdistrict No. 2~~ within Planned Development District No. 842, with an MD-1 Modified Delta Overlay, on the southeast corner of Greenville Avenue and Oram Street.
Staff Recommendation: **Approval** for a two-year period, subject to a site plan and conditions.
Applicant: Rye Dallas, LLC
Representative: Rob Baldwin, Baldwin Associates
Planner: Jennifer Muñoz
Council District: 14
Z223-129(JM)
- Attachments:** [Z223-129\(JM\) Case Report](#)
[Z223-129\(JM\) Site Plan](#)
7. [23-1357](#) An application for the renewal of Specific Use Permit No. 1903 for a late-hours establishment limited to a restaurant without drive-in or drive-through service use on property zoned Planned Development District No. 842 for CR Community Retail District uses with an MD-1 Modified Delta Overlay, at the north line of Alta Avenue, west of Greenville Avenue.
Staff Recommendation: **Approval** for a two-year period, subject to a site plan and conditions.
Applicant: Lowgreen PSLTD
Representative: Rob Baldwin, Baldwin Associates
Planner: Andreea Udrea
Council District: 14
Z223-135(AU)
- Attachments:** [Z223-135\(AU\) Case Report](#)
[Z223-135\(AU\) Site Plan](#)
8. [23-1358](#) An application for a Specific Use Permit for a mini-warehouse on property zoned a CR Community Retail District, on the east corner of Lawson Road and Lasater Road.
Staff Recommendation: **Approval** for a five-year period, subject to a site plan and conditions.
Applicant/Representative: Robert Bloom
Planner: Michael Pepe
Council District: 8
Z223-139(MP)
- Attachments:** [Z223-139\(MP\) Case Report](#)
[Z223-139\(MP\) Site Plan](#)

Zoning Cases - Under Advisement:

9. [23-1359](#) An application for a Specific Use Permit for a public school other than an open-enrollment charter school on property zoned an R-7.5(A) Single Family District at the southwest corner of Drury Drive and South Polk Street.
Staff Recommendation: **Approval** for a permanent time period, subject to a site plan, a traffic management plan, and conditions.
Applicant: Dallas Independent School District
Representative: Karl A. Crawley, Masterplan
UA From: February 16, 2023 and April 20, 2023.
Planner: Jennifer Muñoz
Council District: 3
Z212-275(JM)
- Attachments:** [Z212-275\(JM\) Case Report](#)
[Z212-275\(JM\) Site Plan](#)
[Z212-275\(JM\) Traffic Management Plan](#)
10. [23-1360](#) An application for an FWMU-5 Walkable Urban Mixed Use Form Subdistrict on property zoned an R-5(A) Single Family Subdistrict and an NC(E) Neighborhood Commercial Enhanced Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the southwest line of 2nd Street, between Garden Lane and Vannerson Drive.
Staff Recommendation: **Approval.**
Applicant: Watermark South LLC
Representative: Karl Crawley, Masterplan Texas
UA From: March 23, 2023 and April 20, 2023.
Planner: Jennifer Muñoz
Council District: 7
Z212-299(JM)
- Attachments:** [Z212-299\(JM\) Case Report](#)
11. [23-1362](#) An application for a new subarea on property zoned Subarea 4 within Planned Development District No. 316, the Jefferson Area Special Purpose District, on the northwest corner of Sunset Avenue and South Bishop Avenue.
Staff Recommendation: **Approval**, subject to conditions.
Applicant: JDAL Properties, Inc.
Representative: Rob Baldwin, Baldwin Associates
UA From: April 20, 2023.
Planner: Jennifer Muñoz
Council District: 1
Z212-321(JM)
- Attachments:** [Z212-321\(JM\) Case Report](#)

12. [23-1363](#) An application for a new tract on property zoned Tract IV within Planned Development District No. 429, on the south side of Forest Lane, east of Webb Chapel Road.
Staff Recommendation: **Approval**, subject to a revised conceptual plan, a development plan, a landscape plan, and conditions.
Applicant: Upper Image Services, LLC.
Representative: Michael Scarbrough and Anna Rempala, 3KI Consulting Services
UA From: April 20, 2023.
Planner: Jennifer Muñoz
Council District: 13
Z212-339(JM)

Attachments: [Z212-339\(JM\) Case Report](#)
[Z212-339\(JM\) Revised Conceptual Plan](#)
[Z212-339\(JM\) Tract V Development Plan](#)
[Z212-339\(JM\) Tract V Landscape Plan](#)

13. [23-1365](#) An application for a TH-3(A) Townhouse District with deed restrictions volunteered by the applicant on property zoned an R-5(A) Single Family District, on the southwest line of South Fitzhugh Avenue and the northeast line of Caldwell Avenue, north of South Haskell Avenue.
Staff Recommendation: **Approval**, subject to deed restrictions volunteered by the applicant.
Applicant: Mustafa Jawadwala, Murai Homes LLC.
Representative: Elias Rodriguez, Construction Concepts Inc.
UA From: April 20, 2023.
Planner: Ryan Mulkey
Council District: 2
Z212-347(RM)

Attachments: [Z212-347\(RM\) Case Report](#)

14. [23-1367](#) An application for an MF-2(A) Multifamily District with deed restrictions volunteered by the applicant on property zoned an NO(A) Neighborhood Office District and a P(A) Parking District, on the south line of Glenfield Avenue, west of South Hampton Road.
Staff Recommendation: **Approval**, subject to deed restrictions volunteered by the applicant.
Applicant: Michelle Avila [Sole Owner]
Planner: Ryan Mulkey
UA From: March 23, 2023 and April 20, 2023.
Council District: 3
Z223-117(RM)

Attachments: [Z223-117\(RM\) Case Report](#)

Zoning Cases - Individual:

15. [23-1368](#) An application for an amendment to and the renewal of Specific Use Permit No. 1530 for an Industrial (outside) use limited to a concrete plant on property zoned Subdistrict 1, Tract 2 within Planned Development District No. 498, the Harry Hines Corridor Special Purpose District, on the southwest corner of Joe Field Road and Denton Drive.

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

Applicant: Redi-Mix LLC

Representative: Jonathan Vinson, Jackson Walker LLP

Planner: Jenniffer Allgaier

Council District: 6

Z212-196(JA)

Attachments: [Z212-196\(JA\) Case Report](#)
[Z212-196\(JA\) Site Plan Existing](#)
[Z212-196\(JA\) Site Plan Proposed](#)

16. [23-1369](#) An application for an MF-2(A) Multifamily District on property zoned an R-7.5(A) Single Family District, on the east side of South Polk Street, between Cascade Avenue and Elmhurst Place.

Staff Recommendation: **Denial**.

Applicant/Representative: L. Charles Mitchell

Planner: Jennifer Muñoz

Council District: 1

Z212-348(JM)

Attachments: [Z212-348\(JM\) Case Report](#)

17. [23-1370](#) 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 nothwest line of Garden Lane, southwest of 2nd Avenue.

Staff Recommendation: **Denial**.

Applicant: Mustafa Jawadwala, Murai Homes LLC

Planner: Ryan Mulkey

Council District: 7

Z223-111(RM)

Attachments: [Z223-111\(RM\) Case Report](#)

18. [23-1371](#) An application for a Specific Use Permit for a tower/antenna for cellular communication on property zoned an CS Commercial Service District with an H/33 Fair Park Historic District Overlay, on the west line of Pennsylvania Avenue, north of Gaisford Street.
Staff Recommendation: **Approval** for a ten-year period with eligibility for automatic renewals for additional two ten-year periods, subject to a site/elevation plan and conditions.
Applicant: State Fair of Texas, Inc.
Representative: Doug Henderson
Planner: Andreea Udrea
Council District: 7
Z223-134(AU)

Attachments: [Z223-134\(AU\) Case Report](#)
[Z223-134\(AU\) Site Plan](#)

Certificate of Appropriateness for Signs:

Cases - Under Advisement:

19. [23-1391](#) An application for a Certificate of Appropriateness by Josephine Gonzales of Chandler Signs, Inc., for a 103.5-square-foot illuminated detached sign at 2551 Elm Street (North Good Latimer Expressway frontage).
Staff Recommendation: **Approval.**
Applicant: Josephine Gonzales of Chandler Signs, Inc.
Owner: Epic Dallas Office, GP, Inc.
UA From: April 20, 2023.
Planner: Jason Pool
Council District: 2
2302150016

Attachments: [2302150016 Case Report](#)

OTHER MATTERS:Items for Reconsideration:20. [23-1392](#) **Z223-207(AU)**

1. Reconsideration of action taken on May 4, 2023, in which was to recommend approval of a Specific Use Permit for a private school 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, as briefed; on property within an R-7.5(A) Single Family District, on the south corner of Easton Road and East Lake Highlands Drive

If #1 is approved, then consideration of #2.

2. Consideration of 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](#)

Consideration of Appointments to CPC Committees:**ADJOURNMENT**

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Tuesday, May 23, 2023

COMPREHENSIVE LAND USE PLAN COMMITTEE (CLUP) MEETING – Tuesday, May 23th, 2023, at 8:30 a.m., at City Hall 6ES and by videoconference <http://bit.ly/CLUP052323>, to facilitate a working session with CLUP members on the future placetype map.

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]