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Public Notice

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City of Dallas

230544

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

POSTED CITY SECRETARY
DALLAS, TX



City Plan Commission

June 15, 2023

Briefing - 9:00 AM

Public Hearing - 12:30 PM

CITY PLAN COMMISSION
THURSDAY, JUNE 15, 2023
AGENDA

BRIEFINGS: **Videoconference/5ES*** **9:00 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-061523> or by calling the following phone number: **Webinar number: 2489 151 9699** (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: 2489 151 9699 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, June 14, 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 14 de junio 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, JUNE 15, 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=m9292a744ba70e793043663a41809d18d>

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 – CONSENT

Items 3-5

ZONING CASES – UNDER ADVISEMENT

Items 6-10

ZONING CASES – INDIVIDUAL

Items 11-19

SUBDIVISION DOCKET:

SUBDIVISION CASES – CONSENT

Items 20-32

LANDMARK COMMISSION APPEAL:

Item 33

OTHER MATTERS:

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**BRIEFINGS:**

1. [23-1694](#) Dallas Housing Policy 2033 Overview and Update
David Noguera, Director, Department of Housing & Neighborhood Revitalization

PUBLIC TESTIMONY:**APPROVAL OF MINUTES:**

Approval of Minutes of the June 1, 2023 City Plan Commission Hearing.

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

2. [23-1695](#) An application for a minor amendment to an existing development plan and landscape plan on property zoned Planned Development District No. 612, generally on the east line of Spur 408, north of West Ledbetter Extension.
Staff Recommendation: Approval.
Applicant: UME Preparatory Academy
Representative: John Brooks, GHC Architects
Planner: Donna Moorman
Council District: 3
M223-005(DM)

Attachments: [M223-005\(DM\) Case Report](#)
[M223-005\(DM\) Development Plan](#)
[M223-005\(DM\) Proposed Development Plan](#)
[M223-005\(DM\) Landscape Plan \(L2.01\)](#)
[M223-005\(DM\) Proposed Landscape Plan \(L2.01\)](#)
[M223-005\(DM\) Landscape Plan \(L2.02\)](#)
[M223-005\(DM\) Proposed Landscape Plan \(L2.02\)](#)
[M223-005\(DM\) Proposed Landscape Plan \(Addit.Lscp.Area\)](#)

Zoning Cases - Consent:

3. [23-1696](#) An application for a Specific Use Permit for a for a child-care facility on property zoned an R-7.5(A) Single Family District, on the south corner of Ferguson Road and Dorrington Drive.
Staff Recommendation: **Approval** for a five-year period, subject to a site plan and conditions.
Applicant/Representative: Maetzi Miller - Cosmos Montessori
Planner: Andreea Udrea
Council District: 7
Z223-132(AU)
- Attachments:** [Z223-132\(AU\) Case Report](#)
[Z223-132\(AU\) Site Plan](#)
4. [23-1697](#) An application for an R-5(A) Single Family District on property zoned a CR Community Retail District, on the southwest line of Burma Road, east of Kiska Street.
Staff Recommendation: **Approval.**
Applicant: Curtis Brown, Integrity Investment 1, LLC
Representative: Robert Agee
Planner: Liliana Garza
Council District: 7
Z223-143(LG)
- Attachments:** [Z223-143\(LG\) Case Report](#)
5. [23-1698](#) An application for an MF-2(A) subdistrict on property zoned a RS-C Regional Service Commercial Tract 1 subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the southeast line of Sanger Avenue, southwest of Riggs Street.
Staff Recommendation: **Approval.**
Applicant: William Harris
Planner: Michael Pepe
Council District: 7
Z223-160(MP)
- Attachments:** [Z223-160\(MP\) Case Report](#)

Zoning Cases - Under Advisement:

6. [23-1699](#) An application for an amendment to Planned Development District No. 825 on property bounded by Palisade Drive, North Prairie Creek Road, Tonawanda Drive, and Greendale Drive, and on the north line of Palisade Drive, between North Prairie Creek Road and Greendale Drive.
Staff Recommendation: **Approval**, subject to a revised development plan, a revised traffic management plan, and conditions.
Applicant: Dallas Independent School District
Representative: Karl Crawly, Masterplan
Planner: Jenniffer Allgaier
UA From: June 1, 2023.
Council District: 5
Z212-276(JA)

Attachments: [Z212-276\(JA\) Case Report](#)
[Z212-276\(JA\) Proposed Development Plan](#)
[Z212-276\(JA\) Proposed Traffic Management Plan](#)

7. [23-1700](#) An application for 1) a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet; and 2) a D-1 Liquor Control Overlay on property zoned a CR-D Community Retail District with a D Liquor Control Overlay, at the southeast corner of South Hampton Road and Burlington Boulevard.
Staff Recommendation: **Approval** of a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet for a three-year period, subject to a site plan and staff's recommended conditions; and **approval** of a D-1 Liquor Control Overlay.
Applicant: Rahim, Noorani, Texas Hamptons LLC
Representative: Vrinda Bhuta, Song Whiddon PLLC
Planner: Ryan Mulkey
UA From: June 1, 2023
Council District: 1
Z212-290(RM)

Attachments: [Z212-290\(RM\) Case Report](#)
[Z212-290\(RM\) Site Plan](#)

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8. [23-1702](#) 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 and May 18, 2023
Planner: Jennifer Muñoz
Council District: 1
Z212-321(JM)
- Attachments:** [Z212-321\(JM\) Case Report](#)
9. [23-1703](#) 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
UA From: May 18, 2023
Council District: 1
Z212-348(JM)
- Attachments:** [Z212-348\(JM\) Case Report](#)
10. [23-1704](#) 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
UA From: May 18, 2023
Council District: 7
Z223-111(RM)
- Attachments:** [Z223-111\(RM\) Case Report](#)

Zoning Cases - Individual:

11. [23-1705](#) An application for a D(A) Duplex District on a property zoned an R-7.5(A) Single Family District, on the west side of South Prairie Creek Road, north of Fireside Drive.
Staff Recommendation: **Approval**.
Applicant: Abraham Galdean
Representative: Bryan Ohene
Planner: Jennifer Muñoz
Council District: 8
Z212-159(JM)
- Attachments:** [Z212-159\(JM\) Case Report](#)
12. [23-1706](#) An application for an amendment to Planned Development District No. 638, on property bounded by Toland Street, North Jim Miller Road, Military Parkway, and Wilkes Avenue.
Staff Recommendation: **Approval**, subject to a development plan, a traffic management plan, and conditions.
Applicant: Dallas Independent School District
Representative: Karl Crawley, Masterplan
Planner: Jenniffer Allgaier
Council District: 5
Z212-211(JA)
- Attachments:** [Z212-211\(JA\) Case Report](#)
[Z212-211\(JA\) Proposed Development Plan](#)
[Z212-211\(JA\) Proposed Traffic Management Plan](#)
13. [23-1707](#) An application for an amendment to Planned Development District No. 665, bounded by Midburry Drive, St. Judes Drive, Mason Dells Drive, and Tunica Drive.
Staff Recommendation: **Approval**, subject to a revised development plan, a traffic management plan, and conditions.
Applicant: Dallas Independent School District
Representative: Karl Crawley, Masterplan
Planner: Andreea Udrea
Council District: 11
Z212-266(AU)
- Attachments:** [Z212-266\(AU\) Case Report](#)
[Z212-266\(AU\) Existing Development Plan Exhibit 665A](#)
[Z212-266\(AU\) Proposed Development Plan 665A](#)
[Z212-266\(AU\) Traffic Management Plan](#)

14. [23-1708](#) An application for an expansion of Planned Development Subdistrict No. 138 and for a Specific Use Permit for an outside storage use on property zoned Planned Development Subdistrict No. 138 and a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the northwest and southeast corner of Maple Avenue and Vagas Street.
Staff Recommendation: **Denial.**
Applicant: Lennox Enterprises II Inc.
Representative: Karl Crawley, Masterplan
Planner: Jennifer Muñoz
Council District: 2
Z212-301(JM)
- Attachments:** [Z212-301\(JM\) Case Report](#)
[Z212-301\(JM\) Site Plan](#)
15. [23-1709](#) An application for an RR Regional Retail District on property zoned an MU-1 Mixed Use District with deed restrictions volunteered by the applicant on the south line of Riverfall Drive, west of North Central Expressway.
Staff Recommendation: **Denial.**
Applicant: Meadow & Central Ltd PS
Representative: Trenton Roberston, Masterplan
Planner: Jennifer Muñoz
Council District: 11
Z212-341(JM)
- Attachments:** [Z212-341\(MP\) Case Report](#)
16. [23-1710](#) An application for CS Commercial Service District on property zoned R-10(A) Single Family District, on the northeast corner of Arrowdell Road and Ravenview Road.
Staff Recommendation: **Denial.**
Applicant: Mayra A. Gonzalez
Representative: Daisy Espinoza
Planner: Michael Pepe
Council District: 8
Z223-104(MP)
- Attachments:** [Z223-104\(MP\) Case Report](#)

17. [23-1711](#) An application for a Specific Use Permit for a handicapped group dwelling unit and for the termination of Specific Use Permit No. 552 for a foster home use on property zoned an R-5(A) Single Family District, on the southeast line of Prosperity Avenue, west of Stanley Smith Drive.
Staff Recommendation: **Approval** of a Specific Use Permit for a handicapped group dwelling unit for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions; and **approval** of the termination of Specific Use Permit No. 552 for a foster home.
Applicant: Phillip Bangs
Planner: Jennifer Muñoz
Council District: 4
Z223-130(JM)
- Attachments:** [Z223-130\(JM\) Case Report](#)
[Z223-130\(JM\) Site Plan](#)
18. [23-1712](#) An application for a CR Community Retail District on property zoned an LO-3 Limited Office District and a CS Commercial Service District, on the northeast line of Haskell Avenue, northwest of Worth Street.
Staff Recommendation: **Approval** of an NS(A) Neighborhood Service District, in lieu of a CR Community Retail District.
Applicant: Leka Gregson Investments LLC
Representative: Michael Davis
Planner: Michael Pepe
Council District: 2
Z223-149(MP)
- Attachments:** [Z223-149\(MP\) Case Report](#)
19. [23-1713](#) An application for a Specific Use Permit for a commercial amusement inside limited to a live music venue and a commercial amusement outside on property zoned an RR Regional Retail District, on the south side of Samuell Boulevard, between Sibley Avenue and Owenwood Avenue.
Staff Recommendation: **Approval** for a three-year period, subject to a site plan, a landscape plan, and conditions.
Applicant: Paige Whiteside Group LLC
Representative: Audra Buckley, Permitted Development
Planner: Jennifer Muñoz
Council District: 2
Z223-155(JM)
- Attachments:** [Z223-155\(JM\) Case Report](#)
[Z223-155\(JM\) Site Plan](#)
[Z223-155\(JM\) Landscape Plan](#)

SUBDIVISION DOCKET:Consent Items:

20. [23-1714](#) An application to create one lot from a 3.3383-acre tract of land in City Block 8817 on property located on Lasater Road, south of Lawson Road.
Owner: ECO City II, LLC
Surveyor: Spooner & Associates
Application Filed: May 17, 2023
Zoning: PD 1075 (Subdistrict 2)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 8
S223-152

Attachments: [S223-152 Case Report](#)
[S223-152 Plat](#)

21. [23-1715](#) An application to replat a 0.557-acre tract of land containing all of Lots 1 through 3 in City Block 14/717 to create one lot on property located on San Jacinto Street at Peak Street, south corner.
Owner: Dallas Leadership Foundation
Surveyor: A&W Surveyors, Inc.
Application Filed: May 18, 2023
Zoning: PD 298 (Subdistrict 3)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 2
S223-153

Attachments: [S223-153 Case Report](#)
[S223-153 Plat](#)

22. [23-1716](#) An application to replat a 1.268-acre tract of land containing part of Lots 4 through 8 in City Block 1033 to create one lot on property located on Hood Street, between Dickason Avenue and Cedar Springs Road.
Owner: Bill Y Bob Partners, LLC
Surveyor: Pacheco Koch
Application Filed: May 18, 2023
Zoning: PD 193 (O2)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 14
S223-154

Attachments: [S223-154 Case Report](#)
[S223-154 Plat](#)

23. [23-1717](#) An application to replat a 4.958-acre tract of land containing a portion of Lot 1 and a tract of land in City Block A/6555 to create one lot on property located at the terminus of Crown Road and New Kirk Street.
Owner: Burl & Oak Property Holding Group, LLC
Surveyor: O'Neal Surveying Company
Application Filed: May 19, 2023
Zoning: IR, IM
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 6
S223-155

Attachments: [S223-155 Case Report](#)
[S223-155 Plat](#)

24. [23-1718](#) An application to create two 5,760-square foot lots from a 0.2645-acre tract of land in City Block 3391, one lot located at the terminus of Tama Street and one lot located at the terminus of Bliss Street.
Owners: Uddin Muhammad & Bright Enterprise, Inc.
Surveyor: Geonav Surveying-Mapping-Scanning
Application Filed: May 19, 2023
Zoning: R-5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 4
S223-156

Attachments: [S223-156 Case Report](#)
[S223-156 Plat](#)

25. [23-1719](#) An application to replat a 0.697-acre tract of land containing a portion of lots 7 through 10 in City Block 5/1142 to create one lot on property located on Colonial Avenue at Martin Luther King Jr. Boulevard, north corner.
Owner: Reedemed Christian Church of God and the Winners Assembly Incorporated
Surveyor: Gonzalez & Schneeberg Engineers-Surveyors
Application Filed: May 19, 2023
Zoning: PD 595 (FWMU-3, Tract 1)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 7
S223-157

Attachments: [S223-157 Case Report](#)
[S223-157 Plat](#)

26. [23-1720](#) An application to replat a 2.518-acre tract of land containing a portion of Lot 3 and a tract of land in City Block 1/6203 to create one 54,859-square foot lot and one 54,871-square foot lot on property located on Scyene Road, east of Buckner Boulevard.
Owner: 12 Silo, LLC
Surveyor: O'Neal Surveying Company
Application Filed: May 19, 2023
Zoning: PD 366 (Subarea 1)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 7
S223-158

Attachments: [S223-158 Case Report](#)
[S223-158 Plat](#)

27. [23-1721](#) An application to replat a 3.6542-acre tract of land containing all of Lots 1 through 7 and all of Lots 21 through 28 in City Block 1090 and a tract of land in City Block 1090 and a tract of land in City Block 1094 and an abandoned portion of Beaumont Street to create one lot on property located on McKee Street at Cockrell Avenue, east corner.
Owners: Texas Intown Homes, LLC
Surveyor: Kimley-Horn and Associates, Inc.
Application Filed: May 19, 2023
Zoning: PD 317
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 2
S223-159

Attachments: [S223-159 Case Report](#)
[S223-159 Plat](#)

28. [23-1722](#) An application to replat a 0.689-acre tract of land containing all of Lots 58 through 60 in City Block A/8378 to create one lot on property located on X Street, east of Luna Road.
Owners: Velma and Edgar Labastida
Surveyor: ARA Engineering
Application Filed: May 19, 2023
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 6
S223-160

Attachments: [S223-160 Case Report](#)
[S223-160 Plat](#)

29. [23-1723](#) An application to replat a 6.614-acre tract of land containing all of Lot 1 and Lot 2A in City Block P/7940 to create one lot on property located on Mockingbird Lane at Brookriver Drive, east corner.
Owners: Dallas County
Surveyor: Olsson, Inc.
Application Filed: May 19, 2023
Zoning: MU-3
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 2
S223-161

Attachments: [S223-161 Case Report](#)
[S223-161 Plat](#)

30. [23-1724](#) An application to create one 0.4622-acre lot from a tract of land containing a portion of City Block 907 1/4 on the property located on Akard Street at Gano Street, south corner.
Owners: 1601 Akard St. LLC
Surveyor: Urban Structure Plus Survey, PLLP
Application Filed: May 19, 2023
Zoning: PD 317 (Subdistrict 2)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 2
S223-162

Attachments: [S223-162 Case Report](#)
[S223-162 Plat](#)

31. [23-1725](#) An application to replat a 0.6027-acre tract of land containing all of Lot 8 and part of Lot 9 in City Block D/790 to create one Lot on property located on Worth Street, west of Haskell Avenue.
Owners: Baylor Health Care System
Surveyor: Raymond L. Goodson Jr. Inc.
Application Filed: May 19, 2023
Zoning: PD 749 (Subdistrict B-2)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 2
S223-163

Attachments: [S223-163 Case Report](#)
[S223-163 Plat](#)

32. [23-1726](#) An application to create one 1.3609-acre lot from a tract of land in City Block A/902 on property located on Corinth Street, north of Wall Street.
Owners: Upper Room Dallas-Peter Slover
Surveyor: Raymond L. Goodson Jr. Inc.
Application Filed: May 19, 2023
Zoning: PD 317 (Subdistrict 3B, Tract 1)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 2
S223-164

Attachments: [S223-164 Case Report](#)
[S223-164 Plat](#)

Landmark Appeal:

33. [23-1727](#) An appeal of the Landmark Commission's decision of denial without prejudice to increase second floor plate from eight feet to 10 feet.
Staff Recommendation: **Approval**.
Landmark Commission Recommendation: **Denial without prejudice**.
Planner: Christina Mankowski
Council District: 7
Location: 2431 Park Row
CA223-240(CM)

Attachments: [CA223-240\(CM\) The Record](#)
[CA223-240\(CM\) Transcript](#)
[CA223-240\(CM\) City Brief](#)
[CA223-240\(CM\) Appellant Brief](#)

OTHER MATTERS:

Consideration of Appointments to CPC Committees:

ADJOURNMENT

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Tuesday, June 13, 2023

COMPREHENSIVE LAND USE PLAN COMMITTEE (CLUP) MEETING – Tuesday, June 13th, 2023, at 8:30 a.m., at City Hall 11FN Auditorium and by videoconference <https://bit.ly/CLUP061323>, 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]