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Public Notice

2023 JUL-30 PM 1:04

CITY SECRETARY
DALLAS, TEXAS

City of Dallas

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

230592

POSTED CITY SECRETARY
DALLAS, TX



City Plan Commission

July 6, 2023

Briefing - 9:00 AM

Public Hearing - 12:30 PM

CITY PLAN COMMISSION
THURSDAY, JULY 6, 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-070623> or by calling the following phone number: **Webinar number: 2486 055 1584** (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: 2486 055 1584) **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, July 5, 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 5 de julio 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, 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, 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, JULY 6, 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/cityofdallassv](https://cityofdallassv.com):

<https://dallascityhall.webex.com/dallascityhall/j.php?MTID=m65f79c5c29ccc8ec37c5ea42c618cb5e>

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

BRIEFING ITEMS:

APPROVAL OF MINUTES

ACTION ITEMS:

MISCELLANEOUS DOCKET:

MISCELLANEOUS ITEMS – UNDER ADVISEMENT	Item 1
MISCELLANEOUS ITEMS – INDIVIDUAL	Items 2-3

ZONING DOCKET:

ZONING CASES – CONSENT	Items 4-8
ZONING CASES – UNDER ADVISEMENT	Items 9-13
ZONING CASES – INDIVIDUAL	Items 14-17

SUBDIVISION DOCKET:

SUBDIVISION CASES – CONSENT	Items 18-39
SUBDIVISION CASES – RESIDENTIAL REPLATS	Items 40-45

AUTHORIZATION OF A HEARING: Item 46

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

Approval of Minutes of the June 15, 2023 City Plan Commission Hearing.

ACTIONS ITEMS:**Miscellaneous Items - Under Advisement:****Minor Amendments:**

1. [23-1773](#) 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
UA From: June 15, 2023.
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.rev](#)
[M223-005\(DM\) Proposed Landscape Plan \(Addit.Lscp.Area\)](#)

Miscellaneous Items:**Minor Amendments:**

2. [23-1771](#) An application for a minor amendment to the existing development and landscape plan for a community service center use, on property zoned Subarea 1 within Planned Development District No. 393, generally on the southwest corner of Greenville Avenue and Stults Road.

Staff Recommendation: **Approval.**

Applicant: YMCA of Metropolitan Dallas

Representative: Audra Buckley, Permitted Development

Planner: Teaseia Blue

Council District: 10

M223-011(TB)

Attachments: [M223-011 Case Report](#)
[M223-011\(TB\) Development/Landscape Plan](#)
[M223-011\(TB\) Existing Development/Landscape Plan](#)

Development Plans:

3. [23-1774](#) An application for a development plan on property zoned Planned Development Subdistrict 164, Subarea A, within Planned Development District No. 193, the Oaklawn Special Purpose District, at the northwest corner of North Field Street and River Street.

Staff Recommendation: **Approval.**

Applicant: North End, L.P.

Representative: Alex Rathbun, Kimley-Horn and Associates, Inc.

Planner: Teaseia Blue

Council District: 14

D223-004(TB)

Attachments: [D223-004\(TB\) Case Report](#)
[D223-004\(TB\) Development Plan](#)

Zoning Cases - Consent:

4. [23-1775](#) An application for 1) a Planned Development District for MU-1 Mixed Use District uses; 2) the termination of Specific Use Permit No. 891 for an establishment for the care of alcoholic, narcotic, and psychiatric patients; and 3) the termination of deed restrictions [Z823-227] on property zoned an MF-1(A) Multifamily District, on the west line of University Hills Boulevard, northwest of the intersection of East Wheatland Road and University Hills Boulevard.

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

Applicant: Curtis Jones [Sole Owner]

Representative: La Sierra Planning Group

Planner: Michael Pepe

Council District: 8

Z212-161(MP)

Attachments: [Z212-161\(MP\) Case Report](#)
[Z212-161\(MP\) Development Plan](#)

5. [23-1776](#) An application for a CR Community Retail District with deed restrictions volunteered by the applicant on property zoned an A(A) Agricultural District, on the south corner of West Lawson Road and Lasater Road.

Staff Recommendation: **Approval**, subject to deed restrictions volunteered by the applicant.

Applicant: OM MATAJI LLC

Representative: Audra Buckley, Permitted Development

Planner: Jennifer Muñoz

Council District: 8

Z223-125(JM)

Attachments: [Z223-125\(JM\) Case Report](#)

6. [23-1777](#) An application for a CS Commercial Service District with deed restrictions volunteered by the applicant on property zoned an IR Industrial Research District, on the north line of Empire Central, north of the intersection of Empire Central and Oakbrook Boulevard.

Staff Recommendation: **Approval**, subject to deed restrictions volunteered by the applicant.

Applicant: Lang Interests, LLC

Representative: Rob Baldwin, Baldwin Associates

Planner: Jennifer Muñoz

Council District: 2

Z223-127(JM)

Attachments: [Z223-127\(JM\) Case Report](#)

7. [23-1778](#) An application for an RR Regional Retail District on property zoned a CR Community Retail District with deed restrictions [Z889-208], on the east line of South Cockrell Hill Road, south of East Red Bird Lane.
Staff Recommendation: **Approval.**
Applicant: Yusuff Shaikh, PHMS, LLC
Representative: Brandon Paredes, Paredes & Garcia, LLC
Planner: Liliana Garza
Council District: 3
Z223-150(LG)

Attachments: [Z223-150\(LG\) Case Report](#)

8. [23-1779](#) An application for an MU-1 Mixed Use District on property zoned a CR Community Retail District, on the south line of Fordham Road, west of South Lancaster Road.
Staff Recommendation: **Approval.**
Applicant: Sewdat Persaud, M6 Homes, LLC
Representative: Sewdat Persaud
Planner: Liliana Garza
Council District: 4
Z223-165(LG)

Attachments: [Z223-165\(LG\) Case Report](#)

Zoning Cases - Under Advisement:

9. [23-1780](#) 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, with consideration for a TH-3(A) Townhouse Subdistrict, on the northwest 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, June 15, 2023.
Council District: 7
Z223-111(RM)

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

10. [23-1781](#) An application for an MU-1 Mixed Use District on property zoned an MF-1(A) Multifamily District, on the north side of West Illinois Avenue, between South Westmoreland Road and South Hampton Road.
Staff Recommendation: **Hold under advisement to August 3, 2023.**
Applicant: Salim Khoja
Planner: Jennifer Muñoz
UA From: June 1, 2023
Council District: 1
Z223-119(JM)

Attachments: [Z223-119\(JM\) Case Report](#)

11. [23-1782](#) 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
UA From: May 18, 2023
Council District: 14
Z223-129(JM)

Attachments: [Z223-129\(JM\) Case Report](#)
[Z223-129\(JM\) Site Plan](#)

12. [23-1783](#) 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 revised site plan and conditions.
Applicant: Lowgreen PSLTD
Representative: Rob Baldwin, Baldwin Associates
Planner: Andreea Udrea
UA From: May 18, 2023
Council District: 14
Z223-135(AU)

Attachments: [Z223-135\(AU\) Case Report](#)
[Z223-135\(AU\) Site Plan Existing](#)
[Z223-135\(AU\) Site Plan revised 6.29.23](#)

13. [23-1784](#) An application for a CR Community Retail District with deed restrictions volunteered by the applicant 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 with deed restrictions volunteered by the applicant.
Applicant: Leka Gregson Investments LLC
Representative: Michael Davis
Planner: Michael Pepe
UA From: June 15, 2023
Council District: 2
Z223-149(MP)

Attachments: [Z223-149\(MP\) Case Report](#)

Zoning Cases - Individual:

14. [23-1785](#) An application for a CS Commercial Service District on property zoned an R-10(A) Single Family District, on the east line of Dowdy Ferry Road, south of LBJ Freeway.
Staff Recommendation: **Denial.**
Applicant: Bill Foose
Representative: Mike Coker
Planner: Michael Pepe
Council District: 8
Z212-297(MP)

Attachments: [Z212-297 \(MP\) Case Report](#)

15. [23-1786](#) An application for 1) an amendment to Tract IIC within Planned Development District No. 37; and 2) an amendment to and a renewal of Specific Use Permit No. 2047 for a vehicle auction and storage use on property zoned Planned Development District No. 37, on the east corner of Lakefield Boulevard and Sheila Lane.
Staff Recommendation: **Approval** of an amendment to Tract IIC within Planned Development District No. 37, subject to revised conditions; and **approval** of an amendment to and a renewal of Specific Use Permit No. 2047 for a vehicle auction and storage use for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to staff's recommended revised site plan and revised conditions.
Applicant: Compadres Realty, LLC
Representative: Rob Baldwin, Baldwin and Associates
Planner: Jennifer Munoz
Council District: 6
Z212-346(JM)
- Attachments:** [Z212-346\(JM\) Case Report](#)
[Z212-346\(JM\) Site Plan](#)
16. [23-1787](#) 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 Planned Development District No. 842 for CR Community Retail District uses with an MD-1 Modified Delta Overlay, on the east line of Greenville Avenue, between Prospect Avenue and Oram Street.
Staff Recommendation: **Approval** for a two-year period, subject to a site plan and conditions.
Applicant: Fortune House FH Greenville
Representative: Rob Baldwin, Baldwin Associates
Planner: Andreea Udrea
Council District: 14
Z223-105(AU)
- Attachments:** [Z223-105\(AU\) Case Report](#)
[Z223-105\(AU\) Site Plan](#)
17. [23-1788](#) An application for an amendment to Planned Development District No. 336, on the southwest corner of St. Rosalie Drive and Circlewood Drive.
Staff Recommendation: **Approval**, subject to a revised development plan and conditions.
Applicant/Representative: Reneé White, Eden's Place
Planner: Jennifer Muñoz
Council District: 8
Z223-164(JM)
- Attachments:** [Z223-164\(JM\) Case Report](#)
[Z223-164\(JM\) Development Plan](#)

SUBDIVISION DOCKET:Consent Items:

18. [23-1804](#) An application to replat a 15.840-acre tract of land containing all of Lots 3A and 2B in City Block 12/5203 to create one 0.847-acre lot, one 2.301-acre lot, and one 12.692-acre lot on property located on Park Lane, between Shady Brook Lane and Twin Hills Avenue.
Applicant/Owners: Greenville Center, LC, Riverpark Associates, LP
Surveyor: Windrose Land Surveying/ Platting
Application Filed: June 07, 2023
Zoning: MU-2, MU-3
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Mohammad Bordbar
Council District: 13
S223-169

Attachments: [S223-169 Case Report](#)
[S223-169 Plat](#)

19. [23-1805](#) An application to replat a 0.995-acre tract of land containing all of lots 16 through 21 in City Block 8/1639 to create one lot on property located on Culver Street, west of Beeman Avenue.
Applicant/Owner: ST. Luke Community Methodist Church
Surveyor: Nathan D. Maier Consulting Engineers, INC
Application Filed: June 08, 2023
Zoning: P(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Mohammad Bordbar
Council District: 2
S223-170

Attachments: [S223-170 Case Report](#)
[S223-170 Plat](#)

20. [23-1806](#) An application to replat a 0.963-acre tract of land containing all of lots 10 through 15 in City Block 8/1639 to create one lot on property located on Culvert Street at Beeman Avenue, northwest corner.
Applicant/Owner: ST. Luke Community Methodist Church
Surveyor: Nathan D. Maier Consulting Engineers, INC
Application Filed: June 08, 2023
Zoning: P(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Mohammad Bordbar
Council District: 2
S223-171

Attachments: [S223-171 Case Report](#)
[S223-171 Plat](#)

21. [23-1807](#) An application to create one 0.0802-acre lot from tract of land containing part of City Block 8-A/7940 on property located on Metromedia Place at Sovereign Row, southeast corner.
Applicant/Owner: Sovereign Row Properties, LLC
Surveyor: Urban Strategy
Application Filed: June 07, 2023
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Mohammad Bordbar
Council District: 6
S223-173

Attachments: [S223-173 Case Report](#)
[S223-173 Plat](#)

22. [23-1808](#) An application to replat a 1.023-acre tract of land containing part of lots 2 through 4 in City Block 11/5202 to create one lot on property located on Greenview Avenue at Fair Oak Avenue, southeast corner.
Applicant/Owner: GADTX, LTD
Surveyor: Bowman Consulting Group, Ltd.
Application Filed: June 07, 2023
Zoning: MU-3
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Mohammad Bordbar
Council District: 13
S223-175

Attachments: [S223-175 Case Report](#)
[S223-175 Plat](#)

23. [23-1809](#) An application to replat a 16.869-acre tract of land containing part of City Block 1/5409 to create one 1.246-acre lot and one 15.745-acre lot on property located on Greenville Avenue at Lovers Lane, northeast corner.
Applicant/Owner: QT South, LLC
Surveyor: Bowman Consulting Group, Ltd.
Application Filed: June 07, 2023
Zoning: MU-3
Staff Recommendation: **Approval** subject to compliance with the conditions listed in the docket
Planner: Mohammad Bordbar
Council District: 14
S223-176

Attachments: [S223-176 Case Report](#)
[S223-176 Plat](#)

24. [23-1810](#) An application to create four lots ranging in size from 1.06-acre to 7.91-acre from a 11.256-acre tract of land in City Block 6127 on property located on Samuel Boulevard at Buckner Boulevard, southwest corner.
Applicant/Owner: H-E-B, LP
Surveyor: Baird, Hampton and Brown, Inc.
Application Filed: June 7, 2023
Zoning: PD 605
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Mohammad Bordbar
Council District: 7
S223-177

Attachments: [S223-177 Case Report](#)
[S223-177 Plat](#)

25. [23-1811](#) An application to create one 0.0412-acre lot from a tract of land in City Block A/8798 on property located on CF Hawn Freeway, south of Ravenview Road
Applicant/Owner: Andrews Development and Holdings LLC.
Surveyor: Geonav, LLC.
Application Filed: June 07, 2023
Zoning: CS
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Mohammad Bordbar
Council District: 8
S223-178

Attachments: [S223-178 Case Report](#)
[S223-178 Plat](#)

26. [23-1812](#) An application to create one 6.84-acre lot from a tract of land in City Block 5/8823 on property located on Beltline road, northwest of Lawson Road.
Applicant/Owner: Iglesia Cristiana El Shaddai Ministries
Surveyor: Geonav, LLC.
Application Filed: June 07, 2023
Zoning: R-10(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Mohammad Bordbar
Council District: 8
S223-179
Attachments: [S223-179 RES Case Report](#)
[S223-179 Pg 1 of 2 Plat](#)
[S223-179 Pg 2 of 2 Plat](#)
27. [23-1813](#) An application to create four lots ranging in size from 1.0045-acre to 7.1198-acre from a 10.4270-acre tract of land in City Block A on property located on F.M. Highway No. 740, north of Lake Ray Hubbard Drive.
Applicant/Owner: Jimmy Daniel Greenhaw
Surveyor: Kimley-Horn and Assoc. INC.
Application Filed: June 07, 2023
Zoning: N/A
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Mohammad Bordbar
Council District: ETJ
S223-180
Attachments: [S223-180 ETJ Case Report](#)
[S223-180 Plat](#)
28. [23-1814](#) An application to replat a 0.519-acre tract of land containing all of Lots 3A and 3B in the City Block 90/3073 to move the internal lot line and to create one 0.237-acre lot and one 0.282-acre lot on property located on Eighth Street, west of Starr Street.
Applicant/Owner: 221 Starr LLC, Patricia Neal, Elise Winn
Surveyor: Texas Heritage Surveying LLC.
Application Filed: June 07, 2023
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Mohammad Bordbar
Council District: 1
S223-181
Attachments: [S223-181 RES Case Report](#)
[S223-181 Plat](#)

29. [23-1815](#) An application to replat a 4.773-acre tract of land containing all of Lots 1 and 2 in City Block C/7940 and part of City Block D/7940 to create one lot on property bounded by Envoy Court and Mockingbird Lane.
Applicant/Owner: County of Dallas, Texas
Surveyor: Pacheco Koch, A Westwood Company
Application Filed: June 07, 2023
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Mohammad Bordbar
Council District: 6
S223-182

Attachments: [S223-182 Case Report](#)
[S223-182 Plat](#)

30. [23-1816](#) An application to replat a 0.648-acre tract of land containing all of Lots 1 and 2 in City Block C/7051 to create one lot on property located on Bar-X-Street, southwest of Highland Road.
Applicant/Owner: AUVA, Inc. a Texas Corporation
Surveyor: JPH Land Surveying, Inc.
Application Filed: June 07, 2023
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Mohammad Bordbar
Council District: 7
S223-183

Attachments: [S223-183 RES Case Report](#)
[S223-183 Plat](#)

31. [23-1817](#) An application to create one 5.45-acre lot from a tract of land in City Block 8255 on property located on JJ Lemmon Road, at the terminus of Rust College Drive.
Applicant/Owner: Kirby McGee
Surveyor: Urban Strategy Development Group, LLC.
Application Filed: June 08, 2023
Zoning: A(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Mohammad Bordbar
Council District: 8
S223-185

Attachments: [S223-185 Case Report](#)
[S223-185 Plat](#)

32. [23-1819](#) An application to replat a 3.386-acre tract of land containing part of lots 31 and 32 in City Block 7618 to create one lot on property located on Honey Suckle Lane, south of Lyndon B. Johnson Freeway.
Applicant/Owner: Gete Yeheualashet & Messay Tassew
Surveyor: Geonav, LLC
Application Filed: June 08, 2023
Zoning: CS
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket
Planner: Mohammad Bordbar
Council District: 8
S223-186

Attachments: [S223-186 Case Report](#)
[S223-186 Pg 1 of 2 Plat](#)
[S223-186 Pg 2 of 2 Plat](#)

33. [23-1820](#) An application to create one 2.00-acre lot from a tract of land in City Block 8830 on property located on Garden Grove Drive, northwest of Ravenview Road.
Applicant/Owner: CCU Alliance, LLC
Surveyor: CBG Surveying Texas, LLC
Application Filed: June 08, 2023
Zoning: R-10(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Mohammad Bordbar
Council District: 8
S223-187

Attachments: [S223-187 RES Case Report](#)
[S223-187 Plat](#)

34. [23-1821](#) An application to create one 0.5204-acre lot and one 8.2100-acre lot from 8.7304-acre tract of land in City Blocks 34/7263, 35/7263, 36/7263, 38/7236, and 39/7263 on property located on Neal Street at West Commerce Street, southeast corner.
Applicant/Owner: 1400 Triple B Holdings, LP
Surveyor: Raymond L. Goodson Jr. Inc.
Application Filed: June 08, 2023
Zoning: IM, IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Mohammad Bordbar
Council District: 6
S223-188

Attachments: [S223-188 Case Report](#)
[S223-188 Plat](#)

35. [23-1822](#) An application to replat a 3.6623-acre lot from a tract of land containing part of lots 1, 2 in City Block 2/1727, all of lot 2A in City Block 2/1727, all of lots 3 through 9 in City Block 2/1727, all of City Block 1/1730, all of City Block 1/1730, and a portion of an abandoned Street; to create one lot on property located between Atlanta Street and Latimer Street, east of Romine Street.
Applicant/Owner: Y.M.C.A.
Surveyor: Raymond L. Goodson Jr. Inc.
Application Filed: June 08, 2023
Zoning: PD 729
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Mohammad Bordbar
Council District: 7
S223-189

Attachments: [S223-189 Case Report](#)
[S223-189 Plat](#)

36. [23-1823](#) An application to create one 0.38-acre lot from a tract of land in City Block 5432 on property located on Abrams Road at Northwest Highway, southeast corner.
Applicant/Owner: Northwest/Abrams Shopping Center, Inc.
Surveyor: Eagle Surveying
Application Filed: June 09, 2023
Zoning: CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Mohammad Bordbar
Council District: 14
S223-190

Attachments: [S223-190 Case Report](#)
[S223-190 Plat](#)

37. [23-1824](#) An application to replat a 1.488-acre tract of land containing all of Lots 11 through 18 in City Block 801 to create one lot on property located on Willow Street, at the terminus of Bank Street.
Applicant/Owner: Hillstone Construction & Development, LLC, Bloc House, Willow Partners, LP
Surveyor: Manhard Consulting
Application Filed: June 09, 2023
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Mohammad Bordbar
Council District: 2
S223-191

Attachments: [S223-191 RES Case Report](#)
[S223-191 Plat](#)

38. [23-1825](#) An application to replat a 1.148-acre tract of land containing all of Lots 22 through 26 in City Block A/8378 to create one lot on property located on Tantor Road, South of Royal Lane.
Applicant/Owner: Thomas P. Thompson Bella F. Thompson
Surveyor: ARA Surveying
Application Filed: June 09, 2023
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Mohammad Bordbar
Council District: 6
S223-192

Attachments: [S223-192 Case Report](#)
[S223-192 Plat](#)

39. [23-1826](#) An application to create one 1.9792-acre lot from a tract of land in City Block 6113 on property located on Merrifield Road, north of Mountain Creek Parkway.
Applicant/Owner: TXU Mountain Creek CO LP
Surveyor: Kimley Horn and Assoc. Inc.
Application Filed: June 09, 2023
Zoning: LI
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Mohammad Bordbar
Council District: 3
S223-193

Attachments: [S223-193 Case Report](#)
[S223-193 Plat](#)

Residential Replats:

40. [23-1827](#) An application to replat a 0.452-acre (19,680-square foot) lot containing all of Lots 12, 13, and part of Lot 14 in City Block 6/4640 to create one 7,606-square foot lot and one 12,074-square foot lot on property located on Junior Drive, east of Woodlawn Avenue.
Owner: Katrina L. Gamber & Vibeke Gamber
Surveyor: Data Land Services Corporation
Application Filed: June 7, 2023
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Mohammad Bordbar
Council District: 1
S223-165
Insert text here

Attachments: [S223-165 Resreplat Case Report](#)
[S223-165 Plat](#)

41. [23-1828](#) An application to replat a 4.615-acre tract of land containing part of Lot 3 in City Block 7640 to create 30 lots ranging in size from 5,375 square feet to 6,306 square feet on property located on Hull Avenue, north of Stokes Street.
Owner: Dallas Area Habitat for Humanity, Inc.
Surveyor: BGE, Inc.
Application Filed: June 7, 2023
Zoning: R-5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Mohammad Bordbar
Council District: 7
S223-166

Attachments: [S223-166 Resreplat Case Report](#)
[S223-166 Plat](#)

42. [23-1829](#) An application to replat a 7.799-acre tract of land containing all of Lots 1, 3, 4 in City Block 6319 and part of City Block 6319 to create one lot on property located on Bohannon Drive, west of Halcomb Road.
Owner: A+ Charter Schools, Inc.
Surveyor: Nathan D. Maier Consulting Engineers, Inc.
Application Filed: June 7, 2023
Zoning: PD 915
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Mohammad Bordbar
Council District: 5
S223-167

Attachments: [S223-167 Resreplat Case Report](#)
[S223-167 Plat](#)

43. [23-1830](#) An application to replat a 2.243-acre tract of land containing all of Lots 2 and 3 in City Block A/5530 to create one lot on property located on Survey Oaks Drive, north of Walnut Hill Lane.
Owners: Anne & John J. Griggs III
Surveyor: Nathan D. Maier Consulting Engineers, Inc.
Application Filed: June 8, 2023
Zoning: R-1ac(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Mohammad Bordbar
Council District: 13
S223-168

Attachments: [S223-168 Resreplat Case Report](#)
[S223-168 Plat](#)

44. [23-1831](#) An application to replat a 0.703-acre tract of land containing all of Lot 5 in City Block A/2101 and part of City Block A/2101 to create one lot on property located on Culver Street at Beeman Avenue, southeast corner.
Owner: St. Luke Community United Methodist Church
Surveyor: Nathan D. Maier Consulting Engineers, Inc.
Application Filed: June 8, 2023
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Mohammad Bordbar
Council District: 2
S223-172

Attachments: [S223-172 Resreplat Case Report](#)
[S223-172 Plat](#)

45. [23-1832](#) An application to replat a 0.642-acre tract of land containing part of Lot 10 and all of Lot 11 in City Block G/7586 to create one lot on property located on Polk Street at Beckleymeade Street, southeast corner.
Owners: Charles and Christie Dade
Surveyor: Spiars Engineering, Inc.
Application Filed: June 8, 2023
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket
Planner: Mohammad Bordbar
Council District: 8
S223-184

Attachments: [S223-184 Resreplat Case Report](#)
[S223-184 Plat](#)

Authorization of a Hearing:

46. [23-1833](#) Consider expanding the authorized public hearing previously adopted on December 13, 2018 to consider appropriate signage for the Arts District Sign District contained in Division 51A-7.1200 of the Dallas City Code, as amended, to consider appropriate signage for the area generally bounded by Woodall Rodgers Freeway, St. Paul Street, San Jacinto Street, and North Central Expressway as shown in the attached map, with consideration given to repealing or modifying the Arts District Extension Sign District contained in Division 51A-7.2100 of the Dallas City Code, as amended, and the Downtown Special Provision Sign District contained in Division 51A-7.900 of the Dallas City Code, as amended. **This is a hearing to consider the request to authorize the hearing and not the rezoning of property at this time.**

Planner: Jason Pool

Council District: 14

Attachments: [Arts District Sign Authorized Hearing Memo](#)

OTHER MATTERS:

Consideration of Appointments to CPC Committees:

ADJOURNMENT

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**Thursday, July 6, 2023**

CPC THOROUGHFARE COMMITTEE MEETING - Thursday, July 6, 2023, at 8:00 a.m., in the Council Chambers, 6th Floor, at City Hall and by videoconference, to consider (1) Harwood Street Central Business District Street and Vehicular Circulation Plan Amendment - Amendment to the City of Dallas Central Business District Streets and Vehicular Circulation Plan to change Harwood Street between Jackson Street and Commerce Street from 64 feet of right-of-way and 44 feet of pavement to 58 feet of right-of-way and 40 feet of right-of-way, (2) Harwood Street Central Business District Street and Vehicular Circulation Plan Amendment - Amendment to the City of Dallas Central Business District Streets and Vehicular Circulation Plan to change the operation on Harwood Street between IH-30 and Main Street from two-lanes southbound, two-lanes northbound, and a center turn-lane to one-lane southbound, one-lane northbound, and directional bicycle lanes, and (3) Wood Street Central Business District Street and Vehicular Circulation Plan Amendment - Amendment to the City of Dallas Central Business District Streets and Vehicular Circulation Plan to change Wood Street between Griffin Street and Field Street from 80 feet of right-of-way and 36 feet of pavement to 60 feet of right-of-way and 36 feet of pavement, and update the existing right-of-way and pavement descriptions to reflect existing conditions. The public may attend the meeting via the videoconference link: <https://bit.ly/CPCTC0706>.

Tuesday, July 11, 2023

COMPREHENSIVE LAND USE PLAN COMMITTEE (CLUP) MEETING - Tuesday, July 11, 2023, at 8:30 a.m., at City Hall Council Chambers and by videoconference <https://bit.ly/CLUP071123>, to facilitate a working session with CLUP members on the Urban Design component of the ForwardDallas Comprehensive Land Use Plan Update.

SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC) MEETING - Tuesday, July 11, 2023, at 10:00 a.m., in Room 5BN at City Hall and by video conference via <https://bit.ly/SSDAC071123>.

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]