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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

July 20, 2023

Briefing - 9:00 AM

Public Hearing - 12:30 PM

CITY PLAN COMMISSION
THURSDAY, JULY 20, 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-072023> or by calling the following phone number: **Webinar number: 2482 164 9532** (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 19, 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 19 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 20, 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=m65f79c5c29ccc8ec37c5ea42c618cb5e):

<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 – CONSENT	Items 2-4

ZONING DOCKET:

ZONING CASES – CONSENT	Items 5-7
ZONING CASES – INDIVIDUAL	Items 8-12

SUBDIVISION DOCKET:

SUBDIVISION CASES – CONSENT	Items 13-20
SUBDIVISION CASES – RESIDENTIAL REPLATS	Items 21-22
SUBDIVISION CASES – RESIDENTIAL REPLATS & BUILDING LINE REDUCTION	Item 23
SUBDIVISION CASES – BUILDING LINE REMOVAL	Item 24
STREET NAME CHANGE	Item 25

THOROUGHFARE PLAN AMENDMENTS:

<u>THOROUGHFARE PLAN AMENDMENTS - INDIVIDUAL</u>	Items 26-28
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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 pistol 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 July 6, 2023 City Plan Commission Hearing.

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

1. [23-1878](#) 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

UA From: July 6, 2023.

Council District: 14

D223-004(TB)

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

Miscellaneous Items:**Minor Amendments:**

2. [23-1877](#) An application for a minor amendment to the existing development/screening plan for a private school on a property zoned Planned Development District No. 553 Subarea A generally located on the east corner of Preston Road and Orchid Lane

Staff Recommendation: **Approval.**

Applicant: St. Mark's School of Texas, Inc

Representative: Jonathan Vinson, Jackson Walker, LLP

Planner: Teaseia Blue

Council District: 13

M223-008(TB)

Attachments: [M223-008\(TB\) Case Report](#)
[M223-008\(TB\) Development Plan](#)

3. [23-1880](#) An application for a minor amendment to an existing site plan for Specific Use Permit No. 2443 for an open-enrollment charter school on property zoned Planned Development District No. 487 Area A, generally located on the northeast corner of N. Polk Street and West 9th Street.

Staff Recommendation: **Approval.**

Applicant: Trinity Basin Preparatory, Inc

Representative: Peter Kavanagh, Zone Systems, Inc

Planner: Teaseia Blue

Council District: 1

M223-014(TB)

Attachments: [M223-014\(TB\) Case Report](#)
[M223-014\(TB\) Site Plan](#)

Development Plans:

4. [23-1882](#) An application to create a new development plan for a private school on property zoned Planned Development District No. 553 Subarea B, generally located on the east corner of Preston Road and Orchid Lane.

Staff Recommendation: **Approval.**

Applicant: St. Mark's School of Texas, Inc

Representative: Jonathan Vinson, Jackson Walker, LLP

Planner: Teaseia Blue

Council District: 13

D223-003(TB)

Attachments: [D223-003\(TB\) Case Report](#)
[D223-003\(TB\) Development Plan](#)

Zoning Cases - Consent:

5. [23-1884](#) An application for an amendment to Planned Development District No. 543, in an area bounded by Reiger Avenue, Paulus Avenue, Covington Lane, and North Glasgow Drive.
Staff Recommendation: **Approval**, subject to a revised Exhibit 543A development plan, revised Exhibit 543B traffic management plan, and revised conditions.
Applicant: Dallas Independent School District
Representative: Karl Crawley, Masterplan
Planner: Andreea Udrea
Council District: 14
Z212-237(AU)

Attachments: [Z212-237\(AU\) Case Report](#)
[Z212-237\(AU\) 543A Development Plan Existing](#)
[Z212-237\(AU\) 543B Traffic Management Plan Existing](#)
[Z212-237\(AU\) Development Plan Proposed](#)
[Z212-237\(AU\) Traffic Management Plan Revised 06.29.23.](#)
[Z212-237\(AU\) Parking Memo 06.29.23.](#)

6. [23-1887](#) An application for an expansion of Planned Development District No. 761, the Dallas Logistics Port Special Purpose District, on property zoned an A(A) Agricultural District at the northwest corner of Lancaster-Hutchins Road and Witt Road.
Staff Recommendation: **Approval.**
Applicant: Luke Peters, Prologis LP
Representative: Lauren Montgomery, JGH Consultants
Planner: Ryan Mulkey
Council District: 8
Z212-312(RM)

Attachments: [Z212-312\(RM\) Case Report](#)
[Z212-312\(RM\) Traffic Impact Study](#)

7. [23-1890](#) An application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less, on property zoned an RR Regional Retail District with deed restrictions [Z823-391], and a D-1 Liquor Control Overlay District on the east line of North Buckner Boulevard, north of Chenault Street.
- Staff Recommendation: **Approval**, for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.
- Applicant: Southern Cornerstone, Inc.
Representative: Tommy Mann, Winstead PC
Planner: Andreea Udrea
Council District: 7
Z223-138(AU)
- Attachments:** [Z223-138\(AU\) Case Report](#)
[Z223-138\(AU\) Site Plan](#)

Zoning Cases - Individual:

8. [23-1893](#) An application for a Planned Development District for MU-3 Mixed Use District uses on property zoned an RR Regional Retail District, an MU-1 Mixed Use District, and Planned Development District No. 804 on the north line of Walnut Hill Lane, between North Central Expressway and Manderville Lane.
- Staff Recommendation: **Approval**, subject to a conceptual plan, a development plan, a tree preservation plan, a pedestrian improvement phasing plan, and staff's recommended conditions.
- Applicant: AP The Hill Owner, LLC
Representative: Tommy Mann, Winstead PC
Planner: Ryan Mulkey
Council District: 13
Z212-307(RM)
- Attachments:** [Z212-307\(RM\) Case Report](#)
[Z212-307\(RM\) Conceptual Plan](#)
[Z212-307\(RM\) Development Plan](#)
[Z212-307\(RM\) Tree Preservation Plan](#)
[Z212-307\(RM\) Pedestrian Improvement Phasing Plan](#)
[Z212-307\(RM\) Traffic Impact Study](#)

9. [23-1894](#) An application for an amendment to Planned Development District No. 512, on the west corner of East Stark Road and Seagoville Road.
Staff Recommendation: **Approval**, subject to revised conditions, a revised development plan, and a revised traffic management plan.
Applicant: Dallas Independent School District
Representative: Karl Crawley, Masterplan
Planner: Michael Pepe
Council District: 8
Z212-342(MP)
- Attachments:** [Z212-342\(MP\) Case Report](#)
[Z212-342\(MP\) Development Plan](#)
[Z212-342\(MP\) Traffic Management Plan](#)
10. [23-1897](#) An application for a Specific Use Permit for a drive-through restaurant on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, at the west corner of Lemmon Avenue and Herschel Avenue.
Staff Recommendation: **Approval**, for a five-year period, subject to a site plan and conditions.
Applicant: 4401 Lemmon Ave, LLC
Representative: Aaron Hawkins
Planner: Andreea Udrea
Council District: 14
Z223-131(AU)
- Attachments:** [Z223-131\(AU\) Case Report](#)
[Z223-131\(AU\) Site Plan 3.23](#)
11. [23-1899](#) An application for 1) an IR Industrial Research District; 2) the termination of Specific Use Permit No. 1861 for an industrial (inside) potentially incompatible use limited to the refining of precious metals; and 3) the termination of deed restrictions [Z101-223] on property zoned an IM Industrial Manufacturing District on the west line of Gemini Lane, south of Royal Lane.
Staff Recommendation: 1) **Approval** of an IR Industrial Research District; 2) **approval** of the termination of Specific Use Permit No. 1861; and 3) **approval** of the termination of existing deed restrictions [Z101-223].
Applicant: Fryar Realty, LLC
Representative: Trenton Robertson, Masterplan
Planner: Liliana Garza
Council District: 6
Z223-144(LG)
- Attachments:** [Z223-144\(LG\) Case Report](#)

12. [23-1901](#) An application for 1) an IM Industrial Manufacturing District with deed restrictions volunteered by the applicant; and 2) a Specific Use Permit for an industrial (inside) potentially incompatible use limited to the refining of precious metals on property zoned an IR Industrial Research District on the northeast corner of Zodiac Lane and Virgo Lane.
Staff Recommendation: 1) **Approval** for an IM Industrial Manufacturing District subject to deed restrictions volunteered by the applicant; and 2) **approval** of a Specific Use Permit for an industrial (inside) potentially incompatible use limited to the refining of precious metals for a two-year period, subject to a site plan and conditions.
Applicant: Zodiac Resources, LLC
Representative: Trenton Robertson, Masterplan
Planner: Liliana Garza
Council District: 6
Z223-145(LG)

Attachments: [Z223-145\(LG\) Case Report](#)
[Z223-145\(LG\) Site Plan](#)

SUBDIVISION DOCKET:

Consent Items:

13. [23-1879](#) An application to create one 2.030-acre lot and one 10-acre lot from a 12.030-acre tract of land in City Block 8032 on property located on Duncanville Road, north of Ledbetter Drive.
Applicant/Owner: CCH Reality, L.L.C.
Surveyor: Windrose Land Surveying
Application Filed: June 21, 2023
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 3
S223-194

Attachments: [S223-194 Case Report](#)
[S223-194 Plat](#)

14. [23-1881](#) An application to replat a 6.810-acre tract of land containing all of Lots 17 through 23 in City Block 44/5845 to create 50-residential lots ranging in size from 2,500 square feet to 6,984 square feet and 4 common areas on property located on 52nd Street, east of Corrigan Avenue.
Applicant/Owner: NDP Homes LLC
Surveyor: Gonzalez & Schneeberg Engineers and Surveyors
Application Filed: June 22, 2023
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 4
S223-195

Attachments: [S223-195Res Case Report](#)
[S223-195 Plat](#)

15. [23-1883](#) An application to create one 12.88-acre lot from a tract of land in City Block 8683 on property located on Camp Wisdom Road at Mountain Creek Parkway, southwest corner.
Applicant/Owner: LD Mountain Creek, LLC
Surveyor: Sanchez and Associates, LLC
Application Filed: June 22, 2023
Zoning: PD 521(Subdistrict S-1a)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 3
S223-196

Attachments: [S223-196 Case Report](#)
[S223-196 Plat](#)

16. [23-1885](#) An application to create one 0.233-acre lot and one 0.767-acre lot from a 1.00-acre tract of land in City Block 8825 on property located at Garden Grove Drive, south of Ravenview Road.
Applicant/Owner: CLCMC Investments, LLC
Surveyor: CBG Surveying Texas LLC
Application Filed: June 22, 2023
Zoning: R-10(A)
Staff Recommendation: **Approval** subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 8
S223-197

Attachments: [S223-197Res Case Report](#)
[S223-197 Plat](#)

17. [23-1886](#) An application to create one 25.54-acre lot from a tract of land in City Block 8032 on property located on Ledbetter Drive, east of Dan Morton Drive.
Applicant/Owner: CRP AI Ledbetter Owner, LP
Surveyor: Weisser Engineering & Surveying
Application Filed: June 23, 2023
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 3
S223-200

Attachments: [S223-200 Case Report](#)
[S223-200 Plat](#)

18. [23-1888](#) An application to replat a 4.305-acre tract of land containing all of Lot 1 and portion of tract of land in City Block 5917 to create a 26-lot Shared Access Development with lots ranging in size from 2,432 square feet to 2,500 square feet and 5 common areas on property located on Clarendon Drive at Corinth Street, southwest corner.
Applicant/Owner: MC Clarendon, LLC
Surveyor: Duenes Land Surveying, LLC
Application Filed: June 23, 2023
Zoning: WMU-5
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 4
S223-202

Attachments: [S223-202 Case Report](#)
[S223-202 Plat](#)

19. [23-1889](#) An application to replat a 0.103-acre tract of land containing part of Lot 6 in City Block 4/7119 to create one lot on property located on Canada Drive at Canada Place, southwest corner.
Applicant/Owner: Bharathi Pinninty
Surveyor: ARA, Surveying
Application Filed: June 23, 2023
Zoning: CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 6
S223-203

Attachments: [S223-203 Case Report](#)
[S223-203 Plat](#)

20. [23-1891](#) An application to replat a 48.921-acre tract of land containing all of Lot 1 and tract of land in City Block 7/6952 to create one lot on property located on Joseph Hardin Drive, at the terminus of Mint Way and Brass Way.
- Applicant/Owner: Atkore HDPE, LLC
Surveyor: Pacheco Koch, A Westwood Company
Application Filed: June 23, 2023
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 3
S223-204
- Attachments**: [S223-204 Case Report](#)
[S223-204 Plat](#)

Residential Replats:

21. [23-1892](#) An application to replat a 0.757-acre tract of land containing all of Lot 1A in the City Block A/7356 to create one 0.378-acre (16,452 square foot) lot and one 0.379-acre (16,506 square foot) lot on property located on Oates Drive at Michael Lane, southwest corner.
- Owner: Matias Mora
Surveyor: ARA Surveying
Application Filed: June 23, 2023
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 7
S223-198
- Attachments**: [S223-198 Res. Replat Case Report](#)
[S223-198 Plat](#)

22. [23-1895](#) An application to replat a 0.402-acre tract of land containing part of Lots 67 and 68 in City Block 6080 to create one 0.121-acre (5,293 -square foot) lot, one 0.129-acre (5,620-square foot) lot, and one 0.151-acre (6,582-square foot) lot on property located on Stanley Smith Drive at Prosperity Avenue, southeast corner.
Owners: iSpace Projects LLC
Surveyor: ARA Surveying
Application Filed: June 23, 2023
Zoning: R-5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 4
S223-201

Attachments: [S223-201 Res. Replat Case Report](#)
[S223-201 Plat](#)

Residential Replats and Building Line Reduction:

23. [23-1896](#) An application to replat a 0.501-acre tract of land containing all of Lot 13 in City Block 9/6220 to create one 0.230-acre (10,009-square foot) lot and one 0.271-acre (11,819-square foot) lot, and to reduce the 50-foot platted building line along the south line of Walnut Hill Lane to 35 feet, and to extend the 30-foot platted building line along the east line of Elmada Lane towards Walnut Hill Lane on property located on Elmada Lane at Walnut Hill Lane, southeast corner.
Owner: Stefanos Smirnis and Beverly Smirnis
Surveyor: A & W Surveyors, INC.
Application Filed: June 23, 2023
Zoning: R-10(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 6
S223-199

Attachments: [S223-199 Res. Replat BL](#)
[S223-199 Plat](#)

Building Line Removal:

24. [23-1898](#) An application to replat a 4.703-acre tract of land containing parts of Lots 2 and 6, all of Lot 3, Lots 7 through 15, Lots 17 through 22, Lots 34 through 43, Lots 4A and 5A, Lots 23A and 24A in City Block M/1537, a portion of an abandoned Buena Vista Street, a portion of an abandoned Travis Street, and a portion of an abandoned alley to create one lot; and to remove a 25-foot platted building line along south line of proposed abandoned portion of Buena Vista Street on property located between Armstrong Avenue and Knox Street, north of Travis Street
Applicant/Owner: Oncor Electric Delivery Company LLC, KD BV Block Holdco LLC, KD Travis Block Holdco LLC
Surveyor: Stantec Consulting Services, Inc.
Application Filed: June 21, 2023
Zoning: PD-193 (LC)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 14
S212-186R

Attachments: [S223-186R Building Line Case Report](#)
[S212-186R Plat](#)

Street Name Change:

25. [23-1900](#) An application to consider changing the name of a portion of Grady Niblo Road, between Spur 408 Service Road and Kiwanis Road, to “Sharrock Road”.
Applicant: City of Dallas
Application Filed: March 10, 2023
Notices sent: 15 notices sent on June 13, 2023
Staff Recommendation: **Approval**
Planner: Sharmila Shrestha
Council District: 3
NC223-003

Attachments: [NC223-003 Case Report](#)

Thoroughfare Plan Amendments:**Individual:**

26. [23-1902](#) An 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 pavement, and update the existing right-of-way and pavement descriptions to reflect existing conditions.

Staff Recommendation: **Approval** to amend 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 pavement, and update the existing right-of-way and pavement descriptions to reflect existing conditions.

Applicant: Centurion American Development

Representative: Kay Zafar

Planner: Kimberly Smith

Council District: 14

Harwood Street, between Jackson Street and Commerce Street

Attachments: [Harwood - Jackson to Commerce Case Report](#)

27. [23-1903](#) An 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.

Staff Recommendation: **Approval** to amend 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.

Applicant: City of Dallas Department of Transportation

Representative: Jessica Scott

Planner: Kimberly Smith

Council District: 2, 14

Harwood Street, between IH-30 and Main Street

Attachments: [Harwood - Bike - IH-30 to Main Case Report](#)

28. [23-1904](#) An 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.

Staff Recommendation: **Approval** to amend 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.

Applicant: Sante Fe IV Hotel LP

Representative: MCRT Investments, LLC

Planner: Kimberly Smith

Council District: 2,14

Wood Street, between Griffin Street and Field Street

Attachments: [Wood - Giffin to Field Case Report](#)

OTHER MATTERS:

Consideration of Appointments to CPC Committees:

ADJOURNMENT

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**Tuesday, July 18, 2023**

ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING - Tuesday, July 18, 2023, at 9:00 a.m., in Room L1FN Auditorium, at City Hall 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, child-care facilities, and day homes. The public may attend the meeting via the videoconference link: <https://bit.ly/ZOAC-0718>.

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]