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CITY SECRETARY
DALLAS, TEXAS

City of Dallas

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

Public Notice

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CITY
DALLAS, TX



City Plan Commission

August 3, 2023

Briefing - 9:00 AM

Public Hearing - 12:30 PM

**AGENDA
CITY PLAN COMMISSION MEETING
THURSDAY, AUGUST 3, 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 – CONSENT Item 1

ZONING DOCKET:

ZONING CASES – CONSENT Items 2-6

ZONING CASES – UNDER ADVISEMENT Items 7-11

ZONING CASES – INDIVIDUAL Items 12-15

SUBDIVISION DOCKET:

SUBDIVISION CASES – CONSENT Items 16-20

SUBDIVISION CASES – RESIDENTIAL REPLATS Item 21

CERTIFICATES OF APPROPRIATENESS:

CASES – CONSENT Items 22

LANDMARK APPEAL: Item 23

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 20, 2023 City Plan Commission Hearing.

ACTIONS ITEMS:**Miscellaneous Items:**

1. [23-2008](#) An application for a minor amendment to an existing development plan on property zoned Planned Development District No. 1088, on the west line of Buckner Boulevard, north of John West Road.

Staff Recommendation: **Approval.**

Applicant: LDG Development LLC

Representative: Rob Baldwin- Baldwin Associates

Planner: Teaseia Blue

Council District: 7

M223-010(TB)

Attachments: [M223-010\(TB\) Case Report](#)
[M223-010\(TB\) Development Plan](#)

Zoning Cases - Consent:

2. [23-2009](#) An application for an amendment to Specific Use Permit No. 2390 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned Subdistrict 2 within Planned Development District No. 535, the C.F. Hawn Special Purpose District No. 3, with a D-1 Liquor Control Overlay on the northwest corner of C.F. Hawn Freeway and South Saint Augustine Drive.

Staff Recommendation: **Approval**, for a three-year period, subject to revised conditions.

Applicant: Amir Ali Charaniya

Representative: Elizabeth Alvarez Villaizan and Roberto Nunez, Alchemi Development Partners

Planner: Ryan Mulkey

Council District: 5

Z212-319(RM)

Attachments: [Z212-319\(RM\) Case Report](#)

3. [23-2010](#) An application for a TH-3(A) Townhouse Subdistrict with deed restrictions volunteered by the applicant 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 southeast line of Sidney Street, northeast of 2nd Avenue.
Staff Recommendation: **Approval**, subject to deed restrictions volunteered by the applicant.
Applicant: Invest in South Dallas LLC
Representative: Anish Thakrar
Planner: Ryan Mulkey
Council District: 7
Z212-354(RM)

Attachments: [Z212-354\(RM\) Case Report](#)

4. [23-2011](#) An application for a Planned Development District for MU-3 Mixed Use District uses and a vehicle display, sales, and service use on property zoned an MU-3 Mixed Use District on the north line of West Northwest Highway, east of Shady Trail.
Staff Recommendation: **Approval**, subject to a development plan and conditions.
Applicant: NWH Land, Winstead PC
Representative: Jesse Copeland, Winstead PC
Planner: Liliana Garza
Council District: 6
Z223-178(LG)

Attachments: [Z223-178\(LG\) Case Report](#)
[Z223-178\(LG\) Development Plan](#)

5. [23-2012](#) An application for an MF-2(A) Multifamily Subdistrict on property zoned a CC Community Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Special Purpose District, on the southeast line of Birmingham Avenue, between JB Jackson, Jr. Boulevard and Robert B. Cullum Boulevard.
Staff Recommendation: **Approval**.
Applicant: Fair Park Cullum, LLC
Representative: Johnny Sudbury
Planner: Liliana Garza
Council District: 7
Z223-182(LG)

Attachments: [Z223-182\(LG\) Case Report](#)

6. [23-2013](#) An application for a TH-3(A) Townhouse Subdistrict with deed restrictions volunteered by the applicant 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 west corner of Hancock Street and Wellington Street.
Staff Recommendation: **Approval**, subject to deed restrictions volunteered by the applicant.
Applicant/Representative: Neel Desai, South Dallas Build Group, LLC
Planner: Liliana Garza
Council District: 7
Z223-190(LG)

Attachments: [Z223-190\(LG\) Case Report](#)

Zoning Cases - Under Advisement:

7. [23-2014](#) 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
UA From: June 15, 2023.
Council District: 8
Z212-159(JM)

Attachments: [Z212-159\(JM\) Case Report](#)

8. [23-2037](#) 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
- UA From: July 20, 2023.
- 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. [23-2015](#) 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 Muñoz
- UA From: July 6, 2023.
- Council District: 6
- Z212-346(JM)**
- Attachments:** [Z212-346\(JM\) Case Report](#)
[Z212-346\(JM\) Site Plan](#)

10. [23-2016](#) An application for an MU-1 Mixed Use District on property zoned an MF-1(A) Multifamily District and a CR Community Retail District, on the north side of West Illinois Avenue, between South Westmoreland Road and South Hampton Road.
Staff Recommendation: **Approval**.
Applicant: Salim Khoja
Representative: Khoja Real Estate Investments, LLC
Planner: Jennifer Muñoz
UA From: June 1, 2023 and July 6, 2023.
Council District: 1
Z223-119(JM)

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

11. [23-2017](#) An application for an amendment to Planned Development District No. 336, 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
UA From: July 6, 2023.
Council District: 8
Z223-164(JM)

Attachments: [Z223-164\(JM\) Case Report](#)
[Z223-164\(JM\) Development Plan](#)

Zoning Cases - Individual:

12. [23-2018](#) An application for a Specific Use Permit for a public school other than an open-enrollment charter school on property zoned an R-7.5(A) Single Family District, on the southeast corner of North Montclair Avenue and Walmsley Avenue.
Staff Recommendation: **Approval**, subject to a site plan, a traffic management plan, and conditions.
Applicant: Dallas Independent School District
Representative: Karl A. Crawley, Masterplan
Planner: Jennifer Muñoz
Council District: 6
Z212-239(JM)

Attachments: [Z212-239\(JM\) Case Report](#)
[Z212-239\(JM\) Development Plan](#)
[Z212-239\(JM\) Traffic Management Plan](#)

13. [23-2019](#) An application for a CS Commercial Service District with consideration of an MU-1 Mixed Use District on property zoned an A(A) Agricultural District, on the north line of Dowdy Ferry Road, northeast of the Lyndon B. Johnson Freeway [I-20].
Staff Recommendation: **Approval**, of an MU-1 District, in lieu of a CS District.
Applicant: Bill Foose
Representative: Mike Coker
Planner: Jennifer Muñoz
Council District: 8
Z212-298(JM)
Attachments: [Z212-298\(JM\) Case Report](#)
14. [23-2020](#) An application for a CS Commercial Service District with consideration of an MU-1 Mixed Use District on property zoned an A(A) Agricultural District, on the north line of Dowdy Ferry Road, northeast of the Lyndon B. Johnson Freeway [I-20].
Staff Recommendation: **Approval**, of an MU-1 District, in lieu of a CS District.
Applicant: Bill Foose
Representative: Mike Coker
Planner: Jennifer Muñoz
Council District: 8
Z212-332(JM)
Attachments: [Z212-332\(JM\) Case Report](#)
15. [23-2021](#) An application for a CS Commercial Service District on property zoned an NO(A) Neighborhood Office District, on the west line of South Smith Street, south of West Jefferson Boulevard.
Staff Recommendation: **Denial**.
Applicant: Filadelfo Gorostieta Acuna, Fitos Investment Group LLC
Representative: Victor Castro, BTR Construction Group LLC
Planner: Ryan Mulkey
Council District: 3
Z223-113(RM)
Attachments: [Z223-113\(RM\) Case Report](#)

SUBDIVISION DOCKET:Consent Items:

16. [23-2000](#) An application to create one 0.218-acre (9,499 square foot) lot from a tract of land in City Block 6330 on property located on Maddox Avenue, west of Pleasant Drive.
Applicant/Owner: Casas Realidad, L.P.
Surveyor: Texas Heritage Surveying
Application Filed: July 7, 2023
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 5
S223-205

Attachments: [S223-205 Case Report](#)
[S223-205 Plat](#)

17. [23-2001](#) An application to replat a 0.308-acre tract of land containing part of Lots 1, 2, and 3 in City Block A/709 to create one lot on property located on Fitzhugh Avenue at San Jacinto Street, south corner.
Applicant/Owner: Jurek Properties, Ltd.
Surveyor: Texas Heritage Surveying
Application Filed: July 6, 2023
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 2
S223-206

Attachments: [S223-206 Case Report](#)
[S223-206 Plat](#)

18. [23-2003](#) An application to create four lots ranging in size from 0.140-acre (6,117 square feet) to 0.165 acre (7,200 square feet) from a 0.662-acre tract of land in City Block 7070 on property located on Myrtle Street at Rochester Street, southwest corner. _
Applicant/Owner: Tylopolly LLC
Surveyor: Texas Heritage Surveying
Application Filed: July 6, 2023
Zoning: PD 595 (R-5(A))
Staff Recommendation: **Approval** subject to compliance with the conditions listed in the docket
Planner: Hema Sharma_
Council District: 7
S223-208

Attachments: [S223-208 Case Report](#)
[S223-208 Plat](#)

19. [23-2004](#) An application to replat a 10.504-acre tract of land containing all of Lot 2 in City Block P/7212 to create 71-residential lots ranging in size from 2,520 square feet to 4,492 square feet and 4 open spaces on property located on Westmoreland Road, south of Dallas Ft. Worth Turnpike.
Applicant/Owner: LMC Canyon Holdings, LLC
Surveyor: Kimley-Horn Associates
Application Filed: July 6, 2023
Zoning: PD 811 (Subarea A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 1
S223-209

Attachments: [S223-209 Case Report](#)
[S223-209 Plat](#)

20. [23-2005](#) An application to replat a 0.4320-acre tract of land containing all of Lots 15, 16 and 17 and part of Lots 11 through 14 and 18 in City Block 122/77 to create one lot on property located on Akard Street at Commerce Street, northeast corner.
- Applicant/Owner: Supreme Bright Dallas IV, LLC
Surveyor: Raymond L. Goodson JR. INC.
Application Filed: July 7, 2023
Zoning: PD 619 (Subdistrict F)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 14
S223-210
- Attachments**: [S223-210 Case Report](#)
[S223-210 Plat](#)

Residential Replats:

21. [23-2007](#) 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 2/1730, 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: July 6, 2023
Zoning: PD 729
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 7
S223-207

Attachments: [S223-207 Resreplat Case Report](#)
[S223-207 Plat](#)

Certificate of Appropriateness for Signs:

22. [23-2022](#) An application for a Certificate of Appropriateness by Josephine Gonzales of Chandler Signs, Inc., for a 230.6-square-foot illuminated attached sign at 2550 Pacific Avenue (northwest elevation).
- Staff Recommendation: **Approval.**
Applicant: Josephine Gonzales of Chandler Signs, Inc.
Owner: Todd Interest
Planner: Jason Pool
Council District: 2
2305230002

Attachments: [2305230002 Case Report](#)

Landmark Appeal:

23. [23-2024](#) An appeal of the Landmark Commission's decision of denial without prejudice to demolish primary residential structure using standard, structure poses an imminent threat to public health or safety.

Staff Recommendation: **Approve.**

Landmark Commission Recommendation: **Deny without prejudice.**

Planner: Rhonda Dunn

Council District: 4

Location: 1012 Betterton Circle

CD223-008(RD)

Attachments: [CD223-008\(RD\) The Record](#)
[CD223-008\(RD\) Transcript](#)

OTHER MATTERS:

Consideration of Appointments to CPC Committees:

ADJOURNMENT

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**Tuesday, August 1, 2023**

ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING - Tuesday, August 1, 2023, at 9:00 a.m., in Room 6ES, at City Hall and by videoconference, to consider (1) **DCA212-008** - Consideration of amending Chapters 51 and 51A of the Dallas Development Code, Sections 51A-2.102 "Definitions", 51-4.111; 51A-4.111 "Agricultural A(A) District" through 51A-4.117 "Manufactured Home MH(A) District"; 51A-4.209 "Residential Uses"; 51A-4.301 "Off-Street Parking Regulations", 51A-4.407.1 "Maximum Impervious Coverage", 51A-10.125 "Mandatory Landscaping Requirements", 51A-10.127, "When Landscaping Must Be Completed", and related sections to consider developing appropriate standards associated with impermeability, permeability, pervious and impervious surfaces, including, but not limited to definitions, paving, surfaces, materials, and applicability. The public may attend the meeting via the videoconference link: <https://bit.ly/ZOAC-0801> .

Tuesday, August 8, 2023

SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC) MEETING Tuesday, August 8, 2023, at 10:00 a.m., in Room 5BN at City Hall and by video conference via <https://bit.ly/SSDAC080823>.

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]