

RECEIVED

2023 AUG 11 PM 3:16

CITY SECRETARY
DALLAS, TEXAS

City of Dallas

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

Public Notice

230700

POSTED CITY SECRETARY
DALLAS, TX



City Plan Commission

August 17, 2023

Briefing - 9:00 AM

Public Hearing - 12:30 PM

(

CITY PLAN COMMISSION
THURSDAY, AUGUST 17, 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-081723> or by calling the following phone number: **Webinar number: 2498 808 4050** (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: 2498 808 4050*) **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, August 16, 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 16 de agosto 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, AUGUST 17, 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=m3dfe94c211eca378bd5beda5a6d274d4):

<https://dallascityhall.webex.com/dallascityhall/j.php?MTID=m3dfe94c211eca378bd5beda5a6d274d4>

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

BRIEFING ITEMS

APPROVAL OF MINUTES

ACTION ITEMS:

MISCELLANEOUS DOCKET:

MISCELLANEOUS ITEMS – CONSENT Items 1-3

ZONING DOCKET:

ZONING CASES – UNDER ADVISEMENT Items 4-8

ZONING CASES – INDIVIDUAL Items 9-13

SUBDIVISION DOCKET:

SUBDIVISION CASES – CONSENT Items 14-21

SUBDIVISION CASES – RESIDENTIAL REPLATS Item 22

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 August 3, 2023 City Plan Commission Hearing.

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

1. [23-2082](#) An application requesting relief from the street facing frontage requirements along Parnell Street per the site plan on property zoned Subdistrict 3 within Planned Development District No. 317, the Cedars Area Special Purpose District, generally at the southeast corner of Corinth Street and Parnell Street.

Staff Recommendation: **Approval**, subject to the site plan.

Applicant: Popeyes Texas Partners, LLC

Representative: Rob Baldwin, Baldwin Associates

Planner: Teaseia Blue

Council District: 2

M223-012(TB)

Attachments: [M223-012\(TB\) Case Report](#)
[M223-012\(TB\) Exhibit A](#)

2. [23-2083](#) An application for a minor amendment to an existing development plan for a general merchandise or food store 100,000 square feet or more on property zoned Subarea A and partially Subarea B within Planned Development District No. 885, south of Lyndon B. Johnson Freeway, west side of Midway Road.

Staff Recommendation: **Approval.**

Applicant: Walmart Real Estate Business Trust

Representative: Mathias Haubert, Bohler

Planner: Teaseia Blue

Council District: 13

M223-021(TB)

Attachments: [M223-021\(TB\) Case Report](#)
[M223-021\(TB\) Development Plan](#)
[M223-021\(TB\) Existing Development Pan](#)

3. [23-2084](#) An application for a minor amendment to an existing development plan for a general merchandise or food store 100,000 square feet or more on property zoned Planned Development District No. 863, at the southwest corner of Short Boulevard and R.L. Thornton Service Road.
Staff Recommendation: **Approval.**
Applicant: Walmart Real Estate Business Trust
Representative: Mathias Haubert, Bohler
Planner: Teaseia Blue
Council District: 4
M223-022(TB)
- Attachments:** [M223-022\(TB\) Case Report](#)
[M223-022\(TB\) Development Plan](#)
[M223-022\(TB\) Existing Development Plan](#)

Zoning Cases - Under Advisement:

4. [23-2086](#) 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 and June 15, 2023.
Council District: 1
Z212-348(JM)
- Attachments:** [Z212-348\(JM\) Case Report](#)
5. [23-2087](#) 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
UA From: August 3, 2023.
Council District: 7
Z212-354(RM)
- Attachments:** [Z212-354\(RM\) Case Report](#)

6. [23-2089](#) 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
UA From: August 3, 2023.
Council District: 3
Z223-113(RM)

Attachments: [Z223-113\(RM\) Case Report](#)

7. [23-2088](#) 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 staff's recommended conditions.
Applicant: NWH Land, LP
Representative: Jesse Copeland, Winstead PC
Planner: Liliana Garza
UA From: August 3, 2023.
Council District: 6
Z223-178(LG)

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

8. [23-2090](#) 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
UA From: August 3, 2023.
Council District: 7
Z223-190(LG)

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

Zoning Cases - Individual:

9. [23-2091](#) An application for a CS Commercial Service District with deed restrictions volunteered by the applicant 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](#)

10. [23-2092](#) An application for (1) a Planned Development District, and (2) a D-1 Liquor Control Overlay on property zoned Planned Development District No. 9 with a D Liquor Control Overlay and a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, at the east corner of Cedar Springs Road and Fairmount Street.

Staff Recommendation: Approval of a planned development district, subject to a development plan, setback and height plan, landscape plan, and staff's recommended conditions, and **approval** of a D-1 Liquor Control Overlay.

Applicant: Lincoln Property Company

Representative: Suzan Kedron, Jackson Walker LLP

Planner: Jennifer Muñoz

Council District: 14

Z223-114(JM)

Attachments: [Z223-114\(JM\) Case Report](#)
[Z223-114\(JM\) Development Plan](#)
[Z223-114\(JM\) Building Heights Plan](#)
[Z223-114\(JM\) Landscape Plan](#)

11. [23-2093](#) An application for an amendment to Specific Use Permit No. 2215 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-D-1 Regional Retail District with a D-1 Liquor Control Overlay, on the southwest corner of North Jim Miller Road and East R.L. Thornton Freeway.
Staff Recommendation: **Approval** for a three-year period, subject to revised conditions.
Applicant: RaceTrac Petroleum, Inc.
Representative: Tommy Mann & Daniel Box, Winstead PC
Planner: Liliana Garza
Council District: 7
Z223-151(LG)

Attachments: [Z223-151\(LG\) Case Report](#)
[Z223-151\(LG\) Site Plan](#)

12. [23-2094](#) An application for an amendment to Planned Development District No. 994 on property bounded by Lancaster Road, Ann Arbor Avenue, Denley Drive, and Paducah Avenue.
Staff Recommendation: **Approval**, subject to an amended development plan, an amended landscape plan, and amended conditions.
Applicant: Dallas Independent School District
Representative: Karl Crawley, Masterplan
Planner: Donna Moorman
Council District: 4
Z223-293(DM)

Attachments: [Z223-293\(DM\) Case Report](#)
[Z223-293\(DM\) Proposed Development Plan](#)
[Z223-293\(DM\) Existing Development Plan](#)
[Z223-293\(DM\) Proposed Landscape Plan](#)
[Z223-293\(DM\) Existing Landscape Plan](#)
[Z223-293\(DM\) Traffic Study](#)
[Z223-293\(DM\) Existing Traffic Management Plan Exhibit 994B](#)

13. [23-2095](#) A City Plan Commission authorized hearing to determine the proper zoning for the area to include but not limited to use, development standards, and other appropriate regulations in an area generally bounded by Singleton Boulevard on the north, Borger Street on the east, including the southeast corner of Singleton Boulevard and Borger Street, the south side of Duluth Street on the south, and a line running north/south intersecting the terminus of Bedford Street and Duluth Street on the west.

Staff Recommendation: **Approval** of a Planned Development District for CR Community Retail District and R-5(A) Single Family District Regulations, subject to conditions and **no change** to Planned Development District No. 1081.

Planner: Megan Wimer

Council District: 6

Z189-241(MW)

Attachments: [Z189-241\(MW\) Case Report](#)

SUBDIVISION DOCKET:Consent Items:

14. [23-2096](#) An application to replat a 2.633-acre tract of land containing all of Lot 1 in City Block A/6506 and part of City Block 6506 to create one lot on property located on Spangler Road, north of Manana Drive.
Applicant/Owner: Sanchez Foods & Co., Inc.
Surveyor: A & W Surveyors, Inc.
Application Filed: July 19, 2023
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 6
S223-211

Attachments: [S223-211 Case Report](#)
[S223-211 Plat](#)

15. [23-2097](#) An application to replat a 0.258-acre tract of land containing part of Lot 2 and all of Lot 3 in City Block 3/668 to create one lot on property located on Munger Avenue, southwest of California Avenue.
Applicant/Owner: Midtown Urban Homes
Surveyor: Urban Strategy Development Group, LLC
Application Filed: July 20, 2023
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 2
S223-212

Attachments: [S223-212 Case Report](#)
[S223-212 Plat](#)

16. [23-2098](#) An application to replat a 1.724-acre tract of land containing all of Lots 13, 14, 15A, 17, and 18 in City Block J/1534 to create one lot on property located on Knox Street at McKinney Avenue, southeast corner.
Owners: Nabholtz KMCK Partners, L.P., KD Knox Street Village Holdco, LLC
Surveyor: Pacheco Koch, a Westwood Company
Application Filed: July 20, 2023
Zoning: PD 193
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 14
S223-213

Attachments: [S223-213 Case Report](#)
[S223-213 Plat](#)

17. [23-2099](#) An application to replat a 0.610-acre tract of land containing part of Lots 1 through 3 in City Block 918 to create one lot on property located on Ervay Street, northwest of Corinth Street.
Applicant/Owner: Cedars Development, LLC
Surveyor: Spiars Engineering, Inc.
Application Filed: July 21, 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
S223-214

Attachments: [S223-214 Case Report](#)
[S223-214 Plat](#)

18. [23-2100](#) An application to replat a 0.927-acre tract of land containing part of Lots 14 through 18 in City Block 918 to create one lot on property located on Ervay Street, southeast of Lear Street.
Applicant/Owner: Cedars Development, LLC
Surveyor: Spiars Engineering, Inc.
Application Filed: June 21, 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
S223-215

Attachments: [S223-215 Case Report](#)
[S223-215 Plat](#)

19. [23-2101](#) An application to create one 0.282-acre lot from a tract of land in City Block 6724 on property located on Leroy Road, south of Bruton Road.
Applicant/Owner: Real State 360, LLC
Surveyor: ARA Surveying
Application Filed: July 21, 2023
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 5
S223-216
Attachments: [S223-216 Case Report](#)
[S223-216-Plat](#)
20. [23-2102](#) An application to replat a 1.2782-acre tract of land containing part of Lot 2A in City Block F/7202 to create one lot on property located on Interstate Highway 30, east of Cockrell Hill Road.
Applicant/Owner: Prim Turnpike West, LLC
Surveyor: PJB Surveying, LLC
Application Filed: July 21, 2023
Zoning: CS
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 6
S223-217
Attachments: [S223-217 Case Report](#)
[S223-217 Plat](#)
21. [23-2103](#) An application to replat a 1.239-acre tract of land containing all of Lots 2 through 6 in City Block 77/7346 to create one lot on property located on Corinth Street, south of Riverfront Boulevard.
Applicant/Owner: Bishop Engine Replacement Parts, Inc.
Surveyor: Texas Heritage Surveying, LLC
Application Filed: July 21, 2023
Zoning: PD 784 (Cedars West)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 2
S223-218
Attachments: [S223-218 Case Report](#)
[S223-218 Plat](#)

Residential Replats:

22. [23-2104](#) An application to replat a 0.935-acre tract of land containing all of Lot 4 in City Block 8/7614 to create one 0.446-acre (19,427.76-square foot) lot and one 0.489-acre (21,300.84-square foot) lot on property located on San Jose Avenue at Palo Alto Drive, north corner.
Applicant/Owner: LFLE Builders, LLC
Surveyor: MQI Land Surveying
Application Filed: July 21, 2023
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 8
S223-219

Attachments: [S223-219 RES. Replat Case Report](#)
[S223-219 Plat](#)

OTHER MATTERS:

Consideration of Appointments to CPC Committees:

ADJOURNMENT

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**Tuesday, August 15, 2023**

ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING - Tuesday, August 15, 2023, at 9:00 a.m., in Room 6ES, at City Hall and by videoconference, to consider (1) DCA190-002 - Consideration of amending off-street parking and loading requirements in Chapters 51 and 51A of the Dallas Development Code. The public may attend the meeting via the videoconference link: <https://bit.ly/ZOAC-08-15-23>.

Tuesday, August 22, 2023

COMPREHENSIVE LAND USE PLAN COMMITTEE (CLUP) MEETING - Tuesday, August 22, 2023, at 8:30 a.m., at City Hall 6ES and by videoconference <https://bit.ly/CLUP-08222023>, to facilitate a draft ForwardDallas plan review workshop.

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]