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CITY SECRETARY
DALLAS, TEXAS

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DALLAS, TX

City of Dallas

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



City Plan Commission

October 5, 2023

Briefing - 9:00 AM

Public Hearing - 12:30 PM

CITY PLAN COMMISSION
THURSDAY, OCTOBER 5, 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-100523> or by calling the following phone number: **Webinar number: 2489 495 7229** (Webinar password: dallas (325527 from phones)) and by **phone:** +1-469-210-7159 United States Toll (Dallas) or +1-408-418-9388 United States Toll (*Access code: 2489 495 7229*) **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, October 4, 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 4 de octubre 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, OCTOBER 5, 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=ma595b4fee8c24ae71f803d70150f9d80>

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

BRIEFING ITEMS

APPROVAL OF MINUTES

ACTION ITEMS:

MISCELLANEOUS DOCKET:

DEVELOPMENT PLAN CASES – CONSENT Item 1

ZONING DOCKET:

ZONING CASES – UNDER ADVISEMENT Items 2-5

ZONING CASES – INDIVIDUAL Items 6-8

SUBDIVISION DOCKET:

SUBDIVISION CASES – CONSENT Items 9-12

SUBDIVISION CASES – RESIDENTIAL REPLATS Item 13

CERTIFICATES OF APPROPRIATENESS FOR SIGNS:

CASES – CONSENT Items 14-16

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 September 21, 2023 City Plan Commission Hearing.

ACTIONS ITEMS:**Miscellaneous Items:****Development Plans:**

1. [23-2569](#) An application for a development plan and landscape plan on property zoned Planned Development Subdistrict No. 327 and deed restrictions Z889-216, west line Greenville Avenue, between Forest Lane and Stults Road.

Staff Recommendation: **Approval.**

Applicant: P & D Ventures, LLC

Representative: Leroy Alaniz

Planner: Teaseia Blue

Council District: 10

D223-005(TB)

Attachments: [D223-005\(TB\) Case Report](#)
[D223-005\(TB\) Development Plan](#)
[D223-005\(TB\) Landscape Plan](#)

Zoning Cases - Under Advisement:

2. [23-2579](#) An application for a new subdistrict on property zoned Subdistrict 1 within Planned Development District No. 621, the Old Trinity and Design District, on the northeast line of Irving Boulevard and the southwest line of Market Center Boulevard, northwest of Oak Lawn Avenue.
Staff Recommendation: **Approval**, subject to a conceptual plan, a revised Exhibit 621B, and staff's recommended conditions.
Applicant: Market Center Boulevard Owner, LP
Representative: Suzan Kedron, Jackson Walker LLP
Planner: Jennifer Muñoz
UA From: September 7, 2023 and September 21, 2023.
Council District: 6
Z212-353(JM)

Attachments: [Z212-353\(JM\) Case Report](#)
[Z212-353\(JM\) Conceptual Plan](#)
[Z212-353\(JM\) Existing 621B Exhibit](#)
[Z212-353\(JM\) Parking Demand Analysis](#)
[Z212-353\(JM\) Quadrant - Market Center - TIA](#)
[Z212-353\(JM\) Quadrant - Market Center - TIA Supplement](#)

3. [23-2580](#) 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
UA From: July 6, 2023 and September 7, 2023.
Council District: 14
Z223-105(AU)

Attachments: [Z223-105\(AU\) Case Report](#)
[Z223-105\(AU\) Site Plan](#)

4. [23-2581](#) An application for 1) a Planned Development District, and 2) a removal of the D 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 removal of the D Liquor Control Overlay.

Applicant: Lincoln Property Company

Representative: Suzan Kedron, Jackson Walker LLP

Planner: Jennifer Muñoz

UA From: September 7, 2023.

Council District: 14

Z223-114(JM)

Attachments: [Z223-114\(JM\) Case Report](#)
[Z223-114\(JM\) Development Plan](#)
[Z223-114\(JM\) Building Heights Plan REVISED](#)
[Z223-114\(JM\) Landscape Plan](#)
[Z223-114\(JM\) Parking RTC](#)
[Z223-114\(JM\) Revised Traffic Impact Analysis](#)

5. [23-2582](#) An application for a D-1 Liquor Control Overlay and 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 use on property within a CR Community Retail District with a D Liquor Control Overlay, on the south line of Lake June Road, east of North St. Augustine Road.

Staff Recommendation: **Approval** for a two-year period, subject to a site plan and conditions; and **approval** of a D-1 Liquor Control Overlay.

Applicant: Nikia Mitchell, Kia's Asset Management

Representative: Gena Cannon

Planner: Andreea Udrea

U/A From: September 21, 2023.

Council District: 5

Z223-197(AU)

Attachments: [Z223-197\(AU\) Case Report](#)
[Z223-197\(AU\) Site Plan](#)

Zoning Cases - Individual:

6. [23-2583](#) An application for 1) a CS Commercial Service District with deed restrictions volunteered by the applicant; and 2) a Specific Use Permit for commercial motor vehicle parking on property zoned an A(A) Agricultural District, on the southeast line of Telephone Road, at the terminus of Van Horn Drive.
Staff Recommendation: **Denial.**
Applicant: Santiago Rivera
Representative: Elsie Thurman, Land Use Planning & Zoning Services
Planner: Michael Pepe
Council District: 8
Z223-106(MP)
- Attachments:** [Z223-106\(MP\) Case Report](#)
[Z223-106\(MP\) Site Plan](#)
7. [23-2584](#) An application for an MU-1 Mixed Use District on property zoned an R-10(A) Single Family District, on the northeast line of Seagoville Road, southeast of Ravenview Road.
Staff Recommendation: **Approval.**
Applicant: RSJ Developments LLC
Representative: Erick Cortez
Planner: Andreea Udrea
Council District: 8
Z223-195(AU)
- Attachments:** [Z223-195\(AU\) Case Report](#)
8. [23-2585](#) An application for an amendment to Planned Development District No. 1076, south of Rylie Road, west of Haymarket Road, north of Lyndon B. Johnson Freeway, and east of Prater Road.
Staff Recommendation: **Approval,** subject to a development plan and staff's recommended conditions.
Applicant: Liberty Bankers Life Insurance Company
Representative: Rob Baldwin, Baldwin Associates
Planner: Liliana Garza
Council District: 8
Z223-211(LG)
- Attachments:** [Z223-211\(LG\) Case Report](#)
[Z223-211\(LG\) Development Plan](#)

SUBDIVISION DOCKET:Consent Items:

9. [23-2586](#) An application to create one 5.8788-acre lot from a tract of land in City Block 5957 and to dedicate a right of way on property located on Illinois Avenue at Cockrell Hill Road, northwest corner.
Applicant/Owner: Dallas County
Surveyor: Raymond L. Goodson, Jr. Inc.
Application Filed: September 6, 2023
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 1
S223-248

Attachments: [S223-248 Case Report](#)
[S223-248 Plat](#)

10. [23-2587](#) An application to create one 2.317-acre lot from a tract of land in City Block 6261 on property located on Elam Road, west of Woodmont Drive.
Applicant/Owner: Step of Faith F.A.P Church
Surveyor: Adams Surveying, LLC
Application Filed: September 6, 2023
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 8
S223-249

Attachments: [S223-249 Case Report](#)
[S223-249 Plat](#)

11. [23-2588](#) An application to replat a 0.839-acre tract of land containing all of Lot 1A in City Block 13/8570 and abandoned portion of a public right-of-way to create one lot on property located on Burgess Boulevard at Algiers Street, northeast corner.
Applicant/Owner: Adler Property Companies, LLP
Surveyor: Duenes Land Surveying, Jacob and Hefner Associate, Inc.
Application Filed: September 7, 2023
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 6
S223-251

Attachments: [S223-251 Case Report](#)
[S223-251 Plat](#)

12. [23-2589](#) An application to create one 1.112-acre lot from a tract of land in City Block D/7218 on property located on Pipestone Road, west of Westmoreland Road.
Applicant/Owner: Westminster Property
Surveyor: Marshall Lancaster & Associates, Inc.; Hixon, Inc.
Application Filed: September 11, 2023
Zoning: IM
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 6
S223-252

Attachments: [S223-252 Case Report](#)
[S223-252 Plat](#)

Residential Replats:

13. [23-2590](#) An application to replat a 53.2125-acre tract of land containing all of Lot 1 in City Block D/7162, Common Areas 2, 3 and 4 in City Block B/7462, Common Area 16 in City Block L/7463 and Common Areas 14, 22 and 23 in City Block D/7463 to create 111 residential lots ranging in size from 2,002 square feet to 3,991 square feet, one commercial lot (286,149 square feet) and 12 Common Areas on property located on Forest Lane, west of Park Central Drive.
- Applicant/Owner: MM Swan Lake, LLC; Lake Forest Community SBB Mgmt CO
- Surveyor: Millers Surveyor, Inc; Ion Design Group, Inc.
- Application Filed: September 7, 2023
- Zoning: PD 381 (Subdistrict A, C, D, D1)
- Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- Planner: Hema Sharma
- Council District: 11
- S223-250**

Attachments: [S223-250 Case Report](#)
[S223-250 Plat](#)

Certificate of Appropriateness for Signs:Consent Items:

14. [23-2591](#) An application for a Certificate of Appropriateness by Andre Rowbotham of SIGNS UP, for a 11.2-square-foot illuminated attached sign at 1517 Main Street (south elevation).
- Staff Recommendation: **Approval.**
- SSDAC Recommendation: **Approval.**
- Applicant: Andre Rowbotham of SIGNS UP
- Owner: Meadowcrest, LLC
- Planner: Jason Pool
- Council District: 14
- 2308110010**

Attachments: [2308110010 Case Report](#)

15. [23-2592](#) An application for a Certificate of Appropriateness by Melissa Hallett of Mello Signs, for a 3.5-square-foot non-illuminated lower level flat attached sign at 2019 North Lamar Street, Suite 100 (northeast elevation).
Staff Recommendation: **Approval.**
SSDAC Recommendation: **Approval.**
Applicant: Melissa Hallett of Mello Signs
Owner: Arena Partners, L.P
Planner: Jason Pool
Council District: 14
2308140017

Attachments: [2308140017 Case Report](#)

16. [23-2593](#) An application for a Certificate of Appropriateness by Melissa Hallett of Mello Signs, for a 3-square-foot non-illuminated attached canopy sign at 2019 North Lamar Street, Suite 100 (northeast elevation).
Staff Recommendation: **Approval.**
SSDAC Recommendation: **Approval.**
Applicant: Melissa Hallett of Mello Signs
Owner: Arena Partners, L.P
Planner: Jason Pool
Council District: 14
2308140018

Attachments: [2308140018 Case Report](#)

OTHER MATTERS:

Consideration of Appointments to CPC Committees:

ADJOURNMENT

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**Tuesday, October 3, 2023**

ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING - Tuesday, October 3, 2023, at 9:00 a.m., at City Hall, in Room 6ES, and by videoconference, to consider (1) DCA223-008 - Consideration of amending the notice requirements for zoning cases and code amendments that may result in the creation of a nonconforming use and the requirements for initiating and conducting a board of adjustment hearing to establish a compliance date in the Dallas Development Code. The public may attend the meeting via the videoconference link: <https://bit.ly/zoac100323>.

Tuesday, October 10, 2023

COMPREHENSIVE LAND USE PLAN COMMITTEE (CLUP) MEETING – Tuesday, October 10, 2023, at 8:30 a.m., at City Hall 6ES and by videoconference <http://bit.ly/CLUP-10102023>, to facilitate a draft ForwardDallas plan review workshop.

SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC) MEETING - Tuesday, October 10, 2023, at 10:00 a.m., in Room 5BN at City Hall and by video conference via <https://bit.ly/SSDAC101023>.

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]