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CITY SECRETARY  
DALLAS, TEXAS

POSTED CITY SECRETARY  
DALLAS, TX

**City of Dallas**

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



**City Plan Commission**

**May 16, 2024**

**Briefing - 9:00 AM**

**Public Hearing - 12:30 PM**



**AGENDA  
CITY PLAN COMMISSION MEETING  
THURSDAY, MAY 16, 2024  
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 may attend the meeting virtually; however, City Hall is available for those wishing to attend the meeting in person.

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](http://bit.ly/cityofdallastv):

<https://dallascityhall.webex.com/dallascityhall/j.php?MTID=md6af418010bd9f656a2283b1ded1513e>

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

**BRIEFING ITEMS**

Item 1

**APPROVAL OF MINUTES**

**ACTION ITEMS:**

**MISCELLANEOUS DOCKET:**

DEVELOPMENT PLAN CASES - CONSENT

Items 2-4

**ZONING DOCKET:**

ZONING CASES - CONSENT

Items 5-9

ZONING CASES - UNDER ADVISEMENT

Item 10

ZONING CASES - INDIVIDUAL

Items 11-13

**DEVELOPMENT CODE AMENDMENT**

Item 14

**SUBDIVISION DOCKET:**

SUBDIVISION CASES – CONSENT

Items 15-24

SUBDIVISION CASES - RESIDENTIAL REPLATS

Items 25-29

**OTHER MATTERS:**

CONSIDERATION OF APPOINTMENTS TO CPC COMMITTEES

ADJOURNMENT

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## **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."*

**BRIEFINGS:**

1. [24-1636](#) Briefing on the ForwardDallas Comprehensive Land Use Plan.  
PC Direction on Potential Draft Plan Updates.  
Lawrence Agu, III, AICP, Assoc AIA, Planning and Urban Design  
Patrick Blaydes, Planning and Urban Design

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

Approval of Minutes of the May 2, 2024 City Plan Commission Hearing and May 9, 2024 Special Called City Plan Commission ForwardDallas Meeting.

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

2. [24-1601](#) An application for a development plan on property zoned Subdistrict S-1a South Zone, within Planned Development District No. 521, on the southwest corner of West Camp Wisdom Road and Mountain Creek Parkway.  
**Staff Recommendation: Approval.**  
**Applicant:** LD Mountain Creek, LLC  
**Representative:** Lauren Montgomery  
**Planner:** Teaseia Blue, MBA  
**Council District:** 3  
**D223-010(TB)**

**Attachments:** [D223-010\(TB\) Case Report](#)  
[D223-010\(TB\) Proposed Development Plan](#)

3. [24-1602](#) An application for a development plan on property zoned Planned Development District No. 889, and partially within Subdistrict E-2 of Planned Development District No. 305, on the southeast corner of North Carroll Avenue and North Central Expressway.  
Staff Recommendation: **Approval**.  
Applicant: Central Carroll Interests, LLC  
Representative: William Dahlstrom, Jackson Walker L.L.P.  
Planner: Teaseia Blue, MBA  
Council District: 2  
**D223-011(TB)**

**Attachments:** [D223-011\(TB\) Case Report](#)  
[D223-011\(TB\) Proposed Development Plan](#)

4. [24-1603](#) An application for a development plan on property zoned Subdistrict 2E within Planned Development District No. 305, on the east line of North Central Expressway, between North Carroll Avenue and North Haskell Avenue.  
Staff Recommendation: **Approval**.  
Applicant: Urban Smart Growth, LP  
Representative: William Dahlstrom, Jackson Walker L.L.P.  
Planner: Teaseia Blue, MBA  
Council District: 2  
**D223-012(TB)**

**Attachments:** [D223-012\(TB\) Case Report](#)  
[D223-012\(TB\) Proposed Development Plan](#)

### **ZONING DOCKET:**

#### **Zoning Cases - Consent:**

5. [24-1604](#) An application for an amendment to Specific Use Permit No. 2418 for a bed and breakfast use on property zoned Subarea III within Planned Development District No. 362 with H/72 Peak's Suburban Addition Neighborhood Historic District Overlay, on the southeast line of Gaston Avenue, southwest of North Fitzhugh Avenue.  
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to an amended site plan and conditions.  
Applicant: Michael Gibson  
Representative: Rob Baldwin, Baldwin Associates  
Planner: Michael Pepe  
Council District: 2  
**Z223-166(MP)**

**Attachments:** [Z223-166\(MP\) Case Report](#)  
[Z223-166\(MP\) Site Plan](#)

6. [24-1605](#) An application for a 1) a Planned Development District for MU-3 Mixed Use District uses on property zoned an MU-2 Mixed Use District, an MU-3 Mixed Use District, and an IR Industrial Research District, generally located northeast of Harry Hines Boulevard, southeast of West Mockingbird Lane, and on the northeast and southwest line of Forest Park Road; 2) a Specific Use Permit for a pedestrian skybridge on property zoned an MU-2 Mixed Use District on Forest Park Road, southeast of Treadway Street; and 3) a Specific Use Permit for a pedestrian skybridge on property zoned an MU-2 Mixed Use District and an MU-3 Mixed Use District on Harry Hines Boulevard, southeast of West Mockingbird Lane.

Staff Recommendation: (1) **Approval** of a Planned Development District for MU-3 Mixed Use District uses, subject to a conceptual plan and conditions; (2) **approval** of a Specific Use Permit for a pedestrian skybridge, subject to a site plan and conditions; and (3) **approval** of a Specific Use Permit for a pedestrian skybridge, subject to a site plan and conditions.

Applicant: Pediatric Health Management Services

Representative: Tommy Mann, Winstead PC

Planner: Michael Pepe

Council District: 2

**Z223-292(MP)**

**Attachments:** [Z223-292\(MP\) Case Report](#)  
[Z223-292\(MP\) Site Plan No. 1](#)  
[Z223-292\(MP\) Site Plan No. 2](#)

7. [24-1606](#) An application for an MF-1(A) Multifamily District on property zoned an R-7.5(A) Single Family District, on the southwest corner of West Illinois Avenue and Knoxville Street.

Staff Recommendation: **Approval.**

Applicant: Adrian Iglesias [Generation Housing Partners, LLC]

Representative: Karl Crawley [Masterplan]

Planner: Martin Bate

Council District: 1

**Z234-154(MB)**

**Attachments:** [Z234-154\(MB\) Case Report](#)

8. [24-1607](#) An application for a Specific Use Permit for a cemetery on property zoned an IR Industrial Research District on the south line of South Sherman Street, east of T I Boulevard.  
Staff Recommendation: **Approval**, subject to a site plan and conditions.  
Applicant: Subhi Gharbiel [Iron Gate RE Holdings, LLC]  
Planner: Martin Bate  
Council District: 10  
**Z234-168(MB)**

**Attachments:** [Z234-168\(MB\) Case Report](#)  
[Z234-168\(MB\) Site Plan](#)

9. [24-1608](#) An application for an amendment to Specific Use Permit No. 2453 for supportive housing on property zoned Subdistrict 3C within Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District, on the south line of Fort Worth Avenue, south of Interstate 30.  
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.  
Applicant: City of Dallas  
Representative: Kirksey Architects  
Planner: Wilson Kerr  
Council District: 1  
**Z234-185(WK)**

**Attachments:** [Z234-185\(WK\) Case Report](#)  
[Z234-185\(WK\) Site Plan](#)

**Zoning Cases - Under Advisement:**

10. [24-1609](#) An application for a Specific Use Permit for an auto service center and vehicle display, sales, and service on property zoned Subarea 2 within Planned Development District No. 366, the Buckner Boulevard Special Purpose District, with a D-1 Liquor Control Overlay on the west line of Conner Drive between Bruton Road and Stonehurst Street.  
Staff Recommendation: **Denial**.  
Applicant: Daniel Marquez  
Representative: Isai Marquez  
Planner: Michael Pepe  
U/A From: November 2, 2023, January 18, 2024, February 15, 2024, March 7, 2024, and March 21, 2024.  
Council District: 5  
**Z223-116(MP)**

**Attachments:** [Z223-116\(MP\) Case Report](#)  
[Z223-116\(MP\) Site Plan](#)



**Zoning Cases - Individual:**

11. [24-1616](#) An application for the automatic renewal of Specific Use Permit No. 2160 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property within Subarea 7 of Planned Development District No. 366, the Buckner Boulevard Special Purpose District, with a D-1 Liquor Control Overlay, on the northwest corner of South Buckner Boulevard and Scyene Road.  
**Staff Recommendation:** **Denial** of the automatic renewal for an additional three-year period and **approval** of the renewal of Specific Use Permit No. 2160 for a one-year period in lieu of the requested automatic renewal.  
**Applicant:** SAI DS - Buckner Inc.  
**Representative:** Andrew Ruegg, Masterplan  
**Planner:** Tasfia Zahin  
**Council District:** 5  
**Z223-273(TZ)**

**Attachments:** [Z223-273\(TZ\) Case Report](#)  
[Z223-273\(TZ\) Existing Site Plan](#)

12. [24-1617](#) An application for a Specific Use Permit for a late-hours establishment limited to a restaurant without drive-in or drive-through service on property zoned Planned Development District No. 842 with an MD-1 Modified Delta Overlay on the southeast corner of Greenville Avenue and Oram Street.  
**Staff Recommendation:** **Approval** for a two-year period, subject to a site plan and staff's recommended conditions.  
**Applicant:** NB Concepts, LLC  
**Representative:** Rob Baldwin, Baldwin Associates  
**Planner:** Liliana Garza  
**Council District:** 14  
**Z223-289(LG)**

**Attachments:** [Z223-289\(LG\) Case Report](#)  
[Z223-289\(LG\) Site Plan](#)

13. [24-1618](#) An application for a Planned Development District for NO(A) Neighborhood Office District uses and standards and personal service uses, with consideration for an NS(A) Neighborhood Service District on property zoned an R-16(A) Single Family District, on the northeast corner of Royal Lane and Dallas North Tollway.  
Staff Recommendation: **Approval** of an NS(A) Neighborhood Service District, in lieu of a Planned Development District.  
Applicant: Martha H. Morguloff, Danna Morguloff-Hayden (Sole Owners)  
Representative: Ami Pankh, Stantec  
Planner: Michael V. Pepe  
Council District: 13  
**Z223-329(MP)**

**Attachments:** [Z223-329\(MP\) Case Report](#)  
[Z223-329\(MP\) Development Plan](#)

**Development Code Amendments:**

14. [24-1619](#) Consideration of amending Chapter 51A, the Dallas Development Code, with consideration to be given to amending Section 51A-3.102, "Board of Adjustment"; Section 51A-4.701, "Zoning Amendments"; Section 51A-4.703, "Board of Adjustment Hearing Procedures"; Section 51A-4.704, "Nonconforming Uses and Structures"; and related sections with consideration to be given to 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 pursuant to the requirements of Texas Senate Bill 929, 88th Legislature.  
Staff Recommendation: **Approval** of staff's recommended amendments.  
Zoning Ordinance Advisory Committee (ZOAC) Recommendation: **Approval** of ZOAC's recommended amendments.  
Planner: Sarah May, AICP and the City Attorney's Office  
Council District: All  
**DCA223-008(SM)**

**Attachments:** [DCA223-008 Case Report](#)

**SUBDIVISION DOCKET:**Consent Items:

15. [24-1620](#) An application to replat a 40.242-acre tract of land containing all of Lot 11, portion of Lots 5, 6, 12 through 14 in City Block A/5758, portion of Lots 10 and 15 in City Block B/2369, portion of Lot 1 in City Block B1/2368 an abandoned portion of Bomar Avenue and Forest Park Road and proposed to be abandoned Treadway Street; to create one 8.052-acre lot and one 32.200-acre lot on property located on Harry Hines Boulevard at Mockingbird Lane, northeast corner.

Applicant/Owner: Pediatric Health Management Services, Board of Regents of the University Texas System

Surveyor: ARS Engineers, Inc

Application Filed: April 17, 2024

Zoning: MU-2

Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Planner: Hema Sharma

Council District: 2

**S234-098**

**Attachments:** [S234-098 Case Report](#)  
[S234-098 Plat](#)

16. [24-1621](#) An application to create one 1.007-acre lot from a tract of land in City Block 8035 on property located on Duncanville Road, south of Ledbetter Drive.

Applicant/Owner: Felix Solano, Dagoberto Bahena and Umberto Bahena

Surveyor: Centro Resources, LLC

Application Filed: April 17, 2024

Zoning: IR

Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Planner: Hema Sharma

Council District: 3

**S234-100**

**Attachments:** [S234-100 Case Report](#)  
[S234-100 Plat](#)

17. [24-1622](#)

An application to create one 1.83-acre lot from a tract of land in City Block 8806 on property located on Woody Road, southwest of C. F. Hawn Freeway/ U.S. Highway No. 175.

Applicant/Owner: Mohammad Habib, Barkat Daredia

Surveyor: Centro Resources, LLC

Application Filed: April 17, 2024

Zoning: CS

Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Planner: Hema Sharma

Council District: 8

**S234-101**

**Attachments:** [S234-101 Case Report](#)  
[S234-101 Plat](#)

18. [24-1623](#)

An application to create a 5 lot-Shared Access Development ranging in size from 10,041 square feet to 10,354 square feet from a 1.435-acre tract of land in City Block 8806 on property located on Woody Road, southwest of C. F. Hawn Freeway/ U.S. Highway No. 175.

Applicant/Owner: Correa Masonry, LLC

Surveyor: Texas Heritage Surveying, LLC

Application Filed: April 17, 2024

Zoning: R-10(A)

Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Planner: Hema Sharma

Council District: 8

**S234-102**

**Attachments:** [S234-102 Case Report](#)  
[S234-102 Plat](#)

19. [24-1624](#) An application to replat a 1.462-acre tract of land containing all of Lots 1D, 2 and 3 in City Block A/2571 to create one lot on property located on Mockingbird Lane at Cedar Springs Road, southwest corner.  
Applicant/Owner: Weichsel Farm Limited Partnership  
Surveyor: Freeland -Clinkscales & Associates, Inc. of NC  
Application Filed: April 17, 2024  
Zoning: IR  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket  
Planner: Hema Sharma  
Council District: 2  
**S234-103**

**Attachments:** [S234-103 Case Report](#)  
[S234-103 Plat](#)

20. [24-1625](#) An application to replat a 0.457-acre tract of land containing all of Lots 42, 43 and part of Lot 44 in City Block D/653 to create one lot on property located on Prairie Avenue, north of Deere Street.  
Applicant/Owner: NKAP LLC  
Surveyor: Texas Heritage Surveying, LLC  
Application Filed: April 17, 2024  
Zoning: MF-2(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Hema Sharma  
Council District: 2  
**S234-104**

**Attachments:** [S234-104 Case Report](#)  
[S234-104 Plat](#)

21. [24-1627](#) An application to create one 6.522-acre lot and one 9.032-acre lot from a 22.956-acre tract of land and to dedicate a right-of-way in City Block 7609 on property located on Wheatland Road, west of Lancaster Road.  
Applicant/Owner: VM Fund I, LLC; Arthur Santa-Maria  
Surveyor: KFM Engineering & Design  
Application Filed: April 18, 2024  
Zoning: MU-2, UC-2, CR  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Sharma Hema  
Council District: 8  
**S234-108**

**Attachments:** [S234-108 Case Report](#)  
[S234-108 Plat](#)

22. [24-1628](#) An application to create three lots ranging in size from 0.058-acre to 1.886-acre from a 2.744-acre tract of land in City Block 7609 and to dedicate a right-of-way on property located on Wheatland Road, west of Lancaster Road.  
Applicant/Owner: VM Fund I, LLC; Arthur Santa-Maria  
Surveyor: KFM Engineering & Design  
Application Filed: April 18, 2024  
Zoning: TH-2(A), MF-3(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Hema Sharma  
Council District: 8  
**S234-109**

**Attachments:** [S234-109 Case Report](#)  
[S234-109 Plat](#)

23. [24-1629](#) An application to create 571-residential lots ranging in size from 0.049 acre (2,118 square feet) to 0.272 acre (11,868 square feet), one 17.432-acre commercial lot, one 21.245-acre commercial lot, 33 common areas and to dedicate a right-of-way from a 154.221-acre tract of land in City Blocks 6886, 7605, 7609, 7611 and 7612 on property located on Wheatland Road, west of Lancaster Road.  
Applicant/Owner: VM Fund I, LLC; Arthur Santa-Maria  
Surveyor: KFM Engineering & Design  
Application Filed: April 18, 2024  
Zoning: TH-2(A), MF-2(A), MF-3(A), CR  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Hema Sharma  
Council District: 8  
**S234-110**

**Attachments:** [S234-110 Case Report](#)  
[S234-110 Plat](#)

24. [24-1630](#) An application to create one 0.521-acre lot from a tract of land in City Block G/874 on property located on Al Lipscomb Way, west of Rigg Street.  
Applicant/Owner: Simply Custom, Olive Tree Reality Solutions LLC  
Surveyor: Crowley Surveying  
Application Filed: April 18, 2024  
Zoning: PD 595 (MF-2(A))  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket  
Planner: Hema Sharma  
Council District: 7  
**S234-111**

**Attachments:** [S234-111 Case Report](#)  
[S234-111 Plat](#)

Residential Replats:

25. [24-1631](#) An application to replat a 0.175-acre tract of land containing all of Lot 16 in City Block 8A/8209 and tract of land in City Block 8209 and 8227 to create one lot on property located on Club Hill Court, east of Club Oaks Drive.  
Applicant/Owner: John W. Newby, JWN Revocable Trust & Maria Karos Revocable Trust  
Surveyor: Viewtech Inc  
Application Filed: April 17, 2024  
Zoning: TH-2(A), R-1ac(A)  
Staff Recommendation: **Denial**.  
Planner: Hema Sharma  
Council District: 12  
**S234-099**

**Attachments:** [S234-099 Case Report](#)  
[S234-099 Plat Page 1](#)  
[S234-099 Plat Page 2](#)

26. [24-1632](#) An application to replat a 0.566-acre tract of land containing part of Lots 3 and 4 in City Block 1/8711 to create one lot on property located on Red Bird Lane, east of Kiwanis Road.  
Applicant/Owner: Aubrey Pearson and Carmelita Pearson  
Surveyor: Keeton Surveying Company  
Application Filed: April 18, 2024  
Zoning: PD 226  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket  
Planner: Hema Sharma  
Council District: 3  
**S234-105**

**Attachments:** [S234-105 Case Report](#)  
[S234-105 Plat](#)

27. [24-1633](#) An application to replat a 1.302-acre tract of land containing all of City Block 53/8617 to create three lots ranging in size from 15,966 square feet to 23,546 square feet on property located on Seaton Drive, east of Cranfill Drive.  
Applicant/Owner: Monica Cuevas  
Surveyor: ARA Surveying  
Application Filed: April 18, 2024  
Zoning: R-10(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket  
Planner: Hema Sharma  
Council District: 4  
**S234-106**

**Attachments:** [S234-106 Case Report](#)  
[S234-106 Plat](#)

28. [24-1634](#) An application to replat a 0.992-acre tract of land containing all of Lot 71 in City Block 6784 to create four lots ranging in size from 9,109 square feet to 15,857 square feet on property located on Cypress Avenue, north of Scyene Road.  
Applicant/Owner: Lifeway Church of God, Stephen Thomas  
Surveyor: Elite Surveying  
Application Filed: April 18, 2024  
Zoning: R-7.5(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Hema Sharma  
Council District: 7  
**S234-107**

**Attachments:** [S234-107 Case Report](#)  
[S234-107 Plat](#)



29. [24-1635](#) An application to replat 8.265-acre tract of land containing part of Lots 1 and 2 and a tract of land in City Block 7568 to create 74-residential lots ranging in size from 2,002 square feet to 3,276 square feet and 11 common areas on property located on Polk Street, north of Kirnwood Drive.
- Applicant/Owner: M & J Group LLC  
Surveyor: HC Engineering  
Application Filed: April 19, 2024  
Zoning: TH-2(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Hema Sharma  
Council District: 8  
**S234-112**

**Attachments:** [S234-112 Case Report](#)  
[S234-112 Plat](#)

**OTHER MATTERS:**

Consideration of Appointments to CPC Committees:

**ADJOURNMENT**

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**CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS****Tuesday, May 14, 2024**

**ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING** - Tuesday, May 14, 2024, at 9:00 a.m. at City Hall, in Room 6ES, and by videoconference, to consider **DCA212-008(LL)**: Consideration of amending Chapters 51 and 51A of the Dallas Development Code, Sections 51A-2.102 “Definitions”; 51A-4.111 “Agricultural A(A) District” through 51A-4.117 “Manufactured Home MH(A) District”; Sections 51A-4.120 “Office Districts” through 51A-4.127 “Urban Corridor Districts”; 51A-4.507 “Neighborhood Stabilization Overlay”, 51A-4.407.1 “Maximum Lot Impervious Coverage”, 51A-4.803 “Site Plan Review”, 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/zoac051424>.

**SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC) MEETING** Tuesday, May 14, 2024, at 10:00 a.m., in Room 5BN at City Hall and by video conference via <https://bit.ly/SSDAC051424>.

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**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]