

RECEIVED

Public Notice

2024 JUL - 3 PM 4:34

240652

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 11, 2024

Briefing - 9:00 AM

Public Hearing - 12:30 PM

**AGENDA
CITY PLAN COMMISSION MEETING
THURSDAY, JULY 11, 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:

<https://dallascityhall.webex.com/dallascityhall/j.php?MTID=me764af01bed2f8a1cacdd8581e5a021f>

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

BRIEFING ITEMS

Items 1-2

APPROVAL OF MINUTES

ACTION ITEMS:

ZONING DOCKET:

ZONING CASES - CONSENT

Items 3-10

ZONING CASES - UNDER ADVISEMENT

Items 11-15

ZONING CASES - INDIVIDUAL

Items 16-21

SUBDIVISION DOCKET:

SUBDIVISION CASES – CONSENT

Items 22-30

AUTHORIZATION OF A HEARING

Items 31

FORWARD DALLAS PUBLIC HEARING

Item 32

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."

BRIEFINGS:

1. [24-2115](#) Update on the new Planning and Development Department.
Emily Liu, FAICP, Director, Planning and Development
2. [24-2116](#) Briefing on the ForwardDallas Comprehensive Land Use Plan. Draft Plan Updates and CPC Review Schedule
Lawrence Agu, III, AICP, Assoc AIA, Planning and Development
Patrick Blaydes, Planning and Development

PUBLIC TESTIMONY:**APPROVAL OF MINUTES:**

Approval of Minutes of the June 17, 2024 City Plan Commission ForwardDallas Special Called Meeting and the June 20, 2024 City Plan Commission Hearing.

ACTIONS ITEMS:**ZONING DOCKET:****Zoning Cases - Consent:**

3. [24-2117](#) An application for a GR General Retail Subdistrict on property zoned a P Parking Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the southeast line of Lucas Drive, between Maple Avenue and Brown Street.
Staff Recommendation: **Approval.**
Applicant: Monick Gandhi, Dazzling Homes Corporation
Representative: Jokabet Anaya
Planner: LeQuan Clinton
Council District: 2
Z223-338(LC)

Attachments: [Z223-338\(LC\) Case Report](#)

4. [24-2118](#) An application for a CR Community Retail District on property zoned an R-10(A) Single Family District, on the northwest line of South Belt Line Road, southwest of Seagoville Road.
Staff Recommendation: **Approval.**
Applicant: Kanti Suresh Shetty
Representative: Henry Nguyen
Planner: LeQuan Clinton
Council District: 8
Z234-141(LC)

Attachments: [Z234-141\(LC\) Case Report](#)

5. [24-2119](#) An application for an MU-1 Mixed Use District on property zoned an R-7.5(A) Single Family District, on the northwest corner of Elam Road and North Prairie Creek Road.
Staff Recommendation: **Approval.**
Applicant: Kent Carter [Sole Owner]
Representative: Rob Baldwin, Baldwin Associates
Planner: Giahanna Bridges
Council District: 5
Z234-147(GB)

Attachments: [Z234-147\(GB\) Case Report](#)

6. [24-2120](#) An application for a NS(A) Neighborhood Service District on property zoned Planned Development No. 532, on the west line of South Westmoreland Road between Sheldon Avenue and West Jefferson Boulevard.
Staff Recommendation: **Approval.**
Applicant: Mike Arreguin
Planner: Liliana Garza
Council District: 1
Z234-159(LG)

Attachments: [Z234-159\(LG\) Case Report](#)

7. [24-2121](#) An application for an MF-2(A) Multifamily District on property zoned an RR Regional Retail District, on the south line of Samuell Boulevard, east of Winfield Street.
Staff Recommendation: **Approval.**
Applicant: Generation Housing Partners, LLC
Representative: Rob Baldwin, Baldwin Associates
Planner: Martin Bate
Council District: 2
Z234-171(MB)

Attachments: [Z234-171\(MB\) Case Report](#)

-
8. [24-2122](#) An application for a TH-3(A) Townhouse Subdistrict 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 northwest side of Herrling Street, between South 2nd Avenue and Cross Street.
Staff Recommendation: **Approval**, subject to deed restrictions volunteered by the applicant.
Applicant: Anish Thakrar
Planner: LeQuan Clinton
Council District: 7
Z234-174(LC)

Attachments: [Z234-174\(LC\) Case Report](#)
9. [24-2123](#) An application for a TH-3(A) Townhouse District on property zoned an LO-1 Limited Office District, on the north line of East Northwest Highway, east of Lockhaven Drive.
Staff Recommendation: **Approval**.
Applicant: The Javelin Group, LLC
Representative: Rob Baldwin, Baldwin Associates
Planner: Martin Bate
Council District: 10
Z234-178(MB)

Attachments: [Z234-178\(MB\) Case Report](#)
10. [24-2124](#) An application for a CS Commercial Service District on property zoned an A(A) Agricultural District, on the southeast line of Telephone Road, between North Dallas Avenue and Van Horn Drive.
Staff Recommendation: **Approval**.
Applicant: Barranco Properties, LLC
Representative: Cherrell Charles, Masterplan
Planner: LeQuan Clinton
Council District: 8
Z234-190(LC)

Attachments: [Z234-190\(LC\) Case Report](#)

Zoning Cases - Under Advisement:

11. [24-2125](#) An application for a Specific Use Permit 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
U/A From: May 16, 2024.
Council District: 14
Z223-289(LG)

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

12. [24-2126](#) An application for a Planned Development District for specific residential and nonresidential uses on property zoned an MH(A) Manufactured Home District, an A(A) Agricultural District, an LI Light Industrial District, and an R-5(A) Single Family District with consideration for an R-5(A) District, on the west side of Ingersoll Street, west side of Iroquois Drive, and north of Nomas Street.
Staff Recommendation: **Approval**, of an R-5(A) District, in lieu of a Planned Development District.
Applicant: Jamp Westfork, LLC
Representative: Santos Martinez, La Sierra Planning Group
Planner: Liliana Garza
U/A From: June 20, 2024.
Council District: 6
Z223-301(LG)

Attachments: [Z223-301\(LG\) Case Report](#)
[Z223-301\(LG\) Conceptual Plan](#)

13. [24-2127](#) An application for a Planned Development District for CS Commercial Service District uses on property zoned a CS Commercial Service District with consideration for a Specific Use Permit for a truck stop, on the north corner of South Lancaster Road and Cherry Valley Boulevard.
Staff Recommendation: **Denial.**
Applicant: QT South LLC
Representative: Andrew Ruegg [Masterplan]
Planner: Martin Bate
U/A From: June 6, 2024.
Council District: 8
Z234-115(MB)
- Attachments:** [Z234-115\(MB\) Case Report](#)
[Z234-115\(MB\) Development Plan](#)
[Z234-115\(MB\) Recommended Site Plan](#)
14. [24-2128](#) An application for an amendment to Specific Use Permit No. 2439 for commercial motor vehicle parking on property zoned a CS Commercial Service District with deed restrictions [Z201-345], on the southeast line of Telephone Road, southwest of the intersection of Bonnie View Road and Telephone Road.
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: NFL Logistics, LLC
Representative: Rob Baldwin, Baldwin Planning
Planner: Connor Roberts
U/A From: June 6, 2024.
Council District: 8
Z234-117(CR)
- Attachments:** [Z234-117\(CR\) Case Report](#)
[Z234-117\(CR\) Site Plan](#)
15. [24-2129](#) An application for a Specific Use Permit for an electrical substation on property zoned an R-16(A) Single Family District, on the west side of Edgemere Road, between Lawnhaven Road and Royalton Drive.
Staff Recommendation: **Approval**, for a five-year period, subject to site plan and conditions.
Applicant/Representative: Rob Myers
Planner: LeQuan Clinton
U/A From: May 2, 2024 and June 6, 2024.
Council District: 11
Z234-142(LC)
- Attachments:** [Z234-142\(LC\) Case Report](#)
[Z234-142\(LC\) Site Plan](#)

Zoning Cases - Individual:

16. [24-2130](#) An application for a new tract on property zoned MMU Medium Mixed-Use Tract 2 within Planned Development District No. 631, the West Davis Special Purpose District, with Specific Use Permit No. 2452, on the south line of West Davis Street, west of Gilpin Avenue.
Staff Recommendation: **Denial.**
Applicant: Rocio Guardiola
Planner: Martin Bate
Council District: 1
Z234-149(MB)
- Attachments:** [Z234-149\(MB\) Case Report](#)
[Z234-149\(MB\) Development Plan](#)
17. [24-2131](#) An application for a Planned Development District for TH-3(A) Townhouse District uses and LO-1 Limited Office District uses on property zoned an MF-2(A) Multifamily District and an R-7.5(A) Single Family District, on the north line of Lake June Road, east of Saint Augustine Drive.
Staff Recommendation: **Approval**, subject to a conceptual plan and staff's recommended conditions.
Applicant: Greenleaf Ventures LLC, Kaizen Development Group LLC
Representative: Victor Toledo, Greenleaf Ventures LLC
Planner: Martin Bate
Council District: 5
Z234-150(MB)
- Attachments:** [Z234-150\(MB\) Case Report](#)
[Z234-150\(MB\) Conceptual Plan](#)
18. [24-2132](#) An application for a Specific Use Permit for a commercial amusement (inside) on property zoned a CR Community Retail District, on the north line of West Camp Wisdom Road, between North Cockrell Hill Road and South Westmoreland Road.
Staff Recommendation: **Approval**, for a five-year period, subject to a site plan and staff's recommended conditions.
Applicant: Quineka Ragsdale, Ujima Socials
Planner: Giahanna Bridges
Council District: 3
Z234-179(GB)
- Attachments:** [Z234-179\(GB\) Case Report](#)
[Z223-179\(GB\) Site Plan](#)

19. [24-2133](#) An application for a Specific Use Permit for a handicap group dwelling unit on property zoned an R-10(A) Single Family District, on the southwest line of Knollview Drive, north of Belt Line Road.
Staff Recommendation: **Approval**, for a two-year period, subject to a site plan and staff's recommended conditions.
Applicant: New Horizon Homes, LLC
Representative: Tucker Johnson
Planner: Liliana Garza
Council District: 11
Z234-182(LG)
- Attachments:** [Z234-182\(LG\) Case Report](#)
[Z234-182\(LG\) Site Plan](#)
20. [24-2134](#) An application for 1) a Planned Development Subdistrict for MF-2(A) Multifamily Family Subdistrict uses; and 2) the termination of deed restrictions [Z767-200] on property zoned an NO(A) Neighborhood Office District and an R-10(A) Single Family District, on the southeast corner of South Cockrell Hill Road and Blue Ridge Boulevard.
Staff Recommendation: **Approval**, subject to a development plan and staff's recommended conditions.
Applicant: Palladium USA International, Inc.
Representative: Maxwell Fisher, AICP, ZoneDev, LLC
Planner: Liliana Garza
Council District: 3
Z234-184(LG)
- Attachments:** [Z234-184\(LG\) Case Report](#)
[Z234-184\(LG\) Development Plan](#)
21. [24-2135](#) An application for a Specific Use Permit for a commercial amusement (inside) on property zoned Subarea 4 within Planned Development District No. 316, the Jefferson Area Special Purpose District, on the south line of Sunset Avenue, between South Madison Avenue and South Zang Boulevard.
Staff Recommendation: **Approval** for a two year period, subject to a site plan and staff's recommended conditions.
Applicant: David Giron
Planner: Liliana Garza
Council District: 1
Z234-188(LG)
- Attachments:** [Z234-188\(LG\) Case Report](#)
[Z234-188\(LG\) Site Plan](#)

SUBDIVISION DOCKET:Consent Items:

22. [24-2142](#) An application to replat a 0.302-acre tract of land containing portion of Lots 6 and 7 in City Block 172 1/4/3195 to create one lot on property located between Davis Street and Sevent Street, east of Tyler Street.
Applicant/Owner: Casadavis LLC
Surveyor: Texas Heritage Surveying, LLC
Application Filed: June12, 2024
Zoning: PD 830 (Subdistrict 6)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 1
S234-131

Attachments: [S234-131 Case Report](#)
[S234-131 Plat](#)

23. [24-2143](#) An application to replat a 43.088-acre tract of land containing all of Lot 1 in City Block B/7701 and a tract of land in City Block 7701 to create one lot on property located on Irving Boulevard at Norwood Road, northeast corner.
Applicant/Owner: BKT Enterprises, L.P.
Surveyor: Wier & Associates, Inc.
Application Filed: June12, 2024
Zoning: IR, IM
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 6
S234-132

Attachments: [S234-132 Case Report](#)
[S234-132 Plat](#)

24. [24-2144](#) An application to create one 1.829-acre lot from a tract of land in City Block 7564 on property located on Hampton Road, north of West Wheatland Road.
Applicant/Owner: Bhairavi Dallas Duplex LLC
Surveyor: Chisholm Trail Land Surveying
Application Filed: June 12, 2024
Zoning: MF-1(A), D(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 8
S234-133
- Attachments:** [S234-133 Case Report](#)
[S234-133 Plat](#)
25. [24-2145](#) An application to replat a 8.779-acre tract of land containing all of Lots 2 through 4 in City Block 1 to create three lots ranging in size from 1.082 acre to 6.088 acre on property located in the Dallas Extra Territorial Jurisdiction (ETJ) on Farm to Market Road No. 548, at the Terminus of Windmill Farms Boulevard.
Applicant/Owner: Faizur Rahman; Bengal Forney Plaza, LLC.
Surveyor: ARA Surveying
Application Filed: June 12, 2024
Zoning: N/A
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: N/A
S234-134
- Attachments:** [S234-134 Case Report](#)
[S234-134 Plat](#)
26. [24-2146](#) An application to create one 15.421-acre lot from a tract of land in City Block 8332 on property located on Walton Walker Boulevard, south of Goodman Street.
Applicant/Owner: LDG Development; PD England, LTD
Surveyor: Dunaway Associates, LP
Application Filed: June 13, 2024
Zoning: PD 1113
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket
Planner: Hema Sharma
Council District: 6
S234-135
- Attachments:** [S234-135 Case Report](#)
[S234-135 Plat](#)

27. [24-2147](#) An application to replat a 3.40-acre tract of land containing all of Lots 17 through 20 in City Block F/6044 to create one lot on property located on Lovebird Lane at Westmoreland Road, northwest corner.
Applicant/Owner: Jose A & Jose Juan Maldonado
Surveyor: Eagle Surveying
Application Filed: June 13, 2024
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 3
S234-136

Attachments: [S234-136 Case Report](#)
[S234-136 Plat](#)

28. [24-2148](#) An application to create one 0.249-acre lot and one 0.282-acre lot from a 0.531-acre tract of land in City Block J/3374 on property located Zang Boulevard, north of Fifth Street.
Applicant/Owner: Invest Classic, LLC; Ziad Dalal
Surveyor: Gonzalez & Schneeberg, Engineers & Surveyors, INC.
Application Filed: June 13, 2024
Zoning: PD 468 (Subdistrict B) (WR-3)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 1
S234-137

Attachments: [S234-137 Case Report](#)
[S234-137 Plat](#)

29. [24-2149](#) An application to replat 1.557-acre tract of land containing portion of Lot 18 and all of Lots 19 through 24 in City Block 2/1348, an abandoned portion of Meadow Street, an abandon portion of Trezevant Street, an abandon portion of South Boulevard, and to dedicate portion of Medill Street; to create one 0.587-acre lot and one 0.803-acre lot on property located South Boulevard, north of Meadow Street.
Applicant/Owner: Texas Pouncy Properties, LLC; Texas Keen Finance, LLC
Surveyor: Gonzalez & Schneeberg, Engineers & Surveyors, INC.
Application Filed: June 13, 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
S234-138

Attachments: [S234-138 Case Report](#)
[S234-138 Plat](#)

30. [24-2150](#) An application to replat 0.721-acre tract of land containing portion of Lot 1 and all of Lots 2, 3 and 15 in City Block 1/1349, portion of Lot 1B in City Block 4/1354 and to abandon a portion of an alley to create one lot on property located on South Boulevard, north of Meadow Street.
Applicant/Owner: Texas Pouncy Properties, LLC; Texas Keen Finance, LLC
Surveyor: Gonzalez & Schneeberg, Engineers & Surveyors, INC.
Application Filed: June 13, 2024
Zoning: PD 595 (MF-2(A) and CC)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 7
S234-139

Attachments: [S234-139 Case Report](#)
[S234-139 Plat](#)

Authorization of a Hearing:

31. [24-2137](#) Consideration of a public hearing to determine the proper zoning on property zoned Planned Development District No. 842 with Specific Use Permit (SUP) No. 1879 for a late-hours establishment limited to an alcoholic beverage establishment operated as a bar, lounge, or tavern, on the east line of Greenville Avenue, between La Vista Drive and Oram Street, with consideration being given to amending SUP No. 1879 and with consideration being given to evaluating whether SUP No.1879 is compatible with adjacent property and consistent with the character of the neighborhood. **This is a hearing to consider the request to authorize the hearing and not the rezoning of property at this time.**

Attachments: [Auth. of a Hear. SUP No. 1879 Cover & Request Memos](#)

Forward Dallas Public Hearing:

32. [24-2138](#) Public hearing to receive comments on the ForwardDallas 2.0 comprehensive plan and consideration of an ordinance adopting the ForwardDallas 2.0 comprehensive plan.

OTHER MATTERS:

Consideration of Appointments to CPC Committees:

ADJOURNMENT

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**Tuesday, July 9, 2024**

ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING - Tuesday, July 9, 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/zoac070924> .

SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC) MEETING Tuesday, July 9, 2024, at 10:00 a.m., in Room 5BN at City Hall and by video conference via <https://bit.ly/SSDAC070924>.

There will be no **ARTS DISTRICT SIGN ADVISORY COMMITTEE (ADSAC) MEETING** Tuesday, July 9, 2024.

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]