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Public Notice

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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

October 19, 2023

Briefing - 9:00 AM

Public Hearing - 12:30 PM

**AGENDA
CITY PLAN COMMISSION MEETING
THURSDAY, OCTOBER 19, 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=m546d0b9e300d00bb4e72bd0ce8a23c1d>

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

BRIEFING ITEMS

APPROVAL OF MINUTES

ACTION ITEMS:

MISCELLANEOUS DOCKET:

MINOR AMENDMENT CASES – CONSENT Item 1

ZONING DOCKET:

ZONING CASES – CONSENT Items 2-3

ZONING CASES – UNDER ADVISEMENT Items 4-8

ZONING CASES – INDIVIDUAL Item 9

DEVELOPMENT CODE AMENDMENTS:

CASES Item 10

DEVELOPMENT CODE AMENDMENTS – UNDER ADVISEMENT:

CASES Item 11

SUBDIVISION DOCKET:

SUBDIVISION CASES – CONSENT Items 12-20

OTHER MATTERS:

CONSIDERATION OF APPOINTMENTS TO CPC COMMITTEES

ADJOURNMENT

Handgun Prohibition Notice for Meetings of Governmental Entities

"Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun."

"De acuerdo con la sección 30.06 del código penal (ingreso sin autorización de un titular de una licencia con una pistol oculta), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola oculta."

"Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly."

"De acuerdo con la sección 30.07 del código penal (ingreso sin autorización de un titular de una licencia con una pistola a la vista), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola a la vista."

"Pursuant to Section 46.03, Penal Code (places weapons prohibited), a person may not carry a firearm or other weapon into any open meeting on this property."

"De conformidad con la Sección 46.03, Código Penal (coloca armas prohibidas), una persona no puede llevar un arma de fuego u otra arma a ninguna reunión abierta en esta propiedad."

CALL TO ORDER**BRIEFINGS:****PUBLIC TESTIMONY:****APPROVAL OF MINUTES:**

Approval of Minutes of the October 5, 2023 City Plan Commission Hearing.

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

1. [23-2692](#) An application for a minor amendment to an existing development and landscape plan on property zoned Tract B2 & B3 within Planned Development District No. 308, at the northeast corner of Forest Lane and Webb Chapel Road.

Staff Recommendation: **Approval.**

Applicant: Evoque

Representative: Dutch Wickes, HKS Inc.

Planner: Teaseia Blue

Council District: 13

M223-023(TB)

Attachments: [M223-023\(TB\) Case Report](#)
[M223-023\(TB\) Existing Development Plan](#)
[M223-023\(TB\) Proposed Development Plan](#)
[M223-023\(TB\) Existing Landscape Plan](#)
[M223-023\(TB\) Proposed Landscape Plan](#)

Zoning Cases - Consent:

2. [23-2683](#) An application for an MC-1 Multiple Commercial District on property zoned a CR Community Retail District, an NS(A) Neighborhood Service District, and an MF-2(A) Multifamily District, on the west corner of South Fitzhugh Avenue and Gaisford Street.
Staff Recommendation: **Approval.**
Applicant: Fair Park First
Representative: Karl A. Crawley, Masterplan
Planner: Michael Pepe
Council District: 7
Z212-343(MP)

Attachments: [Z212-343\(MP\) Case Report](#)

3. [23-2684](#) An application for a Specific Use Permit for a utility or government installation other than listed limited to an elevated water storage reservoir on property zoned a CS Commercial Service District on the east line of Executive Drive, north of East Northwest Highway.
Staff Recommendation: **Approval**, subject to a site plan and conditions.
Applicant: Dallas Water Utilities
Representative: City of Dallas
Planner: Michael Pepe
Council District: 9
Z212-247(MP)

Attachments: [Z223-247\(MP\) Case Report](#)
[Z223-247\(MP\) Site Plan](#)

Zoning Cases - Under Advisement:

4. [23-2685](#) An application for an amendment to and a renewal of Specific Use Permit No. 1817 for a private school and open enrollment charter school on property zoned an R-7.5(A) Single Family District, on the north line of Bruton Road; between Leroy Road and Cheyenne Road.
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan, a traffic management plan, and conditions.
Applicant: Golden Rule Schools, Inc.
Representative: Rob Baldwin, Baldwin Associates
Planner: Michael Pepe
UA From: September 21, 2023.
Council District: 7
Z212-277(MP)

Attachments: [Z212-277\(MP\) Case Report](#)
[Z212-277\(MP\) Site Plan](#)
[Z212-277\(MP\) Traffic Management Plan](#)

5. [23-2686](#) An application for a CS Commercial Service District with consideration of an MU-1 Mixed Use District on property zoned an A(A) Agricultural District, on the north line of Dowdy Ferry Road, northeast of the Lyndon B. Johnson Freeway [I-20].
Staff Recommendation: **Approval** of an MU-1 District in lieu of a CS District.
Applicant: Bill Foose
Representative: Mike Coker
Planner: Jennifer Muñoz
UA From: August 3, 2023.
Council District: 8
Z212-298(JM)

Attachments: [Z212-298\(JM\) Case Report](#)

6. [23-2687](#) An application for a 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
UA From: October 5, 2023.
Council District: 8
Z223-106(MP)
Attachments: [Z223-106\(MP\) Case Report](#)
[Z223-106\(MP\) Site Plan](#)
7. [23-2688](#) An application for a CS Commercial Service District on property zoned an IR Industrial Research District and a TH-3(A) Townhouse District, on the south line of West Ledbetter Drive, west of Duncanville Road.
Staff Recommendation: **Approval.**
Applicant: Larry and Patricia Christian
Representative: Rob Baldwin, Associates
Planner: Liliana Garza
UA From: September 7, 2023.
Council District: 3
Z223-179(LG)
Attachments: [Z223-179\(LG\) Case Report](#)
8. [23-2689](#) An application for the renewal of and an amendment to Specific Use Permit No. 2308 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 north side of West Camp Wisdom Road, east of Marvin D. Love Freeway (US 67).
Staff Recommendation: **Approval** for a three-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.
Applicant: Sagani Jawed, Sole Owner
Representative: Carlos Talison, LaSierra Planning Group
Planner: Andreea Udrea
UA From: September 7, 2023.
Council District: 3
Z223-189(AU)
Attachments: [Z223-189\(AU\) Case Report](#)
[Z223-189\(AU\) Existing Site Plan](#)

Zoning Cases - Individual:

9. [23-2693](#) An application for a 1) a CR Community Retail District with deed restrictions volunteered by the applicant; and 2) a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property zoned an NS(A) Neighborhood Service District with a D-1 Liquor Control Overlay, on the west line of South Buckner Boulevard between Clover Haven Street and St. Francis Avenue.
- Staff Recommendation: **Approval** of a CR Community Retail District; and **approval** of a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet for a five-year period, subject to a site plan and conditions.
- Applicant: Sikka Investments
Representative: La Sierra Planning Group
Planner: Michael Pepe
Council District: 7
Z223-226(MP)

Attachments: [Z223-226\(MP\) Case Report](#)
[Z223-226\(MP\) Site Plan.pdf](#)

Development Code Amendments:

10. [23-2690](#) Consideration of amending Chapter 51A of the Dallas Development Code, with consideration to be given to amending Section 51A-4.507, "Neighborhood Stabilization Overlay" and related sections including but not limited to amending regulations related to height plane definition and how height is measured.
- Staff Recommendation: **Approval** of staff's recommended amendments, as briefed.
- Zoning Ordinance Advisory Committee (ZOAC) Recommendation: **Approval** of staff's recommended amendments, subject to revised height plane diagram.
- Planner: Andrea Giles
Council District: All
DCA223-007(AG)

Attachments: [DCA223-007\(AG\) Case Report](#)

Development Code Amendments - Under Advisement:

11. [23-2691](#) Consideration of amending Chapters 51 and 51A of the Dallas Development Code, with consideration to be given to amending Sections 51-4.204(4) and 51A-4.204(3), "Child-Care Facility;" 51-4.204(6) and 51A-4.204(1), "Adult Day Care Facility;" 51-4.217(b)(10) and 51A-4.217(b)(7.1) "Day home;" 51-4.407 and 51A-4.407, "Maximum lot coverage;" 51-4.408 and 51A-4.408 "Maximum building height;" 51A-13.306, "Uses;" and 51A-13.402, "Required Parking;" and related sections with consideration to be given to appropriate zoning districts and developing appropriate standards associated with adult day care facilities, child-care facilities, and day homes.
- Staff Recommendation: **Approval** of staff's recommended amendments.
- Zoning Ordinance Advisory Committee (ZOAC) Recommendation: **Approval** of ZOAC's recommended amendments.
- Planner: Sarah May
- UA From: September 21, 2023.
- Council District: All
- DCA223-002(SD)**

Attachments: [DCA223-002\(SD\) Case Report](#)

SUBDIVISION DOCKET:Consent Items:

12. [23-2674](#) An application to create one 2.41-acre lot and to dedicate a public right-of-way from a tract of land in City Block 5984 on property located on Tyler Street, north of Pentagon Parkway.
- Applicant/Owner: Arham Opportunity Investments, LLC
- Surveyor: CBG Surveying Texas, LLC
- Application Filed: September 20, 2023
- Zoning: MF-2(A), RR
- Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- Planner: Sharmila Shrestha
- Council District: 4
- S223-253**

Attachments: [S223-253 Case Report](#)
[S223-253 Plat](#)

13. [23-2675](#) An application to create one 1.1095-acre lot from a tract of land in City Block 252 on property located between Olive Street and Pearl Street, at the terminus of Federal Street.
Applicant/Owner: Erius Propco 3, LLC
Surveyor: Kimley-Horn and Associates, Inc.
Application Filed: September 20, 2023
Zoning: CA-1(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 14
S223-254

Attachments: [S223-254 Case Report](#)
[S223-254 Plat](#)

14. [23-2676](#) An application to create one 0.547-acre (23,828.58-square foot) lot from a tract of land in City Block 7965 on property located on Murdock Road, north of Pond Street.
Applicant/Owner: Neo Homes, Inc.
Surveyor: CBG Surveying Texas, LLC
Application Filed: September 20, 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
S223-255

Attachments: [S223-255 Case Report](#)
[S223-255 Plat](#)

15. [23-2677](#) An application to create one 2.722-acre lot from a tract of land in City Block A/6949 on property located between Duncanville Road and Santa Fe Railroad, at the terminus of Ranchero Drive.
Applicant/Owner: Pablo Ramirez
Surveyor: CBG Surveying Texas, LLC
Application Filed: September 20, 2023
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 3
S223-256

Attachments: [S223-256 Case Report](#)
[S223-256 Plat](#)

16. [23-2678](#) An application to create one 11.711-acre lot from a tract of land in City Block A/8375 on property located on Ryan Road at Luna Road, southeast corner.
Applicant/Owner: The Smaisani Family Living Trust
Surveyor: Evolving Texas
Application Filed: September 21, 2023
Zoning: IR
Staff Recommendation: **Approval** subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 6
S223-257

Attachments: [S223-257 Case Report](#)
[S223-257 Plat](#)

17. [23-2679](#) An application to replat a 17.272-acre tract of land containing part of Lot 1 in City Block A/7930 and part of Block in City Block 6062 to create one 6.410-acre lot and one 10.862-acre lot on property located between Empire Central and Anson Road, east of Brookhollow Road.
Applicant/Owner: PPF/LO 1900 Anson Venture, LLC
Surveyor: Kimley-Horn and Associates, Inc.
Application Filed: September 21, 2023
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 2
S223-258

Attachments: [S223-258 Case Report](#)
[S223-258 Plat](#)

18. [23-2680](#) An application to replat a 7.452-acre tract of land containing all of Lot 1 in City Block B/7447 to create 3 lots ranging in size from 1.825 acre to 3.382 acre on property located on Hillcrest Plaza Drive, south of Lyndon B Johnson Freeway.
Applicant/Owner: 6700 LBJ Fwy, LLC
Surveyor: Spiars Engineering, Inc.
Application Filed: September 22, 2023
Zoning: NO(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 11
S223-259

Attachments: [S223-259 Case Report](#)
[S223-259 Plat](#)

19. [23-2681](#) An application to create one 2.69-acre lot from a tract of land in City Block A on property located on State Highway No. 78 and Easton Road, north corner.
Applicant/Owner: Price Smith
Surveyor: Atwell, LLC
Application Filed: September 22, 2023
Zoning: CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 9
S223-260

Attachments: [S223-260 Case Report](#)
[S223-260 Plat](#)

20. [23-2682](#) An application to create one 3.580-acre lot from a tract of land in City Block 8793 on property located on C F Hawn Freeway, northeast of Kleberg Road.
Applicant/Owner: Jordan Langston
Surveyor: Yazel Peebles & Associates, LLC
Application Filed: September 22, 2023
Zoning: CS
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 5
S223-261

Attachments: [S223-261 Case Report](#)
[S223-261 Plat](#)

OTHER MATTERS:

Consideration of Appointments to CPC Committees:

ADJOURNMENT

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**Tuesday, October 24, 2023**

COMPREHENSIVE LAND USE PLAN COMMITTEE (CLUP) MEETING – Tuesday, October 24, 2023, at 8:30 a.m., at City Hall 6ES and by videoconference <https://bit.ly/CLUP-10242023>, to facilitate a draft ForwardDallas plan review workshop and brief the committee on the South Dallas / Fair Park Area Plan.

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]