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**CITY SECRETARY
DALLAS, TEXAS**

City of Dallas

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

Public Notice

240614

**POSTED CITY SECRETARY
DALLAS, TX**



City Plan Commission

June 20, 2024

Briefing - 9:00 AM

Public Hearing - 12:30 PM



CITY OF DALLAS
 CITY PLAN COMMISSION
 THURSDAY, JUNE 20, 2024
 AGENDA

BRIEFINGS: **Videoconference/Council Chambers*** **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.

[New City Plan Commission webpage.](#)

*** 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-062024> or by calling the following phone number: **Webinar number:** (Webinar 2486 796 1599 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: 2486 796 1599) **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/Boards-and-Commissions/City-Plan-and-Zoning-Commission/Pages/Meetings.aspx> or call (214) 670-4209, by 3:00 p.m., Wednesday, June 19, 2024, 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/Boards-and-Commissions/City-Plan-and-Zoning-Commission/Pages/Meetings.aspx> o llamando al (214) 670-4209, antes de las 3:00 p.m. del miércoles, 19 de junio de 2024, dieciocho (18) horas antes de la fecha y hora de la reunión.

The public may attend the meeting virtually; however, City Hall is available for those wishing to attend the meeting in person. 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. 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, JUNE 20, 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=m51c4ab8bf50ae6b86fba6cd1f6b012d5>

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

BRIEFING ITEMS

Item 1

APPROVAL OF MINUTES

ACTION ITEMS:

ZONING DOCKET:

ZONING CASES - CONSENT

Items 2-7

ZONING CASES - UNDER ADVISEMENT

Item 8

ZONING CASES - INDIVIDUAL

Items 9-11

SPECIAL PROVISION SIGN DISTRICT:

Item 12

SUBDIVISION DOCKET:

SUBDIVISION CASES – CONSENT

Items 13-15

SUBDIVISION CASES – STREET NAME CHANGE

Items 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:**

1. [24-2046](#) Briefing on the ForwardDallas Comprehensive Land Use Plan. Draft Plan Updates and CPC Review Schedule
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, May 9, 2024 Special Called City Plan Commission ForwardDallas Meeting, May 16, 2024 City Plan Commission Hearing, and the June 6, 2024 City Plan Commission Hearing.

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

2. [24-1989](#) An application for a Specific Use Permit for a multiple-family use on property zoned an I-2 Industrial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the northwest line of Wolf Street, between Harry Hines Boulevard and North Harwood Street.
Staff Recommendation: **Approval**, subject to a site plan and conditions.
Applicant: Kaizen Development Partners, LLC
Representative: Tommy Mann & Daniel Box, Winstead PC
Planner: Giahanna Bridges
Council District: 2
Z223-332(GB)

Attachments: [Z223-332\(GB\) Case Report](#)
[Z223-332\(GB\) Site Plan](#)

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3. [24-1990](#) An application for an amendment to Tract 6A within Planned Development District No. 170, on the southwest corner of Preston Road and Lloyd Drive.
Staff Recommendation: **Approval**, subject to amended conditions.
Applicant: Preston Lloyd Baceline, LLC
Representative: Jack Sclafani, Vision Commercial
Planner: Connor Roberts
Council District: 12
Z234-160(CR)
- Attachments:** [Z234-160\(CR\) Case Report](#)
4. [24-1991](#) An application for an amendment to Planned Development District No. 1098, on the northwest corner of East 9th Street and Lansing Street.
Staff Recommendation: **Approval**, subject to an amended development plan and amended conditions.
Applicant: Apex Plus Capital
Representative: Jennifer Hiromoto, Buzz Urban Planning
Planner: LeQuan Clinton
Council District: 1
Z234-167(LC)
- Attachments:** [Z234-167\(LC\) Case Report](#)
[Z234-167\(LC\) Development Plan](#)
5. [24-1992](#) An application for a Specific Use Permit for a body piercing studio and a tattoo studio on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District, on the northwest line of Elm Street, between North Malcolm X Boulevard and North Crowds Street.
Staff Recommendation: **Approval** for a three-year period, subject to a site plan and conditions.
Applicant: Elm Street Tattoo
Representative: Audra Buckley, Permitted Development
Planner: Connor Roberts
Council District: 2
Z234-172(CR)
- Attachments:** [Z234-172\(CR\) Case Report](#)
[Z234-172\(CR\) Site Plan](#)

6. [24-1993](#) An application for a Specific Use Permit for a bar, lounge, or tavern on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District, on the south line of Elm Street, southwest of North Crowdus Street.
Staff Recommendation: **Approval** for a three-year period, subject to a site plan and conditions.
Applicant: Bryan Austin, Off the Record
Representative: Audra Buckley, Permitted Development
Planner: Wilson Kerr
Council District: 2
Z234-187(WK)

Attachments: [Z234-187\(WK\) Case Report](#)
[Z234-187\(WK\) Site Plan](#)

7. [24-1994](#) An application for a Specific Use Permit for an alcoholic beverage establishment limited to a bar, lounge, or tavern on property zoned Conservation District No. 7, the Bishop/Eighth Street Conservation District, on the southwest corner of West Davis Street and North Bishop Avenue.
Staff Recommendation: **Approval** for a three-year period, subject to a site plan and conditions.
Applicant: Arturo Flores
Planner: Wilson Kerr
Council District: 1
Z234-192(WK)

Attachments: [Z234-192\(WK\) Case Report](#)
[Z234-192\(WK\) Site Plan](#)

Zoning Cases - Under Advisement:

8. [24-1995](#) An application for a Specific Use Permit for an electrical substation on property zoned an R-7.5(A) Single Family District, on the east line of Southeast 14th Street, south of Skyline Road.
Staff Recommendation: **Approval**, subject to site plan and conditions.
Applicant: DGIC LLC
Representative: Karl Crawley, Masterplan
Planner: Martin Bate
U/A From: May 2, 2024.
Council District: 3
Z234-137(MB)

Attachments: [Z234-137\(MB\) Case Report](#)
[Z234-137\(MB\) Site Plan](#)

Zoning Cases - Individual:

9. [24-1986](#) An application for a Planned Development District for MU-2 Mixed Use District uses on property zoned a CR Community Retail District, on the southeast corner of Preston Road and Belt Line Road.
Staff Recommendation: **Approval**, subject to a conceptual plan, a development plan, and staff's recommended conditions.
Representative: Masterplan, Lee Kleinman and Andrew Ruegg
Planner: Jennifer Muñoz
Council District: 11

Z212-358(JM)

Attachments: [Z212-358\(JM\) Case Report](#)
[Z212-358\(JM\) Conceptual Plan](#)
[Z212-358\(JM\) Development Plan](#)
[Z212-358\(JM\) Traffic Impact Analysis Volume 1](#)
[Z212-358\(JM\) Traffic Impact Analysis Volume 2](#)

10. [24-1987](#) 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

Council District: 6

Z223-301(LG)

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

11. [24-1988](#) An application for a new subdistrict for SC Shopping Center District uses and residential uses within Planned Development District No. 101, on the northwest line of West Camp Wisdom Road, between Belt Line Road and Mountain Creek Parkway.
Staff Recommendation: **Approval**, subject to a conceptual plan and staff's recommended conditions.
Applicant: Pacific Harbor Equities, LLC
Representative: Robert Reeves & Associates Inc
Planner: Michael V. Pepe
Council District: 3
Z223-331(MP)
- Attachments:** [Z223-331\(MP\) Case Report](#)
[Z223-331\(MP\) Conceptual Plan](#)

Special Provision Sign District:

12. [24-2024](#) An application to create a new subdistrict, MKT Subdistrict, within the West End Historic Sign District on a property zoned a CA-1(A) Central Area District with Historic Overlay No. 2, on the northwest corner of Commerce Street and S. Austin Street.
Staff Recommendation: **Approval**.
Special Sign District Advisory Committee Recommendation: **Approval**, subject to conditions.
Applicant: 701 Commerce Level Office LLC
Representative: Sheils Winnubst PC/Phillip Kingston
Planner: Oscar Aguilera
Council District: 14
SPSD234-002(OA)

Attachments: [SPSD234-002\(OA\) Case Report](#)

SUBDIVISION DOCKET:Consent Items:

13. [24-1996](#) An application to create 14 residential lots ranging in size from 6,518 square feet to 11,353 square feet from a 4.618-acre tract of land, on property located in the Dallas Territorial Jurisdiction (ETJ) on Lake Ray Hubbard Drive.
Applicant/Owner: MM TR South II, LLC
Surveyor: Westwood Professional Services
Application Filed: May 22, 2024
Zoning: NA
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: N/A
S234-128

Attachments: [S234-128 Case Report](#)
[S234-128 Plat](#)

14. [24-1997](#) An application to create one 0.344-acre lot from a tract of land in City Block 2/954 and a portion of an abandoned alley, on property located on Routh Street, west of McKinney Avenue.
Applicant/Owner: Corey Wells; OR Asset Holdings, LP
Surveyor: CBG Surveying Texas LLC
Application Filed: May 22, 2024
Zoning: PD 9
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket. Planner: Hema Sharma
Council District: 14
S234-129

Attachments: [S234-129 Case Report](#)
[S234-129 Plat](#)

15. [24-1998](#) An application to create one 0.602-acre lot and one 1.747-acre lot from a 2.349-acre tract of land in City Block 6606, on property located on Dennis Road, north of Satsuma Drive.
Applicant/Owner: Shaz Group Investment LLC, Shehzad Dhanani
Surveyor: Texas Heritage Surveying, LLC
Application Filed: May 22, 2024
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 6
S234-130

Attachments: [S234-130 Case Report](#)
[S234-130 Plat](#)

Street Name Change:

16. [24-1999](#) An application to change S. Central Expressway (SH 310/US 175) between C.F. Hawn Freeway (US 175) and Al Lipscomb Way to “S.M. Wright Freeway (Fwy)”.
- Applicant: City of Dallas
Application Filed: May 17, 2024
Notices Sent: 122 notices on May 20, 2024
Newspaper notice: May 18, 2024
Notification Signs: May 17, 2024
Staff Recommendation: **Approval.**
SRC Recommendation: **Approval.**
Planner: Hema Sharma
Council District: 7
NC234-005

Attachments: [NC234-005 Case Report](#)

OTHER MATTERS:

Consideration of Appointments to CPC Committees:

ADJOURNMENT

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

None.

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]