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**CITY SECRETARY
DALLAS, TEXAS**

240800

POSTED CITY SECRETARY
DALLAS, TX

City of Dallas

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



City Plan Commission

September 5, 2024

Briefing - 9:00 AM

Public Hearing - 12:30 PM



CITY OF DALLAS
CITY PLAN COMMISSION
THURSDAY, SEPTEMBER 5, 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-090524> or by calling the following phone number: **Webinar number:** (Webinar 2487 931 8640 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: 2487 931 8640) **Password (if required)** 325527.

Individuals and interested parties wishing to speak must register with the Department of Planning and Development 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, September 4, 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 Desarrollo 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, 4 de septiembre 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 Department of Planning and Development 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 Desarrollo 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, SEPTEMBER 5, 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 Development'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=me19081442578c604ee1bffc69e178635>

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

BRIEFING ITEMS

APPROVAL OF MINUTES

ACTION ITEMS:

MISCELLANEOUS DOCKET:

DEVELOPMENT PLANS Item 1

ZONING DOCKET:

ZONING CASES - CONSENT Items 2-5

ZONING CASES - UNDER ADVISEMENT Item 6

SUBDIVISION DOCKET:

SUBDIVISION CASES – CONSENT Items 7-16

CERTIFICATE OF APPROPRIATENESS FOR SIGNS Item 17

OTHER MATTERS:

ITEMS FOR RECONSIDERATION – MINUTES Item 18

CONSIDERATION OF APPOINTMENTS TO CPC COMMITTEES

ADJOURMENT

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 June 17, 2024 Special Called City Plan Commission ForwardDallas Meeting and the August 22, 2024 City Plan Commission Hearing.

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

1. [24-2756](#) An application for a development plan on property zoned Subdistrict 5 Urban Center & Subdistrict 6 Urban Core within Planned Development No. 655, along the north line of Capella Park Avenue, west of Prayer way.
Staff Recommendation: Approval.
Applicant: Capella Park Development LLC
Representative: Dayton Macatee, Macatee Engineering
Planner: Teaseia Blue, MBA
Council District: 3
D223-001(TB)

Attachments: [D223-001\(TB\) Case Report](#)
[D223-001\(TB\) Development Plan](#)
[D223-001\(TB\) Master Tree Replacement Site Plan No. 1](#)
[D223-001\(TB\) Master Tree Replacement Site Plan No. 2](#)
[D223-001\(TB\) Master Tree Replacement Site Plan No. 3](#)

Zoning Docket:**Zoning Cases - Consent:**

2. [24-2758](#) 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, the Lower Greenville Avenue Special Provision District, on the west side of Greenville Avenue, between Sears Street and Alta Avenue.

Staff Recommendation: **Approval** for a five-year period, subject to a site plan and conditions.

Applicant: The Alamo Club

Representative: Baldwin Associates, LLC

Planner: LeQuan Clinton

Council District: 14

Z234-194(LC)

Attachments: [Z234-194\(LC\) Case Report](#)
[Z234-194\(LC\) Site Plan](#)

3. [24-2759](#) An application for a new subdistrict on property zoned RS-C Regional Service Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the north corner of Clarence Street and South Cesar Chavez Boulevard.

Staff Recommendation: **Approval**, subject to conditions.

Applicant: Cedars East Phase I LLC

Representative: Bill Dahlstrom/Victoria Morris, Jackson Walker LLP

Planner: Giahanna Bridges

Council District: 7

Z234-199(GB)

Attachments: [Z234-199\(GB\) Case Report](#)

4. [24-2760](#) An application for 1) an amendment to Subdistrict 1D within Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District; and 2) an amendment to Specific Use Permit No. 2437 for alcoholic beverage manufacturing, on the south side of Powell Street, between Haslet Street and Sulphur Street, north of Yorktown Street.

Staff Recommendation: 1) **Approval** of an amendment to Subdistrict 1D within PD No. 714, subject to amended conditions; and 2) **approval** of an amendment to SUP No. 2437 for a five-year period, subject to an amended site plan and amended conditions.

Applicant: Karl Sanford

Planner: Martin Bate

Council District: 6

Z234-205(MB)

Attachments: [Z234-205\(MB\) Case Report](#)
[Z234-205\(MB\) Site Plan](#)

5. [24-2761](#) An application for WR-3 Walkable Urban Residential District on property zoned an IR Industrial Research District, on the southeast line of Kimsey Drive, northeast of Maple Avenue.

Staff Recommendation: **Approval.**

Applicant: Momentous Estates, LLC

Representative: Patrick Robertson

Planner: Liliana Garza

Council District: 2

Z234-233(LG)

Attachments: [Z234-233\(LG\) Case Report](#)

Zoning Cases - Under Advisement:

6. [24-2762](#) An application for a TH-3(A) Townhouse District with deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District, on the southwest corner of Greenville Avenue and Old Greenville Road, south of Forest Lane and north of Royal Lane.

Staff Recommendation: **Approval.**

Applicant: Mark Weatherford

Representative: Rob Baldwin, Baldwin Associates

Planner: Liliana Garza

U/A From: August 8, 2024.

Council District: 10

Z234-207

Attachments: [Z234-207\(LG\) Case Report](#)

SUBDIVISION DOCKET:Consent Items:

7. [24-2763](#) An application to create one 13.672-acre lot from a tract of land in City Block 6113, on property located on Merrifield Road, north of Mountain Creek Parkway.
Applicant/Owner: TXU Electric Delivery Company
Surveyor: Kimely-Horn and Associates, Inc.
Application Filed: August 7, 2024
Zoning: LI, R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 3
S234-171

Attachments: [S234-171 Case Report](#)
[S234-171 Plat](#)

8. [24-2764](#) An application to replat an 8.6024-acre tract of land containing part of Lot 1 in City Block A/6999 and part of City Block 6999 to create one lot, on property between Noel Road and Montfort Drive, south of Lyndon B. Johnson Freeway/ Interstate Highway No. 635.
Applicant/Owner: LBJ Financial Owner, LLC
Surveyor: Kimley-Horn and Associates, Inc.
Application Filed: August 7, 2024
Zoning: PD 1110
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 13
S234-172

Attachments: [S234-172 Case Report](#)
[S234-172 Plat](#)

9. [24-2765](#) An application to replat an 8.2492-acre tract of land containing all of Lots 1 through 7 in City Block C/388, part of Lot 1A, all of Lot 1B, and all of Lots 8 through 14 in City Block D/386, all of Lot 1 and part of Lots 2 through 5 in City Block F/389, part of Lots 9 through 11 and all of Lots 12 through 16 in City Block G/385, and portion of abandoned right-of-way and alley to create one lot, on property located on Field Street at Broom Street, northwest corner.
Applicant/Owner: Perot Museum of Nature and science
Surveyor: Kimley-Horn and Associates, Inc.
Application Filed: August 7, 2024
Zoning: PD 193 (PDS 87), PD 582 (South Subdistrict)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 14
S234-173

Attachments: [S234-173 Case Report](#)
[S234-173 Plat](#)

10. [24-2766](#) An application to create one 36.2936-acre lot from a tract of land in City Block 6556 on property located, on Newberry Street, south of Lyndon B. Johnson Freeway/ Interstate Highway No. 635.
Applicant/Owner: Newberry Distribution Owner, LLC
Surveyor: Kimley-Horn and Associates, Inc.
Application Filed: August 7, 2024
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 6
S234-174

Attachments: [S234-174 Case Report](#)
[S234-174 Plat](#)

11. [24-2767](#) An application to replat a 0.3178-acre tract of land containing all of Lots 13 and 14 in City Block B/914 to create one lot on property located, on Beaumont Street, east of Browder Street.
Applicant/Owner: Langley Gro. And Seed, LLC, Hageman/Perry House, LLC
Surveyor: A & W Surveyors, Inc.
Application Filed: August 7, 2024
Zoning: PD 317 (Subdistrict 1, Tract 2)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 2
S234-175

Attachments: [S234-175 Case Report](#)
[S234-175 Plat](#)

12. [24-2768](#) An application to replat a 0.2978-acre tract of land containing all of Lots 16 and 17 in City Block 24/812 to create one lot, on property located on Elihu Street, southwest of J.B. Jackson Jr. Boulevard.
Applicant/Owner: Keiley & Kassa Communities, LLC
Surveyor: Texas Heritage Surveying, LLC
Application Filed: August 7, 2024
Zoning: PD 595 (MF-1(A))
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 7
S234-176

Attachments: [S234-176 Case Report](#)
[S234-176 Plat](#)

13. [24-2769](#) An application to replat a 0.37-acre tract of land containing all of Lots 5 and 6 in City Block 4/2042 to create on lot, on property located on Bowser Avenue, southeast of Hawthorne Avenue.
Owners: Scott Matthew Siekielski and Sheavon Kristin Siekieski
Surveyor: Texas Heritage Surveying, LLC
Application Filed: August 8, 2024
Zoning: PD 193 (MF-2)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 14
S234-177

Attachments: [S234-177 Case Report](#)
[S234-177 Plat](#)

14. [24-2770](#) An application to create one 5.215-acre lot from a tract of land in City Block 6960, on property located on Blue Ridge Boulevard, east of Cockrell Hill Road.
Applicant/Owner: Cliffwood Church of Christ
Surveyor: Cross Engineering Consultants, Inc.
Application Filed: August 8, 2024
Zoning: PD 1116
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 3
S234-178

Attachments: [S234-178 Case Report](#)
[S234-178 Plat](#)

15. [24-2771](#) An application to create one 10.944-acre lot from a tract of land in City Block 8770, on property located on Haymarket Road, south of St. Augustine Road.
Owners: Carlos Salgado
Surveyor: Garcia Land Data, Inc.
Application Filed: August 8, 2024
Zoning: A(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 8
S234-179

Attachments: [S234-179 Case Report](#)
[S234-179 Plat](#)

16. [24-2772](#) An application to replat a 0.302-acre tract of land containing all of Lots 15 and 16 in City Block 596, and part of City Block 596 to create one lot, on property located on Hall Street and Roseland Avenue, east corner.
Applicant/Owner: The Hall Street Yankee, LLC
Surveyor: Texas Heritage Surveying, LLC
Application Filed: August 8, 2024
Zoning: PD 298 (Subarea 1)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 14
S234-180

Attachments: [S234-180 Case Report](#)
[S234-180 Plat](#)

Certificate of Appropriateness for Signs:

17. [24-2773](#) An application for a Certificate of Appropriateness by Jamieson Davis of ELEVATED SYSTEMS, INC., for a 450-square-foot non-illuminated attached mesh banner sign at 2550 PACIFIC AVE (northwest elevation)
Staff Recommendation: **Approval**.
SSDAC Recommendation: **Approval**.
Applicant: Jamieson Davis of ELEVATED SYSTEMS, INC.
Owner: Epic Dallas Office, Lp
Planner: Trevor Lumsden
Council District: 2
2405091085

Attachments: [2405091085 Case Report](#)

OTHER MATTERS:

18. [24-2774](#) Items for Reconsideration
- Minutes Approval of Minutes of the July 25, 2024 City Plan Commission Hearing and the August 8, 2024 City Plan Commission Hearing.
1. Reconsideration of action taken on August 22, 2024, in which was to approve the July 25, 2024 City Plan Commission Hearing minutes and the August 8, 2024 City Plan Commission Hearing minutes.
- If #1 is approved, then consideration of #2.
2. Consideration of approval of Minutes of the July 25, 2024 City Plan Commission Hearing and the August 8, 2024 City Plan Commission Hearing, as corrected.

Consideration of Appointments to CPC Committees:

ADJOURNMENT

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Tuesday, September 10, 2024

SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC) MEETING Tuesday, September 10, 2024, at 10:00 a.m., in Room 5BN at City Hall and by video conference via <https://bit.ly/SSDAC091024>.

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]