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**Public Notice**

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CITY SECRETARY  
DALLAS, TEXAS

230754

**POSTED** CITY SECRETARY  
DALLAS, TX

**City of Dallas**

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



**City Plan Commission**

**September 7, 2023**

**Briefing - 9:00 AM**

**Public Hearing - 12:30 PM**

**CITY PLAN COMMISSION**  
**THURSDAY, SEPTEMBER 7, 2023**  
**AGENDA**

**9:00 a.m.**

(The City Plan Commission may be briefed on any item on the agenda if it becomes necessary.)

**12:30 p.m.**

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

**PURPOSE:** To consider the attached agendas.

**\* 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-090723> or by calling the following phone number: **Webinar number: 2486 351 1517** (Webinar 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 351 1517) 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/meetings/Pages/city-plan-commission.aspx> or call (214) 670-4209, by 3:00 p.m., Wednesday, September 6, 2023, 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/meetings/Pages/city-plan-commission.aspx> o llamando al (214) 670-4209, antes de las 3:00 p.m. del miércoles 6 de septiembre de 2023, dieciocho (18) horas antes de la fecha y hora de la reunión.

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 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](mailto: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 siguiendo todos los protocolos actuales de salud pública relacionados con la pandemia. 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](mailto: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 7, 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=mf78d728d13722210db2cd578cab1b82b):

<https://dallascityhall.webex.com/dallascityhall/j.php?MTID=mf78d728d13722210db2cd578cab1b82b>

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

**BRIEFING ITEMS**

**APPROVAL OF MINUTES**

**ACTION ITEMS:**

**ZONING DOCKET:**

ZONING CASES – CONSENT	Items 1-3
ZONING CASES – UNDER ADVISEMENT	Items 4-8
ZONING CASES – INDIVIDUAL	Items 9-16

**SUBDIVISION DOCKET:**

SUBDIVISION CASES – CONSENT	Items 17-23
SUBDIVISION CASES – RESIDENTIAL REPLATS	Items 24-28
CERTIFICATES OF APPROPRIATENESS FOR SIGNS:	Items 29-30

**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 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 August 17, 2023 City Plan Commission Hearing.

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

1. [23-2239](#) An application for a Planned Development District for MF-2(A) Multifamily District uses on property zoned an R-7.5(A) Single Family District partially with Specific Use Permit No. 608 for a private school and day care center and Specific Use Permit No. 2075 for a tower/antenna for cellular communication on the south corner of Ferguson Road and Hibiscus Drive.

Staff Recommendation: **Approval**, subject to a development plan and conditions.

Applicant: Generation Housing Partners, LLC

Representative: Rob Baldwin, Baldwin Associates

Planner: Michael Pepe

Council District: 7

**Z223-122(MP)**

**Attachments:** [Z223-122\(MP\) Case Report](#)  
[Z223-122\(MP\) Development Plan](#)

2. [23-2240](#) 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, Baldwin Associates

Planner: Liliana Garza

Council District: 3

**Z223-179(LG)**

**Attachments:** [Z223-179\(LG\) Case Report](#)

3. [23-2241](#) 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

Council District: 3

**Z223-189(AU)**

**Attachments:** [Z223-189\(AU\) Case Report](#)  
[Z223-189\(AU\) Existing Site Plan](#)

**Zoning Cases - Under Advisement:**

4. [23-2245](#) An application for an amendment to Planned Development District No. 543, in an area bounded by Reiger Avenue, Paulus Avenue, Covington Lane, and North Glasgow Drive.

Staff Recommendation: **Approval**, subject to a revised Exhibit 543A development plan, revised Exhibit 543B traffic management plan, and revised conditions.

Applicant: Dallas Independent School District

Representative: Karl Crawley, Masterplan

Planner: Andreea Udrea

UA From: July 20, 2023.

Council District: 14

**Z212-237(AU)**

**Attachments:** [Z212-237\(AU\) Case Report](#)  
[Z212-237\(AU\) 543A Development Plan Existing](#)  
[Z212-237\(AU\) Revised Development Plan Proposed](#)  
[Z212-237\(AU\) 543B Traffic Management Plan Existing](#)  
[Z212-237\(AU\) Traffic Management Plan Amended 06.29.23.](#)  
[Z212-237\(AU\) Parking Memo 06.29.23.](#)

5. [23-2246](#) 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. [23-2247](#) 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

**Z212-332(JM)**

**Attachments:** [Z212-332\(JM\) Case Report](#)

7. [23-2248](#) An application for 1) an amendment to Tract IIC within Planned Development District No. 37; and 2) an amendment to and a renewal of Specific Use Permit No. 2047 for a vehicle auction and storage use on property zoned Planned Development District No. 37 on the east corner of Lakefield Boulevard and Sheila Lane.
- Staff Recommendation: **Approval** of an amendment to Tract IIC within Planned Development District No. 37, subject to revised conditions; and **approval** of an amendment to and a renewal of Specific Use Permit No. 2047 for a vehicle auction and storage use for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a revised site plan and revised conditions.
- Applicant: Compadres Realty, LLC
- Representative: Rob Baldwin, Baldwin Associates
- Planner: Jennifer Muñoz
- UA From: July 6, 2023 and August 3, 2023.
- Council District: 6
- Z212-346(JM)**

**Attachments:** [Z212-346\(JM\) Case Report](#)  
[Z212-346\(JM\) Site Plan](#)

8. [23-2249](#) An application for a Specific Use Permit for a late-hours establishment limited to a restaurant without drive-in or drive-through service use on property zoned Planned Development District No. 842 for CR Community Retail District uses with an MD-1 Modified Delta Overlay, on the east line of Greenville Avenue, between Prospect Avenue and Oram Street.
- Staff Recommendation: **Approval** for a two-year period, subject to a site plan and conditions.
- Applicant: Fortune House FH Greenville
- Representative: Rob Baldwin, Baldwin Associates
- Planner: Andreea Udrea
- UA From: July 6, 2023.
- Council District: 14
- Z223-105(AU)**

**Attachments:** [Z223-105\(AU\) Case Report](#)  
[Z223-105\(AU\) Site Plan](#)



**Zoning Cases - Individual:**

9.     [23-2250](#)     An application for a Specific Use Permit for commercial motor vehicle parking on property zoned a CS-D-1 Commercial Service District with a D-1 Liquor Control Overlay, on the northwest line of Silverado Drive, between C.F. Hawn Freeway and Kleberg Road.

Staff Recommendation: **Denial.**

Applicant: Steven Operations LLC

Representative: Jorge Hernandez

Planner: Michael Pepe

Council District: 8

**Z212-115(MP)**

**Attachments:**     [Z212-115\(MP\) Case Report](#)  
                              [Z212-115\(MP\) Site Plan](#)

10.    [23-2251](#)     An application for a Specific Use Permit or a public school other than an open-enrollment charter school on property zoned an R-16(A) Single Family District, on property bounded Alta Vista Lane, Wonderland Trail, and Northhaven Road.

Staff Recommendation:     **Approval**, subject to a site plan, a traffic management plan, and conditions.

Applicant: Dallas Independent School District

Representative: Karl Crawley, Masterplan

Planner: Andreea Udrea

Council District: 13

**Z212-260(AU)**

**Attachments:**     [Z212-260\(AU\) Case Report](#)  
                              [Z212-260\(AU\) Site Plan](#)  
                              [Z212-260\(AU\) Traffic Management Plan](#)

11.    [23-2252](#)     An application for a new subdistrict on property zoned Subdistrict 1 within Planned Development District No. 621, the Old Trinity and Design District, on the northeast line of Irving Boulevard and the southwest line of Market Center Boulevard, northwest of Oak Lawn Avenue.

Staff Recommendation:     **Approval**, subject to a conceptual plan, a revised Exhibit 621B, and staff's recommended conditions.

Applicant: Market Center Boulevard Owner, LP

Representative: Suzan Kedron, Jackson Walker LLP

Planner: Jennifer Muñoz

Council District: 6

**Z212-353(JM)**

**Attachments:**     [Z212-353\(JM\) Case Report](#)  
                              [Z212-353\(JM\) Conceptual Plan](#)  
                              [Z212-353\(JM\) Existing 621B Exhibit](#)

12. [23-2253](#) An application for 1) a Specific Use Permit for a motor vehicle fueling station; and 2) a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned Subdistrict 5 within Planned Development District No. 533, the C.F. Hawn Special Purpose District No. 1, with a D-1 Liquor Control Overlay, on the southwest corner of Elam Road and C.F. Hawn Freeway.

Staff Recommendation: **Denial.**

Applicant: Alim Investment

Representative: Anil Ram

Planner: Michael Pepe

Council District: 8

**Z223-112(MP)**

**Attachments:** [Z223-112\(MP\) Case Report](#)  
[Z223-112\(MP\) Site Plan](#)

13. [23-2254](#) An application for 1) a Planned Development District, and 2) a D-1 Liquor Control Overlay on property zoned Planned Development District No. 9 with a D Liquor Control Overlay and a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, at the east corner of Cedar Springs Road and Fairmount Street.

Staff Recommendation: **Approval** of a planned development district, subject to a development plan, setback and height plan, landscape plan, and staff's recommended conditions, and **approval** of a D-1 Liquor Control Overlay.

Applicant: Lincoln Property Company

Representative: Suzan Kedron, Jackson Walker LLP

Planner: Jennifer Muñoz

Council District: 14

**Z223-114(JM)**

**Attachments:** [Z223-114\(JM\) Case Report](#)  
[Z223-114\(JM\) Development Plan](#)  
[Z223-114\(JM\) Building Heights Plan REVISED](#)  
[Z223-114\(JM\) Landscape Plan](#)

14. [23-2255](#) An application for a Planned Development District for specific non-residential uses on property zoned a CR Community Retail District and an MF-2(A) Multifamily District with an MD-1 Modified Delta Overlay, on the east line of Greenville Avenue, between Penrose Avenue and Martel Avenue.  
Staff Recommendation: **Approval**, subject to a development plan and conditions.  
Applicant: Uptown Ventures LLC and Hillcrest Towers LLC  
Representative: Rob Baldwin, Baldwin Associates  
Planner: Michael Pepe  
Council District: 14  
**Z223-126(MP)**  
  
**Attachments:** [Z223-126\(MP\) Case Report](#)  
[Z223-126\(MP\) Development Plan](#)
15. [23-2256](#) An application for a Specific Use Permit for surface accessory remote parking on property zoned an R-5(A) Single Family Subdistrict within Planned Development No. 595, the South Dallas/Fair Park Special Purpose District, on the west corner of Robert L. Parish Sr. Avenue and Lagow Street.  
Staff Recommendation: **Approval** for a five-year period, subject to a site plan and staff's recommended conditions.  
Applicant: Riverside Missionary Baptist Church  
Representative: Paul Campbell  
Planner: Liliana Garza  
Council District: 7  
**Z223-202(LG)**  
  
**Attachments:** [Z223-202\(LG\) Case Report](#)  
[Z223-202\(LG\) Site Plan](#)
16. [23-2257](#) An application for a Historic Overlay for the Burgher Residence (4107 Turtle Creek Boulevard) on property zoned a R-7.5 (A) Single Family District, on the west side of Turtle Creek Boulevard, south of Wycliff Avenue.  
Staff Recommendation: **Approval**, subject to preservation criteria.  
Landmark Commission Recommendation: **Approval**, subject to preservation criteria.  
Applicant: Beverly K. Ray Trust  
Representative: Nancy McCoy  
Planner: Rhonda Dunn  
Council District: 14  
**Z223-306(RD)**  
  
**Attachments:** [Z223-306\(RD\) Case Report](#)

**SUBDIVISION DOCKET:****Consent Items:**

17.     [23-2258](#)     An application to create one 0.344-acre lot from a tract of land in City Block A/8792 on property located on Jordan Valley Road, southwest of C F Hawn Frwy.  
                    Applicant/Owner: Texas Group Real Estate, LLC  
                    Surveyor: ARA Surveying  
                    Application Filed: August 10, 2023  
                    Zoning: R-7.5(A)  
                    Staff Recommendation:     **Approval**, subject to compliance with the conditions listed in the docket.  
                    Planner: Hema Sharma  
                    Council District: 8  
                    **S223-223**

**Attachments:**     [S223-223 Case Report](#)  
                            [S223-223 Plat](#)

18.     [23-2259](#)     An application to replat a 5.82-acre tract of land containing all of Lot 2 in City Block A/8747 to create one 4.33-acre lot and one 1.49-acre lot on property located on Frankford Road at Marsh Lane, northwest corner.  
                    Applicant/Owner: Ahmmas LLC  
                    Surveyor: Eagle Surveying, LLC  
                    Application Filed: August 10, 2023  
                    Zoning: CR  
                    Staff Recommendation:     **Approval**, subject to compliance with the conditions listed in the docket.  
                    Planner: Hema Sharma  
                    Council District: 12  
                    **S223-224**

**Attachments:**     [S223-224 Case Report](#)  
                            [S223-224 Plat](#)

19. [23-2260](#) An application to replat a 1.1385-acre tract of land containing all of Lots 6, 13, 14 and part of Lots 5, 11, 12 and 15 in City Block 7/1144 and a portion of 26.50-foot abandoned alley to create one lot on property located between Harwood Street and Martin Luther King Jr. Boulevard, west of SM Wright Frwy.

Applicant/Owner: Forest Forward

Surveyor: Kimley-Horn Associates, Inc.

Application Filed: August 10, 2023

Zoning: PD 595 (Subdistrict CC)

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

Planner: Hema Sharma

Council District: 7

**S223-227**

**Attachments:** [S223-227 Case Report](#)  
[S223-227 Plat](#)

20. [23-2261](#) An application to replat a 1.8846-acre tract of land containing all of Lots 1 through 5, 8 through 11, part of Lots 6 and 12 in City Block 10/1152 and a portion of an abandoned alley to create one lot on property bounded by Martin Luther King Jr. Boulevard, Harwood Street, Peabody Avenue and Central Expressway.

Applicant/Owner: Forest Forward

Surveyor: Kimley-Horn Associates, Inc.

Application Filed: August 10, 2023

Zoning: PD 595 (Subdistrict CC & P(A))

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

Planner: Hema Sharma

Council District: 7

**S223-228**

**Attachments:** [S223-228 Case Report](#)  
[S223-228 Plat](#)

21. [23-2262](#) An application to create one 0.176-acre (7,678.50 square foot) lot and one 0.200-acre (8,798.77 square foot) lot from a 0.376-acre tract of land in City Block 7861 on property located on Murdock Road, south of Fairport Road.  
Applicant/Owner: Mayur Polani  
Surveyor: CBG Surveying Texas LLC  
Application Filed: August 10, 2023  
Zoning: R-7.5(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Hema Sharma  
Council District: 8  
**S223-229**

**Attachments:** [S223-229 Case Report](#)  
[S223-229 Plat](#)

22. [23-2263](#) An application to create one 1.71-acre lot from a tract of land in City Block 7227 on property located on Commerce Street at Manila Road, northwest corner.  
Applicant/Owner: Samuel Ramos  
Surveyor: CBG Surveying Texas LLC  
Application Filed: August 10, 2023  
Zoning: IR  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket  
Planner: Hema Sharma  
Council District: 6  
**S223-230**

**Attachments:** [S223-230 Case Report](#)  
[S223-230 Plat](#)

23. [23-2264](#) An application to replat a 4.41-acre tract of land containing all of Lot 2A in City Block A/6828 to create one lot and to dedicate public right-of-way on property located between Continental Avenue and Woodall Rodgers Freeway / State Highway Spur No. 366, west of Trinity Max. Drive.  
Applicant/Owner: 505 Riverfront, LTD  
Surveyor: Kimley-Horn Associates, Inc.  
Application Filed: August 11, 2023  
Zoning: PD 774  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket  
Planner: Hema Sharma  
Council District: 6  
**S223-233**

**Attachments:** [S223-233 Case Report](#)  
[S223-233 Plat](#)

Residential Replats:

24. [23-2265](#) An application to replat a 0.377-acres tract of land containing all of Lot 1 and Lot 2 in City Block B/3431 to create a 10-lot Shared Access Development with lots ranging in size from 1,215 square feet to 1,721 square feet on property located on Neely Street at Crawford Street, northeast corner.

Applicant/Owner: 700 N Crawford St, LLC

Surveyor: Urban Strategy Development Group LLC

Application Filed: August 9, 2023

Zoning: PD 468 (Subarea A)

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

Planner: Hema Sharma

Council District: 1

**S223-221**

**Attachments:** [S223-221 Case Report](#)  
[S223-221 Plat](#)

25. [23-2266](#) An application to replat a 0.877-acre tract of land containing part of Block 38/8617 to create four lots ranging in size from 0.22-acre (9,584-square foot) to 0.251-acre (10,932-square foot) on property located on Kolloch Drive, south of Mallory Drive.

Applicant/Owner: Jesus Alejandro Garza Guerra

Surveyor: ARA Surveying

Zoning: R-7.5(A)

Application Filed: August 10, 2023

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

Planner: Hema Sharma

Council District: 4

**S223-222**

**Attachments:** [S223-222 Case Report](#)  
[S223-222 Plat](#)

26. [23-2267](#) An application to replat a 1.4244-acre tract of land containing all of Lots 1 through 4, 7 and part of Lots 8 through 11 in City Block 13/1159 and a portion of 15-foot abandoned alley to create one lot on property located between Pennsylvania Avenue and Peabody Avenue, east of Harwood Street.
- Applicant/Owner: Forest Forward  
Surveyor: Kimley-Horn Associates, Inc.  
Application Filed: August 10, 2023  
Zoning: PD 595 (Subdistrict CC & D(A))  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Hema Sharma  
Council District: 7  
**S223-225**

**Attachments:** [S223-225 Case Report](#)  
[S223-225 Plat](#)

27. [23-2268](#) An application to replat a 0.9991-acre tract of land containing all of Lots 5, 6, 10, 11 and 12 in City Block 12/1158 and a portion of 15-foot abandoned alley to create one lot on property located between Pennsylvania Avenue and Peabody Avenue, west of Harwood Street.
- Applicant/Owner: Forest Forward  
Surveyor: Kimley-Horn Associates, Inc.  
Application Filed: August 10, 2023  
Zoning: PD 595 (Subdistrict D(A))  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Hema Sharma  
Council District: 7  
**S223-226**

**Attachments:** [S223-226 Case Report](#)  
[S223-226 Plat](#)



28. [23-2269](#) An application to replat a 0.46-acre tract of land containing part of lot 9 in City Block 1/4340 to create one 0.22-acre (9,531 square foot) lot and one 0.24-acre (10,381 square foot) lot on property located on Ann Arbor Avenue.

Applicant/Owner: Allied Development Holdings, LLC

Surveyor: CBG Surveying Texas LLC

Application Filed: August 10, 2023

Zoning: R-7.5(A)

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

Planner: Hema Sharma

Council District: 4

**S223-232**

**Attachments:** [S223-232 Case Report](#)  
[S223-232 Plat](#)

**Certificate of Appropriateness for Signs:****Consent Items:**

29. [23-2270](#) An application for a Certificate of Appropriateness by Jim DeCicco of SignBuildersDFW.com, for a 117-square-foot illuminated attached sign at 2020 South Harwood Street (southwest elevation).  
**Staff Recommendation:** **Approval.**  
**SSDAC Recommendation:** **Approval.**  
**Applicant:** Jim DeCicco of SignBuildersDFW.com  
**Owner:** 2000 Harwood LLC.  
**Planner:** Jason Pool  
**Council District:** 2  
**2306071095**

**Attachments:** [2306071095 Case Report](#)

30. [23-2271](#) An application for a Certificate of Appropriateness by Jim DeCicco of SignBuildersDFW.com, for a 117-square-foot illuminated attached sign at 2020 South Harwood Street (southeast elevation).  
**Staff Recommendation:** **Approval.**  
**SSDAC Recommendation:** **Approval.**  
**Applicant:** Jim DeCicco of SignBuildersDFW.com  
**Owner:** 2000 Harwood LLC.  
**Planner:** Jason Pool  
**Council District:** 2  
**2306071096**

**Attachments:** [2306071096 Case Report](#)

**OTHER MATTERS:**

**Consideration of Appointments to CPC Committees:**

**ADJOURNMENT**

**CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS****Thursday, September 7, 2023**

**SUBDIVISION REVIEW COMMITTEE (SRC) MEETING** - Thursday, September 7, 2023, at 8:30 a.m. at City Hall (Council Chamber, 6th Floor), and by videoconference, to consider **(1) NC223-004** - An application to change the portion of Cadiz Street located between Riverfront Boulevard and Akard Street to "Yellow Rose Parkway". The public may attend the meeting via the videoconference link: <https://bit.ly/SRC090723>.

**Tuesday, September 12, 2023**

**SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC) MEETING** - Tuesday, September 12, 2023, at 10:00 a.m., in Room 5BN at City Hall and by video conference via <https://bit.ly/SSDAC091223>.

**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]