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**CITY SECRETARY
DALLAS, TEXAS**

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POSTED CITY SECRETARY
DALLAS, TX

City of Dallas

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



City Plan Commission

September 19, 2024

Briefing - 9:00 AM

Public Hearing - 12:30 PM

**AGENDA
CITY PLAN COMMISSION MEETING
THURSDAY, SEPTEMBER 19, 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=me514653511332061abb83abc57981792>

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

BRIEFING ITEMS

APPROVAL OF MINUTES

ACTION ITEMS:

ZONING DOCKET:

ZONING CASES – CONSENT	Items 1-9
ZONING CASES – UNDER ADVISEMENT	Items 10-14
ZONING CASES – INDIVIDUAL	Items 15-16

DEVELOPMENT CODE AMENDMENTS – UNDER ADVISEMENT Item 17

SPECIAL PROVISION SIGN DISTRICT – UNDER ADVISEMENT Item 18

SUBDIVISION DOCKET:

SUBDIVISION CASES – CONSENT	Items 19-24
SUBDIVISION CASES – RESIDENTIAL REPLATS	Item 25

LANDMARK APPEAL Item 26

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:****PUBLIC TESTIMONY:****APPROVAL OF MINUTES:**

Approval of Minutes of the June 17, 2024 Special Called City Plan Commission ForwardDallas Meeting, the July 25, 2024 City Plan Commission Hearing, the August 8, 2024 City Plan Commission Hearing, the August 22, 2024 City Plan Commission Hearing, and the September 5, 2024 City Plan Commission Hearing.

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

1. [24-2909](#) An application for an MF-2(A) Multifamily District on property zoned an NS(A) Neighborhood Service District with deed restrictions [Z889-187 Tract 2] and an A(A) Agricultural District, on the north line of West Camp Wisdom Road, between Clark Road and Royal Cedar Way.

Staff Recommendation: **Approval.**

Applicant: Thomas M. Gaubert

Representative: Steven Uetrecht

Planner: Michael V. Pepe

Council District: 3

Z223-220(MP)

Attachments: [Z223-220\(MP\) Case Report](#)

2. [24-2911](#) An application for an amendment to Specific Use Permit No. 2221 for a tattoo studio use on property zoned Subdistrict 1A within Planned Development District No. 621, the Old Trinity and Design District, on the south line of Levee Street, between Manufacturing Street and Express Street.

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

Applicant: Freddie Trevino

Planner: Giahanna Bridges

Council District: 6

Z234-212(GB)

Attachments: [Z234-212\(GB\) Case Report](#)

3. [24-2912](#) An application for 1) a Planned Development District for WMU-5 Walkable Urban Mixed Use District uses and standards; 2) the termination of Specific Use Permit No. 1646 for a transit passenger station or transfer center; and 3) the termination of a D-1 Liquor Control Overlay on property zoned an IM Industrial Manufacturing District, a CS Commercial Service District, and Subarea 4 within Planned Development District No. 366, the Buckner Boulevard Special Purpose District, on the southwest corner of South Buckner Boulevard and Elam Road.
Staff Recommendation: 1) **Approval** of a Planned Development District for WMU-5 District uses and standards, subject to a conceptual plan and conditions; 2) **approval** of the termination of Specific Use Permit No. 1646; and 3) **approval** of the termination of a D-1 Liquor Control Overlay.
Applicant: Palladium USA International, Inc
Representative: Maxwell Fisher, ZoneDev LLC
Planner: Michael V. Pepe
Council District: 5
Z234-226(MP)
- Attachments:** [Z234-226\(MP\) Case Report](#)
[Z234-226\(MP\) Conceptual Plan](#)
4. [24-2913](#) An application for removal of a D-1 Liquor Control Overlay on property zoned an MU-1 Mixed Use District with a D-1 Liquor Control Overlay with Specific Use Permit No. 1933, on the southwest corner of South Zang Boulevard and West Suffolk Avenue.
Staff Recommendation: **Approval.**
Applicant: Osama Alshahrov
Representative: Al Nachawati Corp.
Planner: Giahanna Bridges
Council District: 1
Z234-227(GB)
- Attachments:** [Z234-227\(GB\) Case Report](#)
5. [24-2914](#) An application for an MU-1 Mixed Use District on property zoned an IR Industrial Research District, on the southwest line of Mohawk Drive, southeast of Empire Central Drive.
Staff Recommendation: **Approval.**
Applicant: Jose Valentino Valles
Representative: Audra Buckley, Permitted Development
Planner: Giahanna Bridges
Council District: 2
Z234-247(GB)
- Attachments:** [Z234-247\(GB\) Case Report](#)

6. [24-2915](#) An application for an MF-1(A) Multifamily District on property zoned an RR Regional Retail District, on the northwest line of East 9th Street between Stellariga Place and North Denver Street.
Staff Recommendation: **Approval.**
Applicant: Diana Perea [Sole Owner]
Representative: Pepe Perea
Planner: LeQuan Clinton
Council District: 1
Z234-252(LC)

Attachments: [Z234-252\(LC\) Case Report](#)

7. [24-2916](#) An application for an MF-2(A) Multifamily District on property zoned a CR Community Retail District, on the west corner of East Grand Avenue and Casa Loma Avenue.
Staff Recommendation: **Approval.**
Applicant: PGH Kauai, LLC
Representative: Baldwin Associates
Planner: LeQuan Clinton
Council District: 14
Z234-254(LC)

Attachments: [Z234-254\(LC\) Case Report](#)

8. [24-2917](#) An application for an MU-1 Mixed Use District on property zoned an R-7.5(A) Single Family District with Specific Use Permit No. 2250 for a tower/antenna for cellular communication, on the east line of North Masters Drive, between Oak Gate Lane and Checota Drive.
Staff Recommendation: **Approval,** subject to deed restrictions volunteered by the applicant.
Applicant: Dillard Management Solutions
Representative: Audra Buckley, Permitted Development
Planner: LeQuan Clinton
Council District: 5
Z234-256(LC)

Attachments: [Z234-256\(LC\) Case Report](#)

9. [24-2919](#) An application for a Specific Use Permit for an alcoholic beverage establishment limited to a bar, lounge, or tavern and commercial amusement (indoor) limited to a dance hall on property zoned Subdistrict A within Planned Development District No. 619 with H/48 Harwood Historic District Overlay, on the southwest corner of North Harwood Street and Pacific Avenue.
Staff Recommendation: **Approval** for a three-year time period, subject to site plan and conditions.
Applicant: Kevin Kristian 2612 LLC
Representative: Deborah Kelley-Hill, Kelley Firm
Planner: Wilson Kerr
Council District: 14
Z234-265(WK)

Attachments: [Z234-265\(WK\) Case Report](#)
[Z234-265\(WK\) Site Plan](#)

Zoning Cases - Under Advisement:

10. [24-2920](#) An application for a CS Commercial Service District on property zoned an R-7.5(A) Single Family District, on the southwest line of C. F. Hawn Freeway, between Silverado Drive and Jordan Valley Road.
Staff Recommendation: **Denial.**
Representative: Joe Feagin
Planner: Giahanna Bridges
U/A From: August 22, 2024.
Council District: 8
Z223-302(GB)

Attachments: [Z223-302\(GB\) Case Report](#)

11. [24-2922](#) An application for a TH-3(A) Townhouse District on property zoned an IR Industrial/Research District, on the south line of West Commerce Street, between Sylvan Avenue and North Edgefield Avenue.
Staff Recommendation: **Approval.**
Applicant/Representative: Brandon Paredes, Paredes & Garcia, LLC
Planner: Wilson Kerr
U/A From: August 8, 2024.
Council District: 6
Z234-134(WK)

Attachments: [Z234-134\(WK\) Case Report](#)

12. [24-2923](#) 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
U/A From: July 11, 2024.
Council District: 7
Z234-174(LC)
- Attachments:** [Z234-174\(LC\) Case Report](#)
13. [24-2924](#) 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
U/A From: July 11, 2024 and July 25, 2024.
Council District: 10
Z234-178(MB)
- Attachments:** [Z234-178\(MB\) Case Report](#)
14. [24-2925](#) An application for a 1) an amendment to Tract II within Planned Development District No. 234; and 2) a Specific Use Permit for a service station, on the east side of South Cockrell Hill Road, south of Corral Drive.
Staff Recommendation: **Denial**.
Applicant: Cockrell Hill Plaza, LLC
Representative: Peter Kavanagh, Zone Systems, Inc.
Planner: LeQuan Clinton
U/A From: August 8, 2024.
Council District: 3
Z234-224(LC)
- Attachments:** [Z234-224\(LC\) Case Report](#)
[Z234-224\(LC\) Site Plan](#)

Zoning Cases - Individual:

15. [24-2910](#) An application for 1) a new Planned Development District for R-1ac(A) Single Family District uses; and 2) the termination of Specific Use Permit No. 580 for a private school with consideration for a Specific Use Permit for a private school on property zoned an R-1ac(A) Single Family District, on the south side of the intersection of West-Northwest Highway and Meadowbrook Drive.

Staff Recommendation: **Approval** of a Specific Use Permit for a private school for a ten-year period, subject to staff's recommended conditions and a revised site plan, in lieu of a Planned Development District.

Applicant: Compass School of Texas

Representative: Rob Baldwin, Baldwin Planning

Planner: LeQuan Clinton

Council District: 13

Z234-110(LC)

Attachments: [Z234-110\(LC\) Case Report](#)
[Z234-110\(LC\) Development Plan](#)

16. [24-2918](#) An application for an MF-1(A) Multifamily Subdistrict on property zoned a CC Community Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the southeast line of Spring Avenue, southwest of the intersection of Spring Avenue and Pine Spring Connection.

Staff Recommendation: **Approval.**

Applicant: Jazman Clay, House to Home Development

Representative: Stacie Stewart, BWI Contracts, LLC

Planner: LeQuan Clinton

Council District: 7

Z234-264(LC)

Attachments: [Z234-264\(LC\) Case Report](#)

Development Code Amendments - Under Advisement:

17. [24-2927](#) Consideration of amending Chapters 51 and 51A of the Dallas Development Code, Section 51-4.208 “Recreation and Entertainment Uses”, Section 51A-4.208 “Recreation Uses”, and related sections with consideration to be given to defining a use, “private game club”, and establishing appropriate zoning districts and development standards associated with the use.

Staff Recommendation: **Approval** of the proposed amendments.

Zoning Ordinance Advisory Committee (ZOAC) Recommendation: **Not to adopt** the proposed amendments.

Planner: Andrea Gilles, AICP

U/A From: August 8, 2024.

Council District: All

DCA201-011(AG)

Attachments: [DCA201-011\(AG\) Case Report](#)

Special Provision Sign District - Under Advisement:

18. [24-2928](#) An application to create “The Frontier Subdistrict” within the Downtown Special Provision Sign District on a property zoned Planned Development District 193 Heavy Commercial District, on the northwest corner of McKinney Avenue at St. Paul Street, along Akard Street and Cedar Springs Road.

Staff Recommendation: **Approval**, subject to all signs on the property being turned off from 10 p.m. to 6 a.m. Sunday to Thursday and from 11:59 p.m. to 6 a.m. Friday to Saturday.

Special Sign District Advisory Committee Recommendation: **Approval.**

Applicant: Frontier Communications Parent, Inc.

Representative: Tommy Mann & Daniel Box, Winstead PC

Planner: Oscar Aguilera

U/A From: August 22, 2024.

Council District: 14

SPSD223-003(OA)

Attachments: [SPSD223-003\(OA\) Case Report](#)

SUBDIVISION DOCKET:Consent Items:

19. [24-2929](#) An application to replat a 0.551-acre tract of land containing all of Lots 6 through 8 in City Block E/1568 to create one lot on property located on Bowser Avenue, east of Knight Street.
Applicant/Owner: Scott Matthew Siekielski and Sheavon Siekielski
Surveyor: Texas Heritage Surveying, LLC
Application Filed: August 21, 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
S234-181

Attachments: [S234-181 Case Report](#)
[S234-181 Plat](#)

20. [24-2930](#) An application to replat a 0.389-acre tract of land containing all of Lots 11 and 12 in City Block D/2737 to create one lot on property located on East Grand Avenue/ State Highway No. 78 at Casa Loma Avenue, west corner at Casa Loma Avenue, west corner.
Applicant/Owner: PGH Kauai, LLC
Surveyor: Texas Heritage Surveying, LLC
Application Filed: August 21, 2024
Zoning: CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 14
S234-182

Attachments: [S234-182 Case Report](#)
[S234-182 Plat](#)

21. [24-2931](#) An application to replat a 21.539-acre tract of land containing all of Lot 1 in City Block V/8710 to create one 6.18-acre lot and one 15.36-acre lot on property located on Potters House Way, at the terminus of Clay Academy Boulevard.
- Applicant/Owner: Clay Academy, Inc.
Surveyor: Johnson Volk Consulting, Inc.
Application Filed: August 21, 2024
Zoning: PD 655 (Subdistrict 6)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 3
S234-183

Attachments: [S234-183 Case Report](#)
[S234-183 Plat](#)

22. [24-2932](#) An application to replat a 1.9159-acre tract of land containing part of Lots 1 and 2, and all of Lots 3 and 4A in City Block C/5187 to create one lot on property located on Dyer Street, east of Central Expressway/U.S. Highway No. 75.
- Applicant/Owner: Peruna East Corporation, Southern Methodist University
Surveyor: Raymon L. Goodson, Jr., Inc.
Application Filed: August 21, 2024
Zoning: MU-3
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 9
S234-184

Attachments: [S234-184 Case Report](#)
[S234-184 Plat](#)

23. [24-2933](#) An application to replat a 0.46-acre tract of land containing all of Lot 6 in City Block 16/966 to create one lot and to dedicate a sidewalk easement on property located on Cole Avenue at Bowen Street, west corner.
Applicant/Owner: Michael J. Anderson and Cynthia B. Anderson, Daniel Boucher
Surveyor: Global Land Surveying, Inc.
Application Filed: August 22, 2024
Zoning: PD 193 (O-2)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 14
S234-185

Attachments: [S234-185 Case Report](#)
[S234-185 Plat](#)

24. [24-2934](#) An application to replat a 0.5165-acre tract of land containing all of Lots 14, 15, and 16 in City Block D/5172 to create one lot on property located on Kimsey Drive, southwest of Denton Drive.
Applicant/Owner: Studio Architecture
Surveyor: Urban Strategy
Application Filed: August 22, 2024
Zoning: WR-3
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 2
S234-186

Attachments: [S234-186 Case Report](#)
[S234-186 Plat](#)

Residential Replats:

25. [24-2935](#) An application to replat a 0.326-acre tract of land containing part of Lots 4, 5 and 6 in City Block F/7238 to create two 0.163-acre (7,094.92-square foot) lots on property located on Duluth Street at Guymon Street, northeast corner.
Applicant/Owner: Meridan Residential, LP, A Texas Limited Partnership
Surveyor: CBG Surveying Texas, LLC
Application Filed: August 23, 2024
Zoning: TH-3(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 6
S234-187

Attachments: [S234-187 Case Report](#)
[S234-187 Plat](#)

Landmark Appeal:

26. [24-2936](#) An appeal of the Landmark Commission's decision of denial without prejudice to replace existing slate shingle roof with DaVinci Province Synthetic Slate in the color "Vineyard".
Staff Recommendation: **Approve**.
Landmark Commission Recommendation: **Deny without prejudice**.
Planner: Christina Mankowski
Council District: 7
Location: 6205 La Vista Drive
CA234-395(CM)

Attachments: [CA234-395\(CM\) The Record](#)
[CA234-395\(CM\) Transcript](#)
[CA234-395\(CM\) City Brief](#)

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]