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CITY SECRETARY
DALLAS, TEXAS

City of Dallas

POSTED CITY SECRETARY
DALLAS, TX

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



City Plan Commission

August 22, 2024

Briefing - 9:00 AM

Public Hearing - 12:30 PM



CITY OF DALLAS
CITY PLAN COMMISSION
THURSDAY, AUGUST 22, 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-082224> or by calling the following phone number: **Webinar number:** (Webinar 2485 554 9015 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: 2485 554 9015*) **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, August 21, 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, 21 de agosto 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, AUGUST 22, 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=m07e50f6a6f69ba2d413bf336203165ba>

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 2-8

ZONING CASES - UNDER ADVISEMENT Items 9-11

ZONING CASES - INDIVIDUAL Items 12-14

DEVELOPMENT CODE AMENDMENT: Item 15

DEVELOPMENT CODE AMENDMENT – UNDER ADVISEMENT: Item 16

SPECIAL PROVISION SIGN DISTRICT: Item 17

SUBDIVISION DOCKET:

SUBDIVISION CASES – CONSENT Items 18-22

SUBDIVISION CASES – RESIDENTIAL REPLATS Items 23

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, and the August 8, 2024 City Plan Commission Hearing.

ACTIONS ITEMS:**Miscellaneous Docket:****Development Plans:**1. [24-2538](#)

An application for a development plan on property zoned Planned Development District No. 1012, on the west line of Stemmons Freeway Service Road, north of Viceroy Drive.

Staff Recommendation: Approval.

Applicant: The Salvation Army

Representative: Andreq Ruegg, Masterplan

Planner: Teaseia Blue, MBA

Council District: 6

D234-005(TB)

Attachments: [D234-005\(TB\) Case Report](#)
[D234-005\(TB\) Development Plan](#)

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

2. [24-2539](#) An application for a Specific Use Permit for a private recreation center, club, or area on property zoned an R-7.5(A) Single Family District, on the northwest corner of Woodcrest Lane and Skillman Street.

Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan, landscape plan, and conditions.

Applicant: Martinez-Wallace, LLC

Representative: Rob Baldwin, Baldwin Associates

Planner: Connor Roberts

Council District: 2

Z223-325(CR)

Attachments: [Z223-325\(CR\) Case Report](#)
[Z223-325\(CR\) Site Plan](#)
[Z223-325\(CR\) Landscape Plan](#)

3. [24-2540](#) An application for an amendment to Specific Use Permit No. 2071 for a detached non-premise sign (billboard) on property zoned Planned Development District No. 1013 with deed restrictions [Z845-227], on the south line of LBJ Freeway, west of Bankway Lane.

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

Applicant: LBJ Metroplex LP

Representative: Carlos Talison, La Sierra Planning Group

Planner: Martin Bate

Council District: 13

Z234-158(MB)

Attachments: [Z234-158\(MB\) Case Report](#)
[Z234-158\(MB\) Site Plan](#)

4. [24-2541](#) An application for a Specific Use Permit for commercial motor vehicle parking on property zoned an LI Light Industrial District with deed restrictions [Z212-207], on the northwest line of Telephone Road, between Bonnie View Road and Van Horn Drive.
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.
Applicant: JSACQ Telephone Road, LP
Representative: Rob Baldwin, Baldwin Associates
Planner: Connor Roberts
Council District: 8
Z234-161(CR)
- Attachments:** [Z234-161\(CR\) Case Report](#)
[Z234-161\(CR\) Site Plan](#)
5. [24-2542](#) An application for an amendment to Specific Use Permit No. 1393 for a private school on property zoned an R-7.5(A) Single Family District, on the east line of Rugged Drive, north of West Ledbetter Drive.
Staff Recommendation: **Approval** for a 20-year period with eligibility for automatic renewal for additional 20-year periods, subject to a traffic management plan and amended conditions.
Applicant: Bishop Dunne Catholic School BLDG and Endow Trust
Representative: Ramon Suarez
Planner: Giahanna Bridges
Council District: 4
Z234-173(GB)
- Attachments:** [Z234-173\(GB\) Case Report](#)
[Z234-173\(GB\) Site Plan](#)
[Z234-173\(GB\) Traffic Management Plan](#)
6. [24-2543](#) An application for a Specific Use Permit for vehicle display, sales, and service on property zoned Subdistrict 1 within Planned Development District No. 535, the C. F. Hawn Special Purpose District No. 3, with a D-1 Liquor Control Overlay, on the west corner of C. F. Hawn Freeway and Ellenwood Drive.
Staff Recommendation: **Approval** for a four-year period, subject to a site plan and conditions.
Applicant: Salvador Jimenez [Sole Owner]
Representative: Michael Stanley
Planner: Martin Bate
Council District: 8
Z234-193(MB)
- Attachments:** [Z234-193\(MB\) Case Report](#)
[Z234-193\(MB\) Site Plan](#)

7. [24-2544](#) An application for an amendment to an expansion of Specific Use Permit No. 2076 to for an inside commercial amusement limited to a live music venue and dance hall on property zoned Tract A within Planned Development No. 269, the Deep Ellum/Near East Side District, on the southwest line of South Crowdus Street, between Clover Street and Canton Street.

Staff Recommendation: **Approval** for a seven-year period with eligibility for automatic renewals for additional five-year periods, subject to an amended site plan and amended conditions.

Applicant: 2713 Canton, Ltd.

Representative: Tina Shone

Planner: Conner Roberts

Council District: 2

Z234-203(CR)

Attachments: [Z234-203\(CR\) Case Report](#)
[Z234-203\(CR\) Site Plan](#)

8. [24-2545](#) An application for an amendment to Specific Use Permit No. 2211 for a bar, lounge, or tavern and an inside commercial amusement limited to a live music venue on a property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District, on the southeast corner of Commerce Street and Murray Street.

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

Applicant: John Larue, Deep Ellum Art Co

Representative: Audra Buckley, Permitted Development

Planner: Wilson Kerr

Council District: 2

Z234-230(WK)

Attachments: [Z234-230\(WK\) Case Report](#)

Zoning Cases - Under Advisement:

9. [24-2546](#) 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, on the 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
U/A From: June 20, 2024, July 11, 2024 and August 8, 2024.
Council District: 6
Z223-301(LG)

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

10. [24-2547](#) An application for a Planned Development District for NO(A) Neighborhood Office District uses and standards and personal service uses, with consideration for an NS(A) Neighborhood Service District on property zoned an R-16(A) Single Family District, on the northeast corner of Royal Lane and Dallas North Tollway.
Staff Recommendation: **Approval** of an NS(A) Neighborhood Service District, in lieu of a Planned Development District.
Applicant: Martha H. Morguloff, Danna Morguloff-Hayden (Sole Owners)
Representative: Ami Pankh, Stantec
Planner: Michael V. Pepe
U/A From: May 16, 2024, June 6, 2024, and August 8, 2024.
Council District: 13
Z223-329(MP)

Attachments: [Z223-329\(MP\) Case Report](#)
[Z223-329\(MP\) Development Plan](#)

11. [24-2548](#) An application for a CS Commercial Service District on property zoned an A(A) Agricultural District, on the southeast line of Telephone Road, between North Dallas Avenue and Van Horn Drive.
Staff Recommendation: **Approval**, subject to deed restrictions volunteered by the applicant.
Applicant: Barranco Properties, LLC
Representative: Cherrell Charles, Masterplan
Planner: LeQuan Clinton
U/A From: July 11, 2024.
Council District: 8
Z234-190(LC)

Attachments: [Z234-190\(LC\) Case Report](#)

Zoning Cases - Individual:

12. [24-2215](#) An application for a Planned Development Subdistrict on property zoned an MF-2 Multiple-Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the west line of Carlisle Street, between North Hall Street and Carlisle Place.
Staff Recommendation: **Approval**, subject to a development plan, a landscape plan, and staff's recommended conditions.
Applicant: Carlisle on the Creek, LLC
Representative: Tommy Mann, Winstead PC
Planner: Michael V. Pepe
Council District: 14
Z223-280(MP)

Attachments: [Z223-280\(MP\) Case Report](#)
[Z223-280\(MP\) Development Plan](#)
[Z223-280\(MP\) Landscape Plan](#)

13. [24-2549](#) An application for a Specific Use Permit for an industrial (outside) potentially incompatible use limited to asphalt and concrete crushing on property zoned an IM Industrial Manufacturing District, on the east line of Luna Road, between Y Street and Ryan Road.
Staff Recommendation: **Approval** for a five-year period, subject to a site plan and staff's recommended conditions.
Applicant: Jackson Myers Stewart LLC
Representative: Trenton Robertson, Masterplan
Planner: Michael Pepe
Council District: 6
Z223-286(MP)

Attachments: [Z223-286\(MP\) Case Report](#)
[Z223-286\(MP\) Site Plan](#)

14. [24-2550](#) 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
Council District: 8
Z223-302(GB)

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

Development Code Amendments:

15. [24-2551](#) Consideration of amending Chapters 51 and 51A, the Dallas Development Code, with consideration to be given to amending Sections 51-2.102 and 51A-2.102, "Definitions"; 51A-4.202(10), "Machinery, heavy equipment, or truck sales and service"; 51A-4.210(b)(3), "Auto service center"; 51A-4.210(b)(8.1), "Commercial motor vehicle parking"; 51-4.212(18) and 51A-4.210(b)(9), "Commercial parking lot or garage"; 51A-4.210(b)(16.1), "Liquefied natural gas fueling station"; 51A-4.210(b)(30.1), "Truck stop"; 51-4.212(2), "Automobile or motorcycle display, sales, and service (outside display)"; 51A-4.210(b)(30.1), "Vehicle display, sales, and service"; 51-4.217(b)(9), "Open storage"; 51A-4.217(b)(6), "Accessory outside storage"; and related sections with consideration to be given to developing appropriate standards, definitions, and distinctions for oversized vehicles and trailers.
Staff Recommendation: **Approval.**
Zoning Ordinance Advisory Committee (ZOAC) Recommendation:
Approval.
Planner: Michael T. Wade
Council District: All
DCA223-003(MTW)

Attachments: [DCA223-003\(MTW\) Case Report](#)

Development Code Amendments - Under Advisement:

16. [24-2552](#) Consideration of amending Chapter 51A, the Dallas Development Code, with consideration to be given to amending Section 51A-3.102, "Board of Adjustment". Section 51A-4.701, "Zoning Amendments". Section 51A-4.703, "Board of Adjustment Hearing Procedures," Section 51A-4.704, "Nonconforming Uses and Structures," and related sections with consideration to be given to amending the notice requirements for zoning cases and code amendments that may result in the creation of a nonconforming use and the requirements for initiating and conducting a board of adjustment hearing to establish a compliance date pursuant to the requirements of Texas Senate Bill 929, 88th Legislature.
- Staff Recommendation: **Approval** of staff's recommended amendments.
- Zoning Ordinance Advisory Committee (ZOAC) Recommendation: **Approval** of ZOAC's recommended amendments.
- Planner: Sarah May, AICP and the City Attorney's Office
- U/A From: May 16, 2024 and July 25, 2024.
- Council District: All
- DCA223-008(SM)**

Attachments: [DCA223-008\(SM\) Case Report](#)

Special Provision Sign District:

17. [24-2553](#) 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.**
- Special Sign District Advisory Committee Recommendation: **Approval.**
- Applicant: Frontier Communications Parent, Inc.
- Representative: Winstead PC/Tommy Mann & Daniel Box
- Planner: Oscar Aguilera
- Council District: 14
- SPSD223-003(OA)**

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

SUBDIVISION DOCKET:Consent Items:

18. [24-2554](#) An application to create one 55.296-acre lot from a tract of land in City Blocks 7929 and 8662 on property located at the terminus of Conveyor Lane, south of Irving Boulevard.
Applicant/Owner: Ivan Hernandez, Dallas Water Utilities
Surveyor: City of Dallas, Department of Public Works
Application Filed: July 24, 2024
Zoning: IR, A(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 6
S234-165

Attachments: [S234-165 Case Report](#)
[S234-165 Plat](#)

19. [24-2555](#) An application to create two 1.045-acre lots from 2.090-acre tract of land in City Block 8830 on property located on Garden Grove Drive, north of Ravenview Road.
Applicant/Owner: John P. Flores
Surveyor: ARA Surveying
Application Filed: July 25, 2024
Zoning: R-10(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 8
S234-166

Attachments: [S234-166 Case Report](#)
[S234-166 Plat](#)

20. [24-2556](#) An application to create two 0.215-acre lots from 0.429-acre tract of land in City Block 8805 on property located on Edd Road, northeast of Silver Brook Road.
Applicant/Owner: J&D REI LLC, Jose Urbine
Surveyor: Urban Strategy
Application Filed: July 25, 2024
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 8
S234-167

Attachments: [S234-167 Case Report](#)
[S234-167 Plat](#)

21. [24-2557](#) An application to replat a 0.48-acre tract of land containing all of Lots 1, 2 and portion of Lot 3 in City Block 5/1010 to create one lot on property located on Routh Street at Welborn Street, northeast corner.
Applicant/Owner: Winhavar, LP; Josh Nichols
Surveyor: CBG Surveying Texas LLC
Application Filed: July 25, 2024
Zoning: PD 193 (MF-3)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 14
S234-169

Attachments: [S234-169 Case Report](#)
[S234-169 Plat](#)

22. [24-2558](#) An application to create one lot from a 24.50-acre tract of land in City Block 8303 on property located on Walton Walker Boulevard/ State Highway Loop No. 12, north of West Davis Street.
Applicant/Owner: James Hendricks, John Hendricks
Surveyor: CBG Surveying Texas LLC
Application Filed: July 25, 2024
Zoning: PD 1083
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket
Planner: Hema Sharma
Council District: 6
S234-170

Attachments: [S234-170 Case Report](#)
[S234-170 Plat](#)

Residential Replats:

23. [24-2559](#) An application to replat a 0.433-acre (18,850 square foot) tract of land containing all of Lots 22 and 23 in City Block F/7478 to create one lot on property located on Shoreview Road, east of Audelia Road.
Applicant/Owner: Patrik K & Rachel S Slaughter, Baldwin Associates
Surveyor: Texas Heritage Surveying, LLC
Application Filed: July 26, 2024
Zoning: R-7.5(A)
Staff Recommendation: **Denial.**
Planner: Hema Sharma
Council District: 10
S234-168

Attachments: [S234-168 Case Report](#)
[S234-168 Plat](#)

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]