

RECEIVED

Public Notice

2023 MAR-17 PM 4:06

2 30 2 70

**CITY SECRETARY
DALLAS, TEXAS**

POSTED CITY SECRETARY
DALLAS, TX

City of Dallas

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



City Plan Commission

March 23, 2023

Briefing - 9:00 AM

Public Hearing - 12:30 PM

CITY PLAN COMMISSION
THURSDAY, MARCH 23, 2023
AGENDA

BRIEFINGS: **Videoconference/5ES*** **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.

*** 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/CPC032323> or by calling the following phone number: **Webinar number: 2494 368 0744** (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: 2494 368 0744*) **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, March 22, 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 22 de marzo 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, 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, 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, MARCH 23, 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=m436950f61880dcae62e01f5d203637da>

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

BRIEFING ITEMS: Item 1-2

APPROVAL OF MINUTES

ACTION ITEMS:

ZONING CASES – CONSENT Item 3-9

ZONING CASES – UNDER ADVISEMENT Item 10

ZONING CASES – INDIVIDUAL Items 11-13

SPECIAL PROVISION SIGN DISTRICT Item 14

DEVELOPMENT CODE AMENDMENT Item 15

SUBDIVISION DOCKET:

SUBDIVISION CASES – CONSENT Items 16-34

SUBDIVISION CASES – RESIDENTIAL REPLATS Items 35-41

LANDMARK COMMISSION APPEAL: Item 42

OTHER MATTERS:

ITEM FOR RECONSIDERATION – UNDER ADVISEMENT Item 43

CONSIDERATION OF APPOINTMENTS TO CPC COMMITTEES

ADJOURNMENT

Handgun Prohibition Notice for Meetings of Governmental Entities

"Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun."

"De acuerdo con la sección 30.06 del código penal (ingreso sin autorización de un titular de una licencia con una pistola oculta), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola oculta."

"Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly."

"De acuerdo con la sección 30.07 del código penal (ingreso sin autorización de un titular de una licencia con una pistola a la vista), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola a la vista."

"Pursuant to Section 46.03, Penal Code (places weapons prohibited), a person may not carry a firearm or other weapon into any open meeting on this property."

"De conformidad con la Sección 46.03, Código Penal (coloca armas prohibidas), una persona no puede llevar un arma de fuego u otra arma a ninguna reunión abierta en esta propiedad."

CALL TO ORDER**BRIEFINGS:**

1. [23-843](#) ForwardDallas - Planning and Urban Design Department to provide an update on the ForwardDallas Comprehensive Land Use Plan Update, including a review of engagement efforts to date, an initial draft land use framework for discussion and feedback, and project next steps.
Andrea Gilles, Assistant Director, Community Planning, Planning & Urban Design
Lawrence Agu III, Chief Planner, Technology, Innovation & Policy, Planning & Urban Design
Brian Price, Supervisor-Service Area Planning, Technology, Innovation & Policy, Planning & Urban Design
Chalonda Mangwiro-Johnson, Supervisor, Planning Engagement, Planning & Urban Design
Patrick Blaydes, Senior Planner, Area Planning, Planning & Urban Design
Asma Shaikh, Senior Planner, Technology, Innovation & Policy, Planning & Urban Design
2. [23-844](#) Zoning classification and processes for institutional uses.
Jenniffer Allgaier, Senior Planner, Planning and Urban Design

PUBLIC TESTIMONY:**APPROVAL OF MINUTES:**

Approval of Minutes of the March 2, 2023 City Plan Commission Hearing.

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

3. [23-845](#) An application for a CR Community Retail District with deed restrictions volunteered by the applicant on property zoned a TH-3(A) Townhouse District with H/118 Zion Hill Missionary Baptist Church Historic Overlay and an R-5(A) Single Family District, on the northwest and northeast corners of Morrell Avenue and Fernwood Avenue.
Staff Recommendation: **Approval**, subject to deed restrictions volunteered by the applicant.
Applicant: Dallas Light House LLC
Representative: Paul Carden
Planner: Michael Pepe
Council District: 4
Z212-206(MP)

Attachments: [Z212-206\(MP\) Case Report](#)

-
4. [23-846](#) An application for an amendment to and an expansion of Planned Development District No. 597 on property zoned an NC Neighborhood Commercial Subdistrict and an MF-2(A) Multifamily Subdistrict with deed restrictions [Z078-207] within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the south corner of Pennsylvania Avenue and Holmes Street.
Staff Recommendation: **Approval**, subject to a revised conceptual plan, a development plan, and conditions.
Applicant: St. Phillip's School and Community Center
Representative: David Martin, Winstead PC
Planner: Michael Pepe
Council District: 7
Z212-306(MP)
- Attachments:** [Z212-306\(MP\) Case Report](#)
[Z212-306\(MP\) Conceptual Plan](#)
[Z212-306\(MP\) Development Plan](#)
5. [23-847](#) An application for a Specific Use Permit for a commercial bus station and terminal on property zoned a CS Commercial Service District partially within a D Liquor Control Overlay, on the west corner of Terry Street and South Peak Street.
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site/landscape plan and conditions.
Applicant/Representative: Ramon Aranda
Planner: Jennifer Muñoz
Council District: 2
Z212-335(JM)
- Attachments:** [Z212-335\(JM\) Case Report](#)
[Z212-335\(JM\) Site/Landscape Plan](#)
6. [23-848](#) An application for a Specific Use Permit for a motor vehicle fueling station on property zoned Subdistrict 6A within Planned Development District No. 830, the Davis Street Special Purpose District, at the northeast corner of North Hampton Road and West Jefferson Boulevard.
Staff Recommendation: **Approval** for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site/landscape plan and conditions.
Applicant: Line 5 Holdings LP
Representative: Andrew Ruegg, Masterplan
Planner: Ryan Mulkey
Council District: 1
Z212-350(RM)
- Attachments:** [Z212-350\(RM\) Case Report](#)
[Z212-350\(RM\) Site/Landscape Plan](#)

-
7. [23-849](#) An application for an MU-2 Mixed Use District on property zoned an IR Industrial/Research District, on the southeast line of Empire Central Drive, northeast of Harry Hines Boulevard.
Staff Recommendation: **Approval.**
Applicant: Slate Properties
Representative: Rob Baldwin, Baldwin Associates
Planner: Ryan Mulkey
Council District: 2
Z223-103(RM)
- Attachments:** [Z223-103\(RM\) Case Report](#)
[Z223-103\(RM\) Traffic Impact Study](#)
8. [23-850](#) An application for an MF-2(A) Multifamily District on property zoned an IR Industrial/Research District, on the northwest line of Empire Central Drive, northeast of Harry Hines Boulevard.
Staff Recommendation: **Approval.**
Applicant: Kaminski Development Corporation
Representative: Rob Baldwin, Baldwin Associates
Planner: Ryan Mulkey
Council District: 2
Z223-115(RM)
- Attachments:** [Z223-115\(RM\) Case Report](#)
9. [23-851](#) An application for a Specific Use Permit for a drive-through restaurant on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, at the west corner of Lemmon Avenue and Herschel Avenue.
Staff Recommendation: **Approval** for a five-year period, subject to a site plan and conditions.
Applicant: 4401 Lemmon Avenue, LLC
Representative: Aaron Hawkins
Planner: Andreea Udrea
Council District: 14
Z223-131(AU)
- Attachments:** [Z223-131\(AU\) Case Report](#)
[Z223-131\(AU\) Site Plan](#)

Zoning Cases - Under Advisement:

10. [23-853](#) An application for an MF-1(A) Multifamily District on property zoned an R-7.5(A) Single Family District, at the southwest corner of North Jim Miller Road and Elam Road.
Staff Recommendation: **Approval.**
Applicant: Fuad Hamed
Postpone From: February 2, 2023.
U/A From: February 16, 2023.
Planner: Jennifer Muñoz
Council District: 8
Z212-280(JM)

Attachments: [Z212-280\(JM\) Case Report](#)

Zoning Cases - Individual:

11. [23-852](#) An application for an FWMU-5 Walkable Urban Mixed Use Form Subdistrict on property zoned an R-5(A) Single Family Subdistrict and an NC(E) Neighborhood Commercial Enhanced Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the southwest line of 2nd Street, between Garden Lane and Vannerson Drive.
Staff Recommendation: **Approval.**
Applicant: Watermark South LLC
Representative: Karl Crawley, Masterplan Texas
Planner: Jennifer Muñoz
Council District: 7
Z212-299(JM)

Attachments: [Z212-299\(JM\) Case Report](#)

12. [23-854](#) An application for an R-7.5(A) Single Family District on property zoned an R-10(A) Single Family District, on the south line of Ranchero Lane, between Mona Lane and Duncanville Road.
Staff Recommendation: **Approval.**
Applicant: CCM Engineering
Planner: Michael Pepe
Council District: 3
Z212-344(MP)

Attachments: [Z212-344\(MP\) Case Report](#)

13. [23-855](#) An application for an MF-2(A) Multifamily District with deed restrictions volunteered by the applicant on property zoned an NO(A) Neighborhood Office District and a P(A) Parking District, on the south line of Glenfield Avenue, west of South Hampton Road.
Staff Recommendation: **Hold under advisement until April 20, 2023.**
Applicant: Michelle Avila [Sole Owner]
Planner: Ryan Mulkey
Council District: 3
Z223-117(RM)

Attachments: [Z223-117\(RM\) Case Report](#)

Special Provision Sign District:

14. [23-856](#) An application to expand and create a new subdistrict within the McKinney Avenue Sign District on property within the McKinney Avenue Sign District and the Uptown Sign District zoned Planned Development District No. 193, Subdistrict 160, on the southwest corner of Fairmount Street and McKinney Avenue.
Staff Recommendation: **Approval**, subject to conditions.
Special Sign District Advisory Committee Recommendation: **Approval**, subject to conditions.
Applicant: FocusEGD
Representative: Chris Bauer
Planner: Jason Pool
Council District: 14
SPSD212-001(JP)

Attachments: [SPSD212-001\(JP\) Case Report](#)

Development Code Amendments:

15. [23-857](#) Consideration of amending Chapters 51 and 51A of the Dallas Development Code, Sections 51-4.217(b)(20) and 51A-4.217(b)(11.1) "Temporary inclement weather shelter" and related sections with consideration being given to appropriate spacing requirements between temporary inclement weather shelters and the central business district.
Staff Recommendation: **Approval.**
Zoning Ordinance Advisory Committee Recommendation: **Approval.**
Planner: Mike King
Council District: All
DCA223-004(MK)

Attachments: [DCA223-004\(MK\) Case Report](#)

SUBDIVISION DOCKET:Consent Items:

16. [23-858](#) An application to replat a 0.155-acre tract of land containing a portion of Lots 9 and 10 in City Block 1/2462 to create one lot on property located on Miles Street, southwest of Bowser Avenue.
Applicant/Owner: Kamran Zia
Surveyor: Duenes Land Surveying, LLC
Application Filed: February 22, 2023
Zoning: PD 193 MF-2
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Mohammad Bordbar
Council District: 2
S223-079

Attachments: [S223-079 Case Report](#)
[S223-079 Plat](#)

17. [23-859](#) An application to replat a 0.595-acre tract of land containing all of Lots 10, 11, and 12 in City Block B/2104 to create one lot on property located on Samuell Boulevard at Sibley Street, southwest corner.
Applicant/Owner: One Samuell, LLC
Surveyor: Centro Resources
Application Filed: February 22, 2023
Zoning: RR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Mohammad Bordbar
Council District: 2
S223-080

Attachments: [S223-080 Case Report](#)
[S223-080 Plat](#)

18. [23-860](#) An application to replat a 1.906-acre tract of land containing all of Lots 2 and 3 in City Block C/8042 to create one lot on property located on Kingsley Road, west of Jupiter Road.
Applicant/Owner: Pramukhraj Enterprise, LLC
Surveyor: Peiser & Mankin Surveying, LLC
Application Filed: February 22, 2023
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Mohammad Bordbar
Council District: 10
S223-081

Attachments: [S223-081-Case Report](#)
[S223-081 Plat 1 of 2](#)
[S223-081 Plat 2 of 2](#)

19. [23-861](#) An application to replat a 0.6136-acre tract of land containing all of Lots 7, 8, and 9 in City Block 1/949 and a portion of tract of land in City Block 1/949 to create one lot on property located on Maple Avenue, north of McKinney Avenue.
Applicant/Owner: Pasha & Sina, Inc.
Surveyor: Kimley-Horn and Associates, Inc.
Application Filed: February 22, 2023
Zoning: PD 193 (HC)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Mohammad Bordbar
Council District: 14
S223-082

Attachments: [S223-082 Case Report](#)
[S223-082 Plat](#)

20. [23-862](#) An application to create four 11,038 square foot lots from a 1.014-acre tract of land in City Block 6725 on property located on Leroy Road, north of Limestone Drive.
Applicant/Owner: DLG Investment Capital, LLC
Surveyor: Burns Surveying
Application Filed: February 22, 2023
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Mohammad Bordbar
Council District: 5
S223-083

Attachments: [S223-083 Case Report](#)
[S223-083 Plat](#)

21. [23-863](#) An application to create one 11.55-acre lot from a tract of land in City Block 8321 on property located on Blanco Drive at Witt Road, southeast corner.
Applicant/Owner: Wintergreen Logistics Owner, LP
Surveyor: Kimley-Horn and Associates, Inc.
Application Filed: February 22, 2023
Zoning: PD 761
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Mohammad Bordbar
Council District: 8
S223-084

Attachments: [S223-084 Case Report](#)
[S223-084 Plat](#)

22. [23-864](#) An application to create one 16.8924-acre lot from a tract of land in City Block 8322 on property located on Bonnie View Road, north of Wintergreen Road.
Applicant/Owner: Wintergreen Logistics Owner, LP
Surveyor: Kimley-Horn and Associates, Inc.
Application Filed: February 23, 2023
Zoning: PD 761
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Mohammad Bordbar
Council District: 8
S223-085

Attachments: [S223-085 Case Report](#)
[S223-085 Plat](#)

23. [23-865](#) An application to replat a 0.343-acre tract of land containing portion of Lot 2 and all of Lots 3 through 7 in City Block A/3438 to create one lot on property located on West Davis Street, west of Cedar Hill Avenue.
Applicant/Owner: TIN DIK Enterprises, Inc.
Surveyor: Peiser & Mankin Surveying, LLC
Application Filed: February 23, 2023
Zoning: PD 830 (Subdistrict 6)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Mohammad Bordbar
Council District: 1
S223-087

Attachments: [S223-087 Case Report](#)
[S223-087 Plat](#)

24. [23-866](#) An application to create one 3.00-acre lot from a tract of land in City Block 8019 on property located on Ledbetter Drive at South Walton Walker Boulevard, south corner.
Applicant/Owner: RDZ Realty Investments, LLC
Surveyor: Votex Surveying Company
Application Filed: February 23, 2023
Zoning: LI
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Mohammad Bordbar
Council District: 3
S223-088

Attachments: [S223-088 Case Report](#)
[S223-088 Plat](#)

25. [23-867](#) An application to create one 2.000-acre lot from a tract of land in City Block 9/8830 on property located on Garden Grove Drive, north of Ravenview Road.
Applicant/Owner: Francesco Salluzzo
Surveyor: ARA Surveying
Application Filed: February 23, 2023
Zoning: R-10(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Mohammad Bordbar
Council District: 8
S223-089

Attachments: [S223-089 Case Report](#)
[S223-089 Plat](#)

26. [23-868](#) An application to replat a 0.967-acre tract of land containing all of lots 1 through 6 in City Block 2/7108 to create one lot on property located on Singleton Boulevard, between Borger Street and Crossman Avenue.
Applicant/Owner: FWLB Singleton, LP
Surveyor: Urban Strategy
Application Filed: February 23, 2023
Zoning: CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Mohammad Bordbar
Council District: 6
S223-090

Attachments: [S223-090 Case Report](#)
[S223-090 Plat](#)

27. [23-869](#) An application to create one 17.2643-acre lot from a tract of land in City Block 1/8048 on property located on International Parkway, south of Lindon B. Johnson Freeway.
Applicant/Owner: Core5 Perimeter Building B, LLC, Core5 Perimeter Building C, LLC
Surveyor: Kimley-Horn and Associates, Inc.
Application Filed: February 23, 2023
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Mohammad Bordbar
Council District: 9
S223-091

Attachments: [S223-091 Case Report](#)
[S223-091 Plat](#)

28. [23-870](#) An application to create one 5.7818-acre lot from a tract of land in City Block 7264 on property located on Singleton Boulevard at Sylvan Avenue, southwest corner.
Applicant/Owner: Lantower Singleton Dallas, LP
Surveyor: Kimley-Horn and Associates, Inc.
Application Filed: February 23, 2023
Zoning: PD 1086 (tract 1 and 2)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Mohammad Bordbar
Council District: 6
S223-092

Attachments: [S223-092 Case Report](#)
[S223-092 Plat](#)

29. [23-871](#) An application to replat a 2.2463-acre tract of land containing part of Lot 1 and all of Lots 2 through 5 and Lots 13 through 16 in City Block 286 and all of Lots 16 through 23 in City Block C/483 to create one lot on property located on Elm Street, south of Indian Street.
Applicant/Owner: Uplift Education
Surveyor: Kimley-Horn and Associates, Inc.
Application Filed: February 23, 2023
Zoning: PD 269 (Tract A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Mohammad Bordbar
Council District: 2
S223-093
- Attachments:** [S223-093 Case Report](#)
[S223-093 Plat](#)
30. [23-872](#) An application to create one 1.390-acre lot from a tract of land in City Block 5438 on property located on Town North Drive at West Northwest Highway / State Highway Loop 12, northeast corner.
Applicant/Owner: White Rock Fellowship
Surveyor: Gonzalez & Schneeberg Engineers-Surveyors
Application Filed: February 24, 2023
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Mohammad Bordbar
Council District: 9
S223-096
- Attachments:** [S223-096 Case Report](#)
[S223-096 Plat](#)
31. [23-873](#) An application to create one 1.175-acre lot from a tract of land in City Block 5439 on property located on Arboreal Drive at West Northwest Highway / State Highway Loop 12, northeast corner.
Applicant/Owner: White Rock Fellowship
Surveyor: Gonzalez & Schneeberg Engineers-Surveyors
Application Filed: February 24, 2023
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Mohammad Bordbar
Council District: 9
S223-097
- Attachments:** [S223-097 Case Report](#)
[S223-097 Plat](#)

32. [23-874](#) An application to create one 1.01-acre lot from a tract of land in City Block 3766 on property located on Clarendon Drive, east of Beckley Avenue.
Applicant/Owner: FJMI, LLC
Surveyor: Eagle Surveying, LLC
Application Filed: February 24, 2023
Zoning: RR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Mohammad Bordbar
Council District: 4
S223-098
- Attachments**: [S223-098 Case Report](#)
[S223-098 Plat](#)
33. [23-875](#) An application to create one 7.257-acre lot from a tract of land in City Block 5361 on property located on Garland Road at terminus of Centerville Road.
Applicant/Owner: Shoreline Church Dallas
Surveyor: Spiars Engineering, Inc.
Application Filed: February 24, 2023
Zoning: PD 1095
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Mohammad Bordbar
Council District: 9
S223-099
- Attachments**: [S223-099 Case Report](#)
[S223-099 Plat](#)
34. [23-876](#) An application to replat a 1.233-acre tract of land containing all of Lot 3A in City Block G/6364 to create one 0.372-acre lot and one 0.860-acre lot on property located on Lucky Lane at Doug Drive, northwest corner.
Applicant/Owner: Kapilashwar-Maruti Limited Partnership
Surveyor: A&W Surveyors, Inc.
Application Filed: February 26, 2023
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Mohammad Bordbar
Council District: 6
S223-101
- Attachments**: [S223-101 Case Report](#)
[S223-101 Plat](#)

Residential Replats:

35. [23-877](#) An application to replat a 0.344-acre tract of land containing all of Lots 11 and 12 in City Block 9/4108 to create one lot on property located on Seevers Avenue at McVey Avenue, northeast corner.
Applicant/Owner: Mission Outreach Holiness Church
Surveyor: Texas Heritage Surveying, LLC
Application Filed: February 22, 2023
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Mohammad Bordbar
Council District: 4
S223-077

Attachments: [S223-077 Case Report](#)
[S223-077 Plat](#)

36. [23-878](#) An application to replat a 0.324-acre tract of land containing all of Lot 13 in City Block 2/7158 to create one 5,842 square feet lot and one 8,267 square feet lot on property located on Hammerly Drive, south of Morris Street.
Applicant/Owner: Lux Home Corporation
Surveyor: Burns Surveying
Application Filed: February 22, 2023
Zoning: R-5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Mohammad Bordbar
Council District: 6
S223-078

Attachments: [S223-078 Case Report](#)
[S223-078 Plat](#)

37. [23-879](#) An application to replat a 0.617-acre tract of land containing all of Lot 79A in City Block 2251 to create four lots ranging in size from 6,002 square foot to 8,831 square foot on property located on Colonial Avenue, southeast of Faye Street.
- Applicant/Owner: Keth Vibol
Surveyor: data Land Service Corporation
Application Filed: February 23, 2023
Zoning: PD 595 D(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Mohammad Bordbar
Council District: 7
S223-086

Attachments: [S223-086 Case Report](#)
[S223-086 Plat](#)

38. [23-880](#) An application to replat a 0.2626-acre (11,437 square foot) tract of land containing all of Lot 1 in City Block 4/5170 and an abundant portion of alley in City Block 4/5170 to create one lot on property located on Preston Park Drive at Purdue Avenue northwest corner.
- Applicant/Owner: Patrick and Caroline Floeck
Surveyor: PJB Surveying, LLC
Application Filed: February 23, 2023
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Mohammad Bordbar
Council District: 13
S223-094

Attachments: [S223-094 Case Report](#)
[S223-094 Plat](#)

39. [23-881](#) An application to replat a 2.059-acre tract of land containing all of Lot 1 in City Block A/3958 and a tract of land in City Block A/3958 to create 9 lots ranging in size from 8,339 square feet to 12,276 square feet on property located between Montclair Avenue and Neal Street, north of Bradley Street.
Applicant/Owner: Sage Louetta, LTD
Surveyor: Gonzalez & Schneeberg Engineers-Surveyors
Application Filed: February 24, 2023
Zoning: R-7.5(A)
Staff Recommendation: **Approval** subject to compliance with the conditions listed in the docket.
Planner: Mohammad Bordbar
Council District: 6
S223-095

Attachments: [S223-095 Case Report](#)
[S223-095 Plat](#)

40. [23-882](#) An application to replat a 0.501-acre (21,828 square feet) tract of land containing all of Lot 13 in City Block 9/6220 to create one 10,009 square feet lot and one 11,819 square feet lot on property located on Elmada Lane at Walnut Hill Lane, southeast corner.
Applicant/Owner: Stefanos and Beverly Smirnis
Surveyor: A&W Surveyors, Inc.
Application Filed: February 24, 2023
Zoning: R-10(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Mohammad Bordbar
Council District: 6
S223-100

Attachments: [S223-100 Case Report](#)
[S223-100 Plat](#)

41. [23-883](#) An application to replat a 0.21-acre (9,290 square feet) tract of land containing all of Lots 1 through 4 in City Block 4/2541 to create one lot on property located on Hodge Street, south of C F Hawn Freeway / Interstate Highway 175.
Applicant/Owner: Nabad Properties, LLC
Surveyor: CBG Surveying Texas, LLC
Application Filed: February 24, 2023
Zoning: PD 595 R-5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Mohammad Bordbar
Council District: 7
S223-102

Attachments: [S223-102 Case Report](#)
[S223-102 Plat](#)

Landmark Commission Appeal:

42. [23-884](#) An appeal of the Landmark Commission's decision of denial without prejudice to demolish primary residential structure using standard, structure poses an imminent threat to public health or safety.
Staff Recommendation: **Denial without prejudice.**
Landmark Commission Recommendation: **Denial without prejudice.**
Planner: Rhonda Dunn
Council District: 4
Location: 338 S. Fleming Avenue
CD223-003(RD)

Attachments: [CD223-003\(RD\) The Record](#)
[CD223-003\(RD\) City Brief](#)
[CD223-003\(RD\) Appellant Brief](#)

OTHER MATTERS:**Items for Reconsideration:**43. [23-885](#) **Authorization of a Hearing**

1. Suspension of CPC Rules of Procedure Section 4(c)(2) to allow reconsideration of Authorization of a Hearing “Consideration of authorizing a public hearing to determine the proper zoning on property zoned an R-7.5 Single Family District within Planned Development District No. 193, the Oak Lawn Special Purpose District; generally east of Turtle Creek Greenbelt, south of Avondale Avenue, south of Fitzhugh Avenue, west of Katy Trail, and north of Blackburn Street and being approximately 23.31 acres with consideration being given to appropriate zoning for the area to include but not limited to use, development standards, and other appropriate regulations.”

UA From: February 16, 2023.

If #1 is approved, then consideration of #2.

2. Reconsideration of action taken on September 6, 2018, which was to recommend approval of authorizing a public hearing to determine the proper zoning on property zoned an R-7.5 Single Family District within Planned Development District No. 193, the Oak Lawn Special Purpose District; generally east of Turtle Creek Greenbelt, south of Avondale Avenue, south of Fitzhugh Avenue, west of Katy Trail, and north of Blackburn Street and being approximately 23.31 acres with the area amended to include the area bounded by Turtle Creek Greenbelt on the west, Avondale Avenue and North Fitzhugh Avenue on the north, Katy Trail on the east and including the southernmost lot on Stonebridge Drive on the south with consideration being given to appropriate zoning for the area to include but not limited to use, development standards, and other appropriate regulations. **This is a hearing to consider the request to authorize the hearing and not the rezoning of property at this time.**

UA From: February 16, 2023.

If #2 is approved, then consideration of #3.

3. Consideration of authorizing a public hearing to determine the proper zoning on property zoned an R-7.5 Single Family District within Planned Development District No. 193, the Oak Lawn Special Purpose District; generally east of Turtle Creek Greenbelt, south of Avondale Avenue, south of Fitzhugh Avenue, west of Katy Trail, and north of Blackburn Street and being approximately 23.31 acres with consideration being given to appropriate zoning for the area to include but not limited to use, development standards, and other appropriate regulations. **This is a hearing to consider the request to authorize the hearing and not the rezoning of property at this time.**

Postpone From: February 2, 2023.

UA From: February 16, 2023.

Planner: Megan Wimer

Council District: 14

Attachments: [AH Memorandum Turtle Creek](#)
[AH Memorandum 9-6-2018](#)

Consideration of Appointments to CPC Committees:

ADJOURNMENT

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**Tuesday, March 28, 2023**

COMPREHENSIVE LAND USE PLAN COMMITTEE (CLUP) MEETING – Tuesday, March 28, 2023, at 8:30 a.m., at City Hall 6ES and by videoconference, to facilitate a working session with CLUP members on the future placetype map.

Tuesday, April 11, 2023

SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC) MEETING - Tuesday, April 11, 2023, at 10:00 a.m., in Room 5BN at City Hall and by video conference via <https://bit.ly/SSDAC041123>.

ARTS DISTRICT SIGN ADVISORY COMMITTEE (ADSAC) MEETING - Tuesday, April 11, 2023, at 11:00 a.m., in Room 5BN at City Hall and by video conference via <https://bit.ly/ADSAC041123>.

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]