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CITY SECRETARY  
DALLAS, TEXAS

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DALLAS, TX

## City of Dallas

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



### City Plan Commission

May 2, 2024

Briefing - 9:00 AM

Public Hearing - 12:30 PM



CITY OF DALLAS  
CITY PLAN COMMISSION  
THURSDAY, MAY 2, 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-050224> or by calling the following phone number: **Webinar number:** (Webinar 2494 555 3917 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 555 3917) **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/Boards-and-Commissions/City-Plan-and-Zoning-Commission/Pages/Meetings.aspx> or call (214) 670-4209, by 3:00 p.m., Wednesday, May 1, 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 Diseño Urbano 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, 1 de mayo 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 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. 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, MAY 2, 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 Urban Design'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](http://bit.ly/cityofdallastv):

<https://dallascityhall.webex.com/dallascityhall/j.php?MTID=m1271d8f9318d698794ffa9f96a0317e0>

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

**BRIEFING ITEMS**

Item 1

**EXECUTIVE SESSION**

Item 2

**APPROVAL OF MINUTES**

**ACTION ITEMS:**

**MISCELLANEOUS DOCKET:**

MINOR AMENDMENT CASES - CONSENT

Items 3-4

**ZONING DOCKET:**

ZONING CASES - CONSENT

Items 5-14

ZONING CASES - UNDER ADVISEMENT

Items 15-17

ZONING CASES - INDIVIDUAL

Items 18-25

**AUTHORIZED HEARING – UNDER ADVISEMENT ZONING CASES:**

Item 26

**SUBDIVISION DOCKET:**

SUBDIVISION CASES – CONSENT

Items 27-38

SUBDIVISION CASES - RESIDENTIAL REPLATS

Items 39-42

SUBDIVISION CASES – RESIDENTIAL/BUILDING LINE REMOVAL

Item 43

SUBDIVISION CASES – BUILDING LINE REMOVAL

Item 44

**CERTIFICATES OF APPROPRIATENESS FOR SIGNS:**

Items 45

**AUTHORIZATION OF A HEARING**

Item 46

**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:**

1.     [24-1432](#)     Briefing and Discussion on the ForwardDallas Comprehensive Land Use Plan  
                    Lawrence Agu, III, AICP, Assoc AIA, Planning and Urban Design  
                    Patrick Blaydes, Planning and Urban Design
2.     [24-1482](#)     **CLOSED SESSION:**  
                    Attorney Briefing (T.O.M.A. 551.071)  
                    -Legal issues related to the ForwardDallas comprehensive land use plan.

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

Approval of Minutes of the March 21, 2024 City Plan Commission Hearing, April 4, 2024 City Plan Commission Hearing, and the April 18, 2024, Special Called City Plan Commission ForwardDallas Public Hearing.

**ACTIONS ITEMS:****MISCELLANEOUS DOCKET:****Minor Amendments - Consent:**

3.     [24-1433](#)     An application for a minor amendment to the existing development plan and landscape plan on property zoned Planned Development District No. 1086, on the southwest corner of Singleton Boulevard and Sylvan Avenue.  
                    Staff Recommendation: **Approval.**  
                    Applicant: Hunter Webb  
                    Representative: Kiesha Kay  
                    Planner: Sheila Alcantara Segovia  
                    Council District: 6  
                    **M234-005(SAS)**

**Attachments:**     [M234-005\(SAS\) Case Report](#)  
                          [M234-005\(SAS\) Existing Development pPlan](#)  
                          [M234-005\(SAS\) Proposed Development Plan](#)  
                          [M234-005\(SAS\) Existing Landscape Plan](#)  
                          [M234-005\(SAS\) Proposed Landscape Plan](#)

4. [24-1434](#) An application for a minor amendment to the existing development plan on property zoned Planned Development District No. 551, on the northeast corner of Towns Street and Schroeder Road.

Staff Recommendation: **Approval.**

Applicant: Richardson Independent School District

Representative: Karl Crawley, Masterplan

Planner: Donna Moorman, PLA

Council District: 10

**M234-008(DM)**

**Attachments:** [M234-008\(DM\) Case Report](#)  
[M234-008\(DM\) Existing Development Plan](#)  
[M234-008\(DM\) Proposed Development Plan](#)  
[M234-008\(DM\) Traffic Management Plan](#)

#### **ZONING DOCKET:**

#### **Zoning Cases - Consent:**

5. [24-1436](#) An application for an amendment to and an expansion of Planned Development District No. 924 on property zoned an MF-2(A) Multifamily District and Planned Development District No. 924, on the northeast line of Laughlin Drive and southwest line of Charles Street, southeast of Ferguson Road.

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

Applicant: Bring the Light Ministries, Inc.

Representative: Rob Baldwin

Planner: Liliana Garza

Council District: 7

**Z223-239(LG)**

**Attachments:** [Z223-239\(LG\) Case Report](#)  
[Z223-239\(LG\) Existing Development Plan](#)  
[Z223-239\(LG\) Proposed Development Plan](#)

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6. [24-1437](#) An application for an amendment to Specific Use Permit No. 2410 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 Regional Retail District with a D-1 Liquor Control Overlay, on the south line of Great Trinity Forest Way, east of Oklaunion Drive.  
Staff Recommendation: **Approval** for a two-year period, subject to a site plan and conditions.  
Applicant: Sharjeel Surani  
Representative: Robert Nunez  
Planner: Giahanna Bridges  
Council District: 8  
**Z223-240(GB)**
- Attachments:** [Z223-240\(GB\) Case Report](#)  
[Z223-240\(GB\) Site Plan](#)
7. [24-1438](#) An application for an amendment to Specific Use Permit No. 1730 for an alcoholic beverage establishment to be used as a private club bar on property zoned Subarea 4 within Planned Development District No. 366, the Buckner Special Purpose District and an IM Industrial Manufacturing District, with a D-1 Liquor Control Overlay, on the northeast corner of South Buckner Boulevard and Kipling Drive.  
Staff Recommendation: **Approval** for a three-year period with eligibility for automatic renewals for additional three-year periods, subject to a site plan and conditions.  
Applicant: Promotions Iguana, LLC  
Representative: Rob Baldwin, Baldwin Associates  
Planner: Wilson Kerr  
Council District: 5  
**Z223-314(WK)**
- Attachments:** [Z223-314\(WK\) Case Report](#)  
[Z223-314\(WK\) Site Plan](#)
8. [24-1439](#) An application for an MU-3 Mixed Use District on property zoned an RR Regional Retail District with H/90 Oak Cliff United Methodist Church Historic District Overlay, on the northwest corner of East Jefferson Boulevard and South Marsalis Avenue.  
Staff Recommendation: **Approval.**  
Applicant: 549 E. Jefferson Blvd., LLC  
Representative: Rob Baldwin, Baldwin Associates  
Planner: LeQuan Clinton  
Council District: 1  
**Z223-315(LC)**
- Attachments:** [Z223-315\(LC\) Case Report](#)

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9. [24-1441](#) An application for an amendment to Planned Development District No. 989 on the southeast corner of South Saint Augustine Drive and Grady Lane.  
Staff Recommendation: **Approval**, subject to a revised amended development plan, a revised amended traffic management plan, and amended conditions.  
Applicant: Dallas Independent School District  
Representative: Warren Ellis, Land Use Planning & Zoning Services  
Planner: Jenniffer Allgaier, M. Arch, AICP Candidate  
Council District: 5  
**Z223-343(JA)**
- Attachments:** [Z223-343\(JA\) Case Report](#)  
[Z223-343\(JA\) Proposed Development Plan](#)  
[Z223-343\(JA\) Proposed Traffic Management Plan](#)  
[Z223-343\(JA\) Traffic Assessment Study For Reference](#)
10. [24-1442](#) An application for a Specific Use Permit for an inside commercial amusement on property zoned Planned Development District No. 7 with a D Liquor Control Overlay and a D-1 Liquor Control Overlay, on the north line of Centerville Road, between Garland Road and Jupiter Road.  
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: Sky Park Adventure, LLC  
Representative: Rob Baldwin, Baldwin Associates  
Planner: LeQuan Clinton  
Council District: 9  
**Z234-118(LC)**
- Attachments:** [Z234-118\(LC\) Case Report](#)  
[Z234-118\(LC\) Site Plan](#)
11. [24-1443](#) An application for a Specific Use Permit for an electrical substation on property zoned an R-7.5(A) Single Family District, on the east line of Southeast 14th Street, south of Skyline Road.  
Staff Recommendation: **Approval**, subject to site plan and conditions.  
Applicant: DGIC LLC  
Representative: Karl Crawley, Masterplan  
Planner: Martin Bate  
Council District: 3  
**Z234-137(MB)**
- Attachments:** [Z234-137\(MB\) Case Report](#)  
[Z234-137\(MB\) Site Plan](#)



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12. [24-1444](#) An application for a Specific Use Permit for an electrical substation on property zoned an R-16(A) Single Family District, on the west side of Edgemere Road, between Lawnhaven Road and Royalton Drive.  
Staff Recommendation: **Approval** for a five-year period, subject to a site plan and conditions.  
Representative: Rob Myers  
Planner: LeQuan Clinton  
Council District: 11  
**Z234-142(LC)**
- Attachments:** [Z234-142\(LC\) Case Report](#)  
[Z234-142\(LC\) Site Plan](#)
13. [24-1445](#) An application for an R-7.5(A) Single Family District on property zoned a CS Commercial Service District and an R-10(A) Single Family District, on the northwest line of Ravenview Road, northeast of Seagoville Road.  
Staff Recommendation: **Approval.**  
Applicant: Eagle Developers, LLC  
Representative: Thomas Ghebreghiorgis and Yonael Yohanes  
Planner: Liliana Garza  
Council District: 8  
**Z234-146(LG)**
- Attachments:** [Z234-146\(LG\) Case Report](#)
14. [24-1446](#) An application for an amendment to Specific Use Permit No. 2111 for a body piercing studio and a tattoo studio on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District, on the northwest corner of Main Street and Exposition Avenue.  
Staff Recommendation: **Approval** for a five-year period, subject to amended conditions.  
Applicant: Artistic Encounter Tattoo  
Representative: Audra Buckley, Permitted Development  
Planner: LeQuan Clinton  
Council District: 2  
**Z234-153(LC)**
- Attachments:** [Z234-153\(LC\) Case Report](#)  
[Z234-153\(LC\) Site Plan](#)

**Zoning Cases - Under Advisement:**

15. [24-1447](#) An application for a new subarea on property zoned Tract III within Planned Development District No. 314, the Preston Center Special Purpose District, in an area bounded by Luther Lane, Westchester Drive, Berkshire Lane, and Douglas Avenue.  
Staff Recommendation: **Approval**, subject to a development plan and staff's recommended conditions.  
Applicant: Alpine Douglas, LP  
Representative: Suzan Kedron, Jackson Walker LLP  
Planner: Michael Pepe  
U/A From: March 21, 2024.  
Council District: 13  
**Z223-141(MP)**

**Attachments:** [Z223-141\(MP\) Case Report](#)  
[Z223-141\(MP\) Development Plan](#)

16. [24-1448](#) An application for an MF-2(A) Multifamily District on property zoned an R-7.5(A) Single Family District, on the southeast corner of West Kiest Boulevard and Guadalupe Avenue.  
Staff Recommendation: **Approval**.  
Applicant: Raul Estrada  
Representative: Mariela Estrada  
Planner: Michael Pepe  
U/A From: January 18, 2024, February 15, 2024, and March 21, 2024.  
Council District: 3  
**Z223-217(MP)**

**Attachments:** [Z223-217\(MP\) Case Report](#)

17. [24-1449](#) An application for a TH-3(A) Townhouse District on property zoned an R-5(A) Single Family District, on the north line of Hendricks Avenue, east of South Denley Drive.  
Staff Recommendation: **Approval**.  
Applicant: Jack Rowe  
Representative: Rik Adamski  
Planner: Martin Bate  
U/A From: January 18, 2024, February 15, 2024, and March 21, 2024.  
Council District: 4  
**Z223-300(MB)**

**Attachments:** [Z223-300\(MB\) Case Report](#)

**Zoning Cases - Individual:**

18. [24-1450](#) An application for a P(A) Parking Subdistrict on property zoned an MF-2(A) Multifamily Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, with consideration of 1) an NC Neighborhood Commercial Subdistrict; and 2) a Specific Use Permit for a commercial parking lot or garage, on the northeast line of Meadow Street, between South Boulevard and Martin Luther King, Jr. Boulevard.  
Staff Recommendation: 1) **Approval** of an NC Neighborhood Commercial Subdistrict; and 2) **approval** of a Specific Use Permit for a commercial parking lot or garage for a five-year period, subject to a site plan and conditions, in lieu of a P(A) Parking Subdistrict.  
Applicant: MLK Kingdom Complex  
Representative: Ferrell Fellows  
Planner: Michael Pepe  
Council District: 7  
**Z212-183(MP)**
- Attachments:** [Z212-183\(MP\) Case Report](#)  
[Z212-183\(MP\) Parking Plan](#)
19. [24-1451](#) An application for a CR Community Retail District on property zoned an R-7.5(A) Single Family District, on the north line of Lake June Road, west of North Masters Drive.  
Staff Recommendation: **Approval** of an NS(A) Neighborhood Service District, in lieu of a CR Community Retail District.  
Applicant: Jacobo A. Ramos Tapia  
Representative: Jose Garcia  
Planner: Liliana Garza  
Council District: 5  
**Z223-158(LG)**
- Attachments:** [Z223-158\(LG\) Case Report](#)
20. [24-1452](#) An application for a CS Commercial Service District on property zoned an R-10(A) Single Family District, on the north line of Timberloam Road, west of South Saint Augustine Drive.  
Staff Recommendation: **Denial**.  
Applicant: Manuel Salcedo  
Representative: Construction Concepts Inc.  
Planner: Liliana Garza  
Council District: 8  
**Z223-177(LG)**
- Attachments:** [Z223-177\(LG\) Case Report](#)

21. [24-1435](#) An application for 1) a Planned Development Subdistrict for LC Light Commercial Subdistrict uses; and 2) the termination of deed restrictions [Z023-154, Z023-271, Z023-272, and Z023-273] on property zoned an LC Light Commercial Subdistrict and a GR General Retail Subdistrict within Planned Development No. 193, the Oak Lawn Special Purpose District, on the southwest line of Armstrong Avenue, between McKinney Avenue and North Central Expressway.

Staff Recommendation: 1) **Approval**, subject to a development plan, a landscape plan, a height plan, and staff's recommended conditions; and 2) **approval** of the termination of deed restrictions [Z023-154, Z023-271, Z023-272, and Z023-273] as volunteered by the applicant.

Applicant: Knox Promenade, LLC

Representative: Tommy Mann, Winstead PC

Planner: Liliana Garza

Council District: 14

**Z223-208(LG)**

**Attachments:** [Z223-208\(LG\) Case Report](#)  
[Z223-208\(LG\) Development Plan](#)  
[Z223-208\(LG\) Landscaping Plan](#)  
[Z223-208\(LG\) Height Plan](#)

22. [24-1453](#) An application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a restaurant without drive-in or drive-through service on property zoned Subarea 1 within Planned Development District No. 366, the Buckner Boulevard Special Purpose District, with a D-1 Liquor Control Overlay, on the west line of South Buckner Boulevard, between North Scyene Road and Blossom Lane.

Staff Recommendation: **Approval** for a two-year period, subject to a site plan and staff's recommended conditions.

Applicant: La Campina, Inc.

Representative: Santos Martinez

Planner: LeQuan Clinton

Council District: 5

**Z223-256(LC)**

**Attachments:** [Z223-256\(LC\) Case Report](#)  
[Z223-256\(LC\) Site Plan](#)

23. [24-1440](#) An application for 1) a CR Community Retail District; and 2) a Specific Use Permit for a commercial amusement (outside) on property zoned an R-7.5(A) Single Family District, on the east line of Dowdy Ferry Road between Fireside Drive and Lake Anna Drive.  
Staff Recommendation: **Denial**.  
Applicant: Emilio Rodriguez, Marco Antonio Balderas [Sole Owners]  
Representative: Michael Stanley  
Planner: Giahanna Bridges  
Council District: 8  
**Z223-319(GB)**  
  
**Attachments:** [Z223-319\(GB\) Case Report](#)  
[Z223-319\(GB\) Site Plan](#)
24. [24-1454](#) 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, on the east line of North Walton Walker Boulevard.  
Staff Recommendation: **Approval**, subject to a development plan and staff's recommended conditions.  
Applicant: LDG Development  
Representative: Rob Baldwin, Baldwin Associates  
Planner: Giahanna Bridges  
Council District: 6  
**Z234-106(GB)**  
  
**Attachments:** [Z234-106\(GB\) Case Report](#)  
[Z234-106\(GB\) Development Plan](#)
25. [24-1455](#) An application for an amendment to Specific Use Permit No. 2436 for the sale of alcoholic beverages in conjunction with a restaurant without drive-through service and a retail food store on property zoned an LC Light Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, with a D-1 Liquor Control Overlay and deed restrictions [Z201-315], at the intersection of McKinney Avenue and Harvard Avenue (north of Monticello Avenue, west of North Central Expressway).  
Staff Recommendation: **Approval** for a three-year period, subject to staff's recommended conditions and amended site plan.  
Applicant: TMF, LLC  
Representative: Tommy Mann, Winstead  
Planner: Liliana Garza  
Council District: 14  
**Z234-107(LG)**  
  
**Attachments:** [Z234-107\(LG\) Case Report](#)  
[Z234-107\(LG\) Existing Site Plan](#)  
[Z234-107\(LG\) Proposed Site Plan](#)

**Authorized Hearing - Under Advisement Zoning Cases:**

26. [24-1456](#) A City Plan Commission authorized hearing to determine the appropriate zoning for the area to include but not limited to uses, development standards, and other appropriate regulations, in an area generally bounded by River Oaks Road to the north, Union Pacific Railroad to the east, McCommas Bluff Road to the south, and Julius Schepps Freeway to the west, and containing approximately 522.18 acres.  
Staff Recommendation: **Approval** of an A(A) Agricultural District; a CR Community Retail District; an R-1/2 ac(A) Single Family District; an R-1 ac(A) Single Family District; a new Planned Development District; an amendment to Planned Development District No. 778; an amendment to Specific Use Permit No. 773 for a metal processing facility to provide an expiration date that is ten years from the date of approval of this zoning change, with eligibility for automatic renewals for additional 10-year periods; and termination of deed restrictions (D.R. Z067-152).  
U/A From: March 7, 2024 and March 21, 2024.  
Council District: 8  
**Z189-341(OTH)**

**Attachments:** [Z189-341 \(OTH\) Case Report](#)

**SUBDIVISION DOCKET:**Consent Items:

27. [24-1457](#) An application to create one 3.417-acre lot from a tract of land in City Block D/8043 on property located on Executive Drive at Northwest Highway/ State Highway Spur No. 244, northeast corner.  
Applicant/Owner: City of Dallas  
Surveyor: Scott Holt  
Application Filed: April 3, 2024  
Zoning: CS  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Sharmila Shrestha  
Council District: 9  
**S234-080**

**Attachments:** [S234-080 Case Report](#)  
[S234-080 Plat](#)

28. [24-1458](#) An application to replat a 0.213-acre tract of land containing part of Lot 10 and all of Lot 10A in City Block 3/649 to create one lot on property located on Roseland Avenue at Peak Street, south corner.  
Applicant/Owner: Geoffrey Wattiker  
Surveyor: Centro Resources, LLC  
Application Filed: April 3, 2024  
Zoning: PD 298 (Subarea 1)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Sharmila Shrestha  
Council District: 2  
**S234-082**

**Attachments:** [S234-082 Case Report](#)  
[S234-082 Plat](#)

29. [24-1459](#) An application to create one 4.060-acre lot from a tract of land containing part of City Block 6467 on property located between Harry Hines Boulevard and Denton Drive, at the terminus of Andjon Drive.  
Applicant/Owner: Pran Shree  
Surveyor: Data Land Services Corporation  
Application Filed: April 3, 2024  
Zoning: IM  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Sharmila Shrestha  
Council District: 6  
**S234-084**

**Attachments:** [S234-084 Case Report](#)  
[S234-084 Plat](#)

30. [24-1460](#) An application to replat a 1.225-acre tract of land containing part of Lot 2 in City Block A/6049 and part of City Block 6049 to create one lot on property located on Ledbetter Drive, east of Hampton Road.  
Applicant/Owner: BYM Investments, LLC  
Surveyor: Scott Bergher  
Application Filed: April 3, 2024  
Zoning: RR  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Sharmila Shrestha  
Council District: 3  
**S234-085**

**Attachments:** [S234-085 Case Report](#)  
[S234-085 Plat](#)

31. [24-1461](#) An application to create one 4.970-acre lot from a tract of land containing part of City Block 8311 on property located on Cedardale Road, southwest of Cleveland Road.  
Applicant/Owner: Armani Family Trust  
Surveyor: Carroll Consulting Group, Inc.  
Application Filed: April 3, 2024  
Zoning: IR  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Sharmila Shrestha  
Council District: 8  
**S234-086**

**Attachments:** [S234-086 Case Report](#)  
[S234-086 Plat](#)

32. [24-1462](#) An application to replat a 0.929-acre tract of land containing part of Lots 1 through 5 in City Block 3/8802 to create one lot on property located on Belt Line Road at Kleberg Road, east corner.  
Owners: Francisco Salazar & Miriam Salazar  
Surveyor: Westwood Professional Services  
Application Filed: April 3, 2024  
Zoning: CS  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Sharmila Shrestha  
Council District: 8  
**S234-087**

**Attachments:** [S234-087 Case Report](#)  
[S234-087 Plat](#)

33. [24-1463](#) An application to replat a 14.66-acre tract of land containing part of Lot 1A in City Block 8206 to create five lots ranging in size from 0.59 acre to 11.71 acre on property located on Campbell Road, east of Preston Road.  
Owners: EREP Preston Trail II, LLC, San Lorenzo Homes, LLC  
Surveyor: Eagle Surveying, LLC  
Application Filed: April 3, 2024  
Zoning: CR  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Sharmila Shrestha  
Council District: 12  
**S234-088**

**Attachments:** [S234-088 Case Report](#)  
[S234-088 Plat](#)



34. [24-1464](#) An application to create one 5,925-square foot lot, one 7,534-square foot lot, and one 7,554-square foot lot from a 0.482-acre tract of land in City Block 7238 on property located on Akron Street, west of Guymon Street.  
Applicant/Owner: WD Trinity, LLC  
Surveyor: CBG Surveying Texas, LLC  
Application Filed: April 3, 2024  
Zoning: TH-3(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Sharmila Shrestha  
Council District: 6  
**S234-089**

**Attachments:** [S234-089 Case Report](#)  
[S234-089 Plat](#)

35. [24-1465](#) An application to replat a 10.7077-acre tract of land containing all of Lots 1 and 2 in City Block A/8703 to create one lot on property located on South Ledbetter Drive, south of Illinois Avenue.  
Applicant/Owner: First United Pentecostal Church of Dallas  
Surveyor: Votex Surveying Company  
Application Filed: April 4, 2024  
Zoning: AA  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Sharmila Shrestha  
Council District: 3  
**S234-092**

**Attachments:** [S234-092 Case Report](#)  
[S234-092 Plat](#)

36. [24-1466](#) An application to replat a 7.193-acre tract of land containing all of Lots 1 and 2 in City Block B/6357 and part of City Block 6357 to create one lot on property located on Pleasant Drive, northeast of C.F. Hawn Freeway/ US Highway No.175.  
Applicant/Owner: Asber Trucking, LLC  
Surveyor: Centro Resources, LLC  
Application Filed: April 4, 2024  
Zoning: IM  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Sharmila Shrestha  
Council District: 5  
**S234-094**

**Attachments:** [S234-094 Case Report](#)  
[S234-094 Plat](#)

37. [24-1467](#) An application to create one 0.896-acre lot from a tract of land in City Block 7894 on property located on Market Center Boulevard, northwest of Turtle Creek Boulevard.  
Applicant/Owner: Faye Charalambopoulos  
Surveyor: Texas Heritage Surveying, LLC  
Application Filed: April 4, 2024  
Zoning: MU-3  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Sharmila Shrestha  
Council District: 6  
**S234-096**

**Attachments:** [S234-096 Case Report](#)  
[S234-096 Plat](#)

38. [24-1468](#) An application to create one 10.305-acre lot and one 34.567-acre lot from a 44.872-acre tract of land in City Block 7066 on property located on Bexar Street, at the terminus of Pilgrim Drive.  
Applicant/Owner: The Housing Authority of the City of Dallas  
Surveyor: Ringley & Associates, Inc.  
Application Filed: April 4, 2024  
Zoning: PD 595 (MF-1(A))  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Sharmila Shrestha  
Council District: 7  
**S234-097**

**Attachments:** [S234-097 Case Report](#)  
[S234-097 Plat](#)

Residential Replats:

39. [24-1469](#) An application to replat a 0.456-acre (19,856-square foot) tract of land containing all of Lots 2, 3, and 4 in City Block C/2764 to create one 9,559-square foot lot and one 10,297-square foot lot on property located on Bermuda Street, south of La Vista Drive.  
Applicant/Owner: 1811 Bermuda, LLC  
Surveyor: A & W Surveyors, Inc.  
Application Filed: April 3, 2024  
Zoning: R-7.5(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Sharmila Shrestha  
Council District: 14  
**S234-081**

**Attachments:** [S234-081 Case Report](#)  
[S234-081 Plat](#)

40. [24-1470](#) An application to replat a 0.497-acre (21,638-square foot) tract of land containing all of Lots 7 and 8 in City Block K/2839 to create one lot on property located on Lakewood Boulevard, northwest of Tokalon Drive.  
Owners: Pedro Roza Correa and Jennifer Robbins Correa  
Surveyor: Texas Heritage Surveying, LLC  
Application Filed: April 3, 2024  
Zoning: R-7.5(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Sharmila Shrestha  
Council District: 9  
**S234-083**

**Attachments:** [S234-083 Case Report](#)  
[S234-083 Plat](#)

41. [24-1471](#) An application to replat a 0.785-acre tract of land containing all of Lot 5 in City Block H/5614 and Lot 8 in City Block I/5614 to create one lot on property located on Park Lane, west of Preston Road.  
Owners: Jared S. Jones, Trustee and Blueline Living Trust  
Surveyor: CBG Surveying Texas, LLC  
Application Filed: April 3, 2024  
Zoning: R-16(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Sharmila Shrestha  
Council District: 13  
**S234-091**

**Attachments:** [S234-091 Case Report](#)  
[S234-091 Plat](#)

42. [24-1472](#) An application to replat a 0.172-acre (7,500-square foot) tract of land containing all of Lots 27 and 28 in City Block 7/6083 to create one lot on property located on Cardinal Drive at Scotland Drive, northwest corner.  
Applicant/Owner: Aracely Rangel  
Surveyor: ARA Surveying  
Application Filed: April 4, 2024  
Zoning: R-7.5(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Sharmila Shrestha  
Council District: 4  
**S234-093**

**Attachments:** [S234-093 Case Report](#)  
[S234-093 Plat](#)

Residential Replats and Building Line Reduction:

43.     [24-1473](#)     An application to replat a 1.13-acre tract of land containing all of Lots 1 and 2 in City Block 6/6586 to create two 0.56-acre lots, and to remove an existing 40-foot platted building line along Brookshire Circle and to extend an existing 20-foot platted building line along the northwest line of Brookshire Drive to the property line, on property bounded by Brookshire Circle and Brookshire Drive.  
          Owners: Shaun Mammen, Peter Kofoed, Kristie Kofoed  
          Surveyor: CBG Surveying Texas, LLC  
          Application Filed: April 3, 2024  
          Zoning: R-16(A)  
          Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
          Planner: Sharmila Shrestha  
          Council District: 11  
          **S234-090**

**Attachments:**   [S234-090 Case Report](#)  
                          [S234-090 Plat Page 1](#)  
                          [S234-090 Plat Page 2](#)

Building Line Removal:

44. [24-1474](#) An application to replat a 21.354-acre tract of land containing all of Lot 16 in City Block A/7169, all of Lots 1 through 7 in City Block B/7169, all of Lots 1 through 50 in City Block C/7169, all of Lots 1 through 27 in City Block D/7169, all of Lots 1 through 23 in City Block E/7169, all of Lots 9 through 28 in City Block F/7169, all of Lots 9 through 13 in City Block G/7169; a portion of Logan Drive, all of Marcole Street, a portion of Wilson Street, all of Lacombe Street, a portion of Lapsey Avenue, a portion of Blandy Street, portion of Alley and a portion of Dallas Power and Light company right-of-way easement, to create one lot and to remove all existing 25-foot platted building lines, on property located on Claiborne Boulevard, north of Singleton Boulevard.
- Applicant/Owner: AR & PR, LLC  
Surveyor: Centro Resources, LLC  
Application Filed: April 4, 2024  
Zoning: LI  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Sharmila Shrestha  
Council District: 6  
**S234-095**

**Attachments:** [S234-095 Case Report](#)  
[S234-095 Plat](#)

Certificate of Appropriateness for Signs:Consent Items:

45. [24-1475](#) An application for a Certificate of Appropriateness by Marie Byrum of BYRUM SIGN & LIGHTING, for a 36-square-foot neon illuminated attached projecting sign at 3309 Elm Street, Suite 100 (west elevation).
- Staff Recommendation: **Approval**.  
SSDAC Recommendation: **Approval**.  
Applicant: Marie Byrum of BYRUM SIGN & LIGHTING  
Owner: 3309 ELM OWNER, LLC  
Planner: Scott Roper  
Council District: 2  
**2403150011**

**Attachments:** [2403150011 Case Report](#)

**Authorization of a Hearing:**

46. [24-1476](#) Consideration of a public hearing to determine the proper zoning on property zoned Subdistrict S-2b in the South Zone of Planned Development District No. 521 with consideration being given to amending Specific Use Permit No. 1739 for an open-enrollment charter school on the south line of West Camp Wisdom Road, west of Eagle Ford Drive and with consideration being given to evaluating whether Specific Use Permit No. 1739 is compatible with adjacent property and consistent with the character of the neighborhood. **This is a hearing to consider the request to authorize the hearing and not the rezoning of property at this time.**

**Attachments:** [SUP 1739 Case Report](#)

**OTHER MATTERS:**

Consideration of Appointments to CPC Committees:

**ADJOURNMENT**

**CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**

**Tuesday, May 14, 2024**

**SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC) MEETING** Tuesday, May 14, 2024, at 10:00 a.m., in Room 5BN at City Hall and by video conference via <https://bit.ly/SSDAC051424>.



**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]