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CITY SECRETARY
DALLAS, TEXAS

240924

POSTED CITY SECRETARY
DALLAS, TX

City of Dallas

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



City Plan Commission

October 10, 2024

Briefing - 9:00 AM

Public Hearing - 12:30 PM



CITY OF DALLAS
CITY PLAN COMMISSION
THURSDAY, OCTOBER 10, 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-101024> or by calling the following phone number: **Webinar number:** (Webinar 2482 539 8780) 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: 2482 539 8780*) **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, October 9, 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, 9 de octubre 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 liliana.lopez@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 liliana.lopez@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, OCTOBER 10, 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=m6b031e3c7575b463b7d4c72e4b5143c3>

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

BRIEFING ITEMS

APPROVAL OF MINUTES

ACTION ITEMS:

MISCELLANEOUS DOCKET:

MINOR AMENDMENTS: Item 1

DEVELOPMENT PLANS: Item 2

MISCELLANEOUS – UNDER ADVISEMENT Item 3

ZONING DOCKET:

ZONING CASES – CONSENT Items 4-16

ZONING CASES – UNDER ADVISEMENT Items 17-20

ZONING CASES – INDIVIDUAL Item 21

SPECIAL PROVISION SIGN DISTRICT Item 22

SUBDIVISION DOCKET:

SUBDIVISION CASES – CONSENT Items 23-38

SUBDIVISION CASES – RESIDENTIAL REPLATS Items 39-40

CERTIFICATES OF APPROPRIATENESS FOR SIGNS Item 41-42

OTHER MATTERS:

2025 CITY PLAN COMMISSION CALENDAR 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:****PUBLIC TESTIMONY:****APPROVAL OF MINUTES:**

Approval of Minutes of the June 17, 2024 Special Called City Plan Commission ForwardDallas Meeting, July 25, 2024 City Plan Commission Hearing, and the September 19, 2024 City Plan Commission Hearing.

ACTIONS ITEMS:**Miscellaneous Docket:****Minor Amendments:**

1. [24-3122](#) An application for a minor amendment to an existing site/landscape plan for Specific Use Permit No. 1310 for a private school on property zoned an R-5(A) Single Family District, on the northwest corner of Coit Road and Osage Plaza Parkway.

Staff Recommendation: **Approval.**

Applicant: Ascp-Rc C/O All Saints Catholic Parish

Representative: Jonathan Vinson, Jackson Walker LP

Planner: Sheila Alcantara Segovia

Council District: 12

M234-024(SAS)

Attachments: [M234-024\(SAS\) Case Report](#)
[M234-024\(SAS\) Site/Landscape Plan](#)

Development Plans:

2. [24-3123](#) An application for a development plan and landscape plan on property zoned Planned Development Subdistrict No. 83 within Planned Development District No.193, the Oak Lawn Special Purpose District, on the northwest line of Wolf Street, between North Harwood Street and McKinnon Street.

Staff Recommendation: **Approval.**

Applicant: Melody Paradise, Harwood International

Representative: Brian M. Satagaj P.E., Half Associates, Inc.

Planner: Teaseia Blue, MBA

Council District: 2

D234-011(TB)

Attachments: [D234-011\(TB\) Case Report](#)
[D234-011\(TB\) Development Plan](#)
[D234-011\(TB\) Landscape Plan](#)

Miscellaneous Items - Under Advisement:

3. [24-3144](#) An application for a development plan on property zoned Subdistrict 5 Urban Center & Subdistrict 6 Urban Core within Planned Development No. 655, along the north line of Capella Park Avenue, west of Prayer way.

Staff Recommendation: **Approval.**

Applicant: Capella Park Development I, LLC

Representative: Dayton Macatee, Macatee Engineering

Planner: Teaseia Blue, MBA

U/A From: September 5, 2024.

Council District: 3

D223-001(TB)

Attachments: [D223-001\(TB\) Case Report](#)
[D223-001\(TB\) Development Plan](#)
[D223-001\(TB\) Master Tree Site Plan No. 1 Reference Only](#)
[D223-001\(TB\) Master Tree Site Plan No. 2 Reference Only](#)
[D223-001\(TB\) Master Tree Site Plan No. 3 Reference Only](#)

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

4. [24-3124](#) An application for an MU-3 Mixed Use District on property zoned Planned Development District No. 69, on the east side of South R. L. Thornton Freeway, south of East Overton Road.
Staff Recommendation: **Approval.**
Applicant: Jobar Development Corporation
Representative: Suzan Kedron, Jackson Walker L.L.P
Planner: Liliana Garza
Council District: 4
Z234-144(LG)

Attachments: [Z234-144\(LG\) Case Report](#)

5. [24-3125](#) An application for an amendment to deed restrictions [Z856-107 and Z867-125] on property zoned an IR Industrial Research District on the east line of South Hampton Road, north of West Daniieldale Road.
Staff Recommendation: **Approval** of an amendment to deed restrictions [Z856-107 and Z867-125] as volunteered by the applicant.
Applicant: SFG ISF Dallas Hampton, LLC
Representative: Angela Hunt, Munsch Hardt
Planner: Giahanna Bridges
Council District: 8
Z234-196(GB)

Attachments: [Z234-196\(GB\) Case Report](#)

6. [24-3126](#) An application for a Specific Use Permit for an alcoholic beverage establishment limited to a microbrewery, micro-distillery, or winery on property zoned Planned Development District No. 842, on the southwest corner of Hope Street and La Vista Drive.
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewal for additional five-year periods, subject to a site plan and conditions.
Applicant: East Dallas Brewing Company
Representative: Rob Baldwin, Baldwin
Planner: Giahanna Bridges
Council District: 14
Z234-215(GB)

Attachments: [Z234-215\(GB\) Case Report](#)
[Z234-215\(GB\) Site Plan](#)

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7. [24-3127](#) An application to amend the land use map to allow a duplex use on property that currently allows a single-family use within Subarea A within Planned Development District No. 134, on the east corner of Ash Lane and South Henderson Avenue, southeast of Terry Street.
Staff Recommendation: **Approval.**
Applicant: Suman Atteti
Representative: Luis Chico
Planner: Martin Bate
Council District: 2
Z234-228(MB)
- Attachments:** [Z234-228\(MB\) Case Report](#)
8. [24-3128](#) An application for to amend the land use map to allow a duplex use on property that currently allows a single-family use within Subarea A within Planned Development District No. 134, on the northwest line of Garland Avenue, north of Fairview Avenue.
Staff Recommendation: **Approval.**
Applicant: Hector Valdez
Planner: Martin Bate
Council District: 2
Z234-235(MB)
- Attachments:** [Z234-235\(MB\) Case Report](#)
9. [24-3129](#) An application to amend the land use map to allow a duplex use on property that currently allows a single-family use within Subarea A of Planned Development District No. 134, on the north line of Garland Avenue between South Munger Boulevard and South Saint Mary Avenue.
Staff Recommendation: **Approval.**
Applicant: Hector Valdez
Planner: LeQuan Clinton
Council District: 2
Z234-236(LC)
- Attachments:** [Z234-236\(LC\) Case Report](#)

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10. [24-3130](#) An application to amend the land use map to allow a duplex use on property that currently allows a single-family use within Subarea A of Planned Development District No. 134, on the northeast line of Wayne Street, between Santa Fe Avenue and Ash Lane.
Staff Recommendation: **Approval.**
Applicant: Hector Valdez
Planner: LeQuan Clinton
Council District: 2
Z234-238(LC)
- Attachments:** [Z234-238\(LC\) Case Report](#)
11. [24-3131](#) An application for a 1) an MF-2(A) Multifamily Family District; and 2) the termination of deed restrictions [Z845-264] on property zoned an LO-1 Limited Office District, on the east corner of Moser Avenue and Monarch Street.
Staff Recommendation: 1) **Approval** of an MF-2(A) District; and 2) **approval** of the termination of deed restrictions [Z845-264] as volunteered by the applicant.
Applicant: Ian Blair [Sole Owner]
Planner: Liliana Garza
Council District: 2
Z234-251(LG)
- Attachments:** [Z234-251\(LG\) Case Report](#)
12. [24-3132](#) An application for a D(A) Duplex District on property zoned an R-7.5(A) Single Family District, on the west line of University Hills Boulevard, south of Singing Hills Drive.
Staff Recommendation: **Approval.**
Applicant: A Jewells Realty, LLC
Representative: Tarany Ephraim-Surrell
Planner: Giahanna Bridges
Council District: 3
Z234-257(GB)
- Attachments:** [Z234-257\(GB\) Case Report](#)

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13. [24-3133](#) An application for a R-5(A) Single Family District on property zoned an A(A) Agricultural District, on the north line of Teagarden Road, west of Haymarket Road.
Staff Recommendation: **Approval.**
Applicant: Jose D. Elizondo
Planner: Liliana Garza
Council District: 8
Z234-258(LG)
Attachments: [Z234-258\(LG\) Case Report](#)
14. [24-3134](#) An application for a TH-3(A) Townhouse District on property zoned a CR Community Retail District on the southwest line of Seagoville Road, northwest of Warrior Drive.
Staff Recommendation: **Approval.**
Representative: CCM Engineering
Planner: Giahanna Bridges
Council District: 8
Z234-263(GB)
Attachments: [Z234-263\(GB\) Case Report](#)
15. [24-3135](#) An application for the termination of deed restrictions [Z890-182] on property zoned Subdistrict F within Planned Development District No. 468, the Oak Cliff Gateway Special Purpose District with deed restrictions [Z890-182], located on the north line of East Eighth Street, between East Jefferson Boulevard and South I-35 Freeway.
Staff Recommendation: **Approval.**
Applicant: Arham Opportunity Investments, LLC
Representative: Jennifer Hiromoto
Planner: Martin Bate
Council District: 1
Z234-266(MB)
Attachments: [Z234-266\(MB\) Case Report](#)

16. [24-3136](#) An application for to amend the land use map to allow a duplex use on property that currently allows a single-family use within Subarea A within Planned Development District No. 134, on the southwest line of South Saint Mary Avenue, south of Santa Fe Avenue.
Staff Recommendation: **Approval.**
Applicant: Shadi Murad
Representative: Luis Chico
Planner: Martin Bate
Council District: 2
Z234-294(MB)

Attachments: [Z234-294\(MB\) Case Report](#)

Zoning Cases - Under Advisement:

17. [24-3137](#) An application for an MF-2(A) Multifamily District on property zoned an NS(A) Neighborhood Service District with deed restrictions [Z889-187 Tract 2] and an A(A) Agricultural District, on the north line of West Camp Wisdom Road, between Clark Road and Royal Cedar Way.
Staff Recommendation: **Approval.**
Applicant: Thomas M. Gaubert
Representative: Steven Uetrecht
Planner: Michael V. Pepe
U/A From: September 19, 2024.
Council District: 3
Z223-220(MP)

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

18. [24-3139](#) An application for a Specific Use Permit for a late-hours establishment limited to a restaurant without drive-in or drive-through service on property zoned Planned Development District No. 842, the Lower Greenville Avenue Special Provision District, on the west side of Greenville Avenue, between Sears Street and Alta Avenue.
Staff Recommendation: **Approval** for a five-year period, subject to a site plan and conditions.
Applicant: The Alamo Club
Representative: Baldwin Associates, LLC
Planner: LeQuan Clinton
U/A From: September 5, 2024.
Council District: 14
Z234-194(LC)

Attachments: [Z234-194\(LC\) Case Report](#)
[Z234-194\(LC\) Site Plan](#)

19. [24-3140](#) An application for 1) a Planned Development District for WMU-5 Walkable Urban Mixed Use District uses and standards; 2) the termination of Specific Use Permit No. 1646 for a transit passenger station or transfer center; and 3) the termination of a D-1 Liquor Control Overlay on property zoned an IM Industrial Manufacturing District, a CS Commercial Service District, and Subarea 4 within Planned Development District No. 366, the Buckner Boulevard Special Purpose District, on the southwest corner of South Buckner Boulevard and Elam Road.
- Staff Recommendation: 1) **Approval** of a Planned Development District for WMU-5 District uses and standards, subject to a conceptual plan and conditions; 2) **approval** of the termination of Specific Use Permit No. 1646; and 3) **approval** of the termination of a D-1 Liquor Control Overlay.
- Applicant: Palladium USA International, Inc
Representative: Maxwell Fisher, ZoneDev LLC
Planner: Michael V. Pepe
U/A From: September 19, 2024.
Council District: 5
Z234-226(MP)

Attachments: [Z234-226\(MP\) Case Report](#)
[Z234-226\(MP\) Conceptual Plan](#)

20. [24-3141](#) An application for an MU-1 Mixed Use District on property zoned an IR Industrial Research District, on the southwest line of Mohawk Drive, southeast of Empire Central Drive.
- Staff Recommendation: **Approval**, subject to deed restrictions volunteered by the applicant.
- Applicant: Jose Valentino Valles
Representative: Audra Buckley, Permitted Development
Planner: Giahanna Bridges
U/A From: September 19, 2024.
Council District: 2
Z234-247(GB)

Attachments: [Z234-247\(GB\) Case Report](#)

Zoning Cases - Individual:

21. [24-3142](#) An application for a new subdistrict for TH-3(A) Townhouse District uses and standards on property zoned Residential Use Subdistrict within Planned Development District No. 625, on the south corner of South Lancaster Road and Crouch Road.
Staff Recommendation: **Approval**, subject to a conceptual plan and staff's recommended conditions.
Applicant: Maggie Parker [Innovan Neighborhoods]
Representative: Suzan Kedron
Planner: Martin Bate
Council District: 8
Z234-114(MB)
- Attachments:** [Z234-114\(MB\) Case Report](#)
[Z234-114\(MB\) Conceptual Plan](#)

Special Provision Sign District:

22. [24-3143](#) An application to create a new Special Provision Sign District, "Redbird Mall", on property zoned Mixed Use District 2, bounded by E. Camp Wisdom, US 67, and S. Westmoreland Road.
Staff Recommendation: **Approval**.
Special Sign District Advisory Committee Recommendation: **Approval**.
Applicant: 3662 Investors, LP.
Representative: Rob Baldwin
Planner: Oscar Aguilera
Council District: 8
SPSD234-001(OA)
- Attachments:** [SPSD234-001\(OA\) Case Report](#)

SUBDIVISION DOCKET:Consent Items:

23. [24-3160](#) An application to revise a previously approved preliminary plat (S234-165) to create one 55.296-acre lot from a tract of land in City Block A/8662, on property located at the terminus of Conveyor Lane, south of Irving Boulevard.
Applicant/Owner: Dallas Water Utilities
Surveyor: City of Dallas
Application Filed: September 11, 2024
Zoning: A(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 6
S234-165R

Attachments: [S234-165R Case Report](#)
[S234-165R Plat No. 1](#)
[S234-165R Plat No. 2](#)

24. [24-3161](#) An application to replat a 3.656-acre tract of land containing all of Lot 1 in City Block C/8793 and part of City Block 8793 to create one lot on property located on Silverado Drive, south of C.F. Hawn Freeway.
Applicant/Owner: Marlow's Enterprises
Surveyor: Rangel Land Surveying
Application Filed: September 11, 2024
Zoning: CS
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 8
S234-188

Attachments: [S234-188 Case Report](#)
[S234-188 Plat](#)

25. [24-3162](#) An application to replat a 0.5207-acre tract of land containing all of Lots 34, 35, and 36 in City Block 12/8570 to create one lot on property, located on Burgess Boulevard at Iberia Avenue, southwest corner.
Applicant/Owner: HJ3 Ventures, LLC
Surveyor: ARS Engineers, Inc.
Application Filed: September 11, 2024
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 6
S234-189

Attachments: [S234-189 Case Report](#)
[S234-189 Plat](#)

26. [24-3163](#) An application to create one 10.835-acre lot and to dedicate a right-of-way from a tract of land containing all of Lots 129 through 177 in City Block 6822, all of Lots 2A, 5 through 6 and part of Lot 7 and 8 in City Block B/6823, all of Lots 5 through 8, and part of Lots 1 through 4 in City Block C/6823, and part of Lots 6 and 7 in City Block D/6823 on property located on Beckley Avenue, at Commerce Street, northwest corner.
Owners: RFA 201 W Commerce, LLC, 2601 N. Beckley, LLC, 201 W Commerce, LLC, Beckley Commerce Acquisitions, LLC, 2525 Beckley, LLC, Fountain Grass, LLC, Lemon Grass, LLC,
Surveyor: Salcedo Group, Inc.
Application Filed: September 11, 2024
Zoning: PD 714 (Subdistrict 1A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 6
S234-190

Attachments: [S234-190 Case Report](#)
[S234-190 Plat](#)

27. [24-3164](#) An application to create one 4.603-acre lot from a tract of land in City Block B/6519 on property located on Harry Hines Boulevard, at Southwell Road, southwest corner.
Applicant/Owner: Strait Enterprises, LLC
Surveyor: Peiser & Mankin Surveying, LLC
Application Filed: September 11, 2024
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 6
S234-191

Attachments: [S234-191 Case Report](#)
[S234-191 Plat](#)

28. [24-3165](#) An application to create one 20.586-acre lot from a tract of land in City Block 4893 on property located between Veterans Drive, Ledbetter Drive, Horizon Drive, and 52nd Street.
Applicant/Owner: Dallas Independent School District
Surveyor: Dal-Tech Engineering, Inc.
Application Filed: September 11, 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
S234-192

Attachments: [S234-192 Case Report](#)
[S234-192 Plat Page No. 1](#)
[S234-192 Plat Page No. 2](#)

29. [24-3166](#) An application to create one 0.535-acre lot from a tract of land in City Block 2366 on property located on Empire Central, northeast of Harry Hines Boulevard.
Applicant/Owner: Kaminski Custom Builders
Surveyor: Texas Heritage Surveying, LLC
Application Filed: September 12, 2024
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 2
S234-193

Attachments: [S234-193 Case Report](#)
[S234-193 Plat](#)

30. [24-3167](#) An application to replat a 1.2296-acre tract of land containing all Lots A through E in City Block 1/3405 and part of City Block 3405 to create one lot on property located on Beckley Avenue, north of Dallas Fort Worth Turnpike.
Applicant/Owner: The Arthur Clay Development Group, N Beckley Ave Project, LLC,
Surveyor: Kimley-Horn and Associates, Inc.,
Application Filed: September 12, 2024
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 6
S234-194

Attachments: [S234-194 Case Report](#)
[S234-194 Plat](#)

31. [24-3168](#) An application to replat a 0.5141-acre tract of land containing part of Lot 9,10, 11, 12, and all of Lot 13 in City Block B/3114 to create one lot on property located on Upton Street at Viola Street, southwest corner.
Applicant/Owner: 935 Clarendon, LLC
Surveyor: O'Neal Surveying Company, LLC
Application Filed: September 12, 2024
Zoning: MU-2
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 4
S234-197

Attachments: [S234-197 Case Report](#)
[S234-197 Plat](#)

32. [24-3169](#) An application to replat a 6.859-acre tract of land containing all of Lots 1 through 4 in City Block A/8325 and part of City Block 8325 to create one 2.847-acre lot and one 4.013-acre lot on property located on Telephone Road, east of Dallas Avenue/ State Highway No. 342.
Applicant/Owner: HSM HWY 342 & Telephone Road, LP
Surveyor: PJB Surveying, LLC
Application Filed: September 12, 2024
Zoning: A(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 8
S234-198
- Attachments:** [S234-198 Case Report](#)
[S234-198 Plat](#)
33. [24-3170](#) An application to replat a 1.701-acre tract of land containing all of Lots 3A and 3B in City Block 6445 to create one lot on property located on Forest Lane, at the terminus of Highdale Drive.
Applicant/Owner: BOP Park Forest, LLC
Surveyor: Westwood Professional Services
Application Filed: September 12, 2024
Zoning: PD 315
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 13
S234-199
- Attachments:** [S234-199 Case Report](#)
[S234-199 Plat](#)
34. [24-3171](#) An application to create one 0.258-acre (11,251-square foot) lot from a tract of land in City Block 8817 on property located on Lawson Road, southwest of Lasater Road.
Applicant/Owner: Juan Romero Lino
Surveyor: CBG Surveying Texas, LLC
Application Filed: September 12, 2024
Zoning: R-10(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 8
S234-200
- Attachments:** [S234-200 Case Report](#)
[S234-200 Plat](#)

35. [24-3172](#) An application to replat a 0.413-acre tract of land containing all of Lots 25, 26, and 27 in City Block 7/8570 to create one lot on property located on Gretna Street, east of Vicksburg Street.
Applicant/Owner: Gretna Townhomes, LLC
Surveyor: CBG Surveying Texas, LLC
Application Filed: September 12, 2024
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 6
S234-201
- Attachments**: [S234-201 Case Report](#)
[S234-201 Plat](#)
36. [24-3173](#) An application to replat a 0.099-acre tract of land containing part of Lots 8 and 9 in City Block 10/731 to create one lot on property located on Bryan Street at Collett Avenue, east corner.
Applicant/Owner: David Riggio
Surveyor: CBG Surveying Texas, LLC
Application Filed: September 12, 2024
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 2
S234-202
- Attachments**: [S234-202 Case Report](#)
[S234-202 Plat](#)
37. [24-3174](#) An application to create one 0.275-acre lot from a tract of land in City Block 7859 on property located on Rylie Road at Dowdy Ferry Road, northwest corner.
Applicant/Owner: Luis Lucero
Surveyor: CBG Surveying Texas, LLC
Application Filed: September 12, 2024
Zoning: MU-1
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 8
S234-203
- Attachments**: [S234-203 Case Report](#)
[S234-203 Plat](#)

38. [24-3175](#) An application to create one 1.75-acre lot and one 7.34-acre lot from 9.09-acre tract of land containing part of City Block C/6999 and part of City Block 6999 on property located on Noel Road, south of Harvest Hill Road.
Applicant/Owner: Sterling Acquisition Corp.
Surveyor: Eagle Surveying, LLC
Application Filed: September 12, 2024
Zoning: PD 411
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 13
S234-204

Attachments: [S234-204 Case Report](#)
[S234-204 Plat](#)

Residential Replats:

39. [24-3176](#) An application to replat a 1.2703-acre tract of land containing all of Lots 31 through 39, 44 through 53, and part of Lot 54 in City Block 2421 to create 8 residential lots ranging in size from 2,024 square feet to 3,394 square feet, 2 common areas and to dedicate a 20-foot alley on property located on Spring Avenue at Troy Street, northwest corner.
Applicant/Owner: South Dallas Fair Park ICDC
Surveyor: PJB Surveying, LLC
Application Filed: September 12, 2024
Zoning: PD 595 (TH-3(A))
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 7
S234-195

Attachments: [S234-195 Case Report](#)
[S234-195 Plat](#)

40. [24-3177](#) An application to replat a 0.379-acre (16,520-square foot) tract of land containing all of Lots 10 and 11 in City Block 4/5015 to create one lot on property located on Hanover Avenue, east of Preston Park Drive.
Applicants/Owners: Hanover Residential Property, LLC, William McGee
Surveyor: Texas Heritage Surveying, LLC
Application Filed: September 12, 2024
Zoning: R-7.5(A)
Staff Recommendation: **Denial**.
Planner: Sharmila Shrestha
Council District: 13
S234-196

Attachments: [S234-196 Case Report](#)
[S234-196 Plat](#)

Certificate of Appropriateness for Signs:

Consent Items:

41. [24-3145](#) An application for a Certificate of Appropriateness by Monica Ortiz of BARNETT SIGNS, INC., for a 100-square-foot LED illuminated attached channel letter sign at 1900 McKINNEY AVE (west elevation).
Staff Recommendation: **Approval**.
SSDAC Recommendation: **Approval**.
Applicant: Monica Ortiz of BARNETT SIGNS, INC.
Owner: McKINNEY AVE TX PARTNERS, LP
Planner: Scott Roper
Council District: 14
2408070010

Attachments: [2408070010 Case Report](#)

42. [24-3146](#) An application for a Certificate of Appropriateness by Monica Ortiz of BARNETT SIGNS, INC., for a 120-square-foot LED illuminated detached channel letter landscape sign at 1900 McKINNEY AVE (McKinney Ave. frontage).
Staff Recommendation: **Approval**.
SSDAC Recommendation: **Approval**.
Applicant: Monica Ortiz of BARNETT SIGNS, INC.
Owner: McKINNEY AVE TX PARTNERS, LP
Planner: Scott Roper
Council District: 14
2408070021

Attachments: [2408070021 Case Report](#)

OTHER MATTERS:

43. [24-3147](#) 2025 City Plan Commission calendar

Consideration of Appointments to CPC Committees:

ADJOURNMENT

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Tuesday, October 8, 2024

SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC) MEETING Tuesday, October 8, 2024, at 10:00 a.m., in Room 5BN at City Hall and by video conference via <https://bit.ly/SSDAC10082024>.

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]