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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

**CANCELED**

February 2, 2023

Briefing - 9:00 AM

Public Hearing - 12:30 PM

**CANCELED**  
CITY PLAN COMMISSION  
THURSDAY, FEBRUARY 2, 2023  
AGENDA

**BRIEFINGS:**

**CANCELED**

**9:00 a.m.**

**Videoconference/Council Chamber\***

(The City Plan Commission may be briefed on any item on the agendas if it becomes necessary.)

**PUBLIC HEARINGS:**

**CANCELED**

**12:30 p.m.**

**Videoconference/Council Chambers\***

(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/CPC020223> or by calling the following phone number: **Webinar number: 2487 696 5585** (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: 2487 696 5585) Password (if required) 325527.**

Members of the public wishing to speak must sign up with the Planning and Urban Design Department by registering online at <https://dallascityhall.com/government/meetings/Pages/city-plan-commission.aspx> or calling (214) 670-4209, by 5:00 p.m., Wednesday, February 1, 2023, sixteen (16) hours prior to the meeting date and time.

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" 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) in advance of the scheduled meeting. A video stream of the meeting will be available twenty-four (24) hours after adjournment by visiting <https://dallascityhall.com/government/Pages/Live.aspx>.

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 hará "adaptaciones razonables" a los programas y otras actividades relacionadas para garantizar que todos los residentes tengan acceso a los servicios y recursos para garantizar una reunión justa e inclusiva. Cualquier persona que requiera ayuda auxiliar, servicio, o traducción (intérprete) para participar plenamente en la reunión debe notificar al 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 de video de la reunión estará disponible veinticuatro (24) horas después de la clausura visitando <https://dallascityhall.com/government/Pages/Live.aspx>.

**AGENDA  
CITY PLAN COMMISSION MEETING  
THURSDAY, FEBRUARY 2, 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://cityofdallastv.com):

<https://dallascityhall.webex.com/dallascityhall/j.php?MTID=m66a876e4f29f38b1aae1143d9257bfad>

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

**APPROVAL OF MINUTES**

**ACTION ITEMS:**

ZONING CASES – CONSENT	Items 1-4
ZONING CASES – UNDER ADVISEMENT	Item 5
ZONING CASES – INDIVIDUAL	Item 6
DEVELOPMENT CODE AMENDMENT	Item 7

**SUBDIVISION DOCKET ITEMS:**

SUBDIVISION CASES – CONSENT	Items 8-14
SUBDIVISION CASES – RESIDENTIAL REPLAT	Item 15
LANDMARK COMMISSION APPEAL	Item 16

**OTHER MATTERS:**

ITEM FOR RECONSIDERATION	Item 17
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****PUBLIC TESTIMONY:****APPROVAL OF MINUTES:**

Approval of Minutes of the January 19, 2023 City Plan Commission Hearing.

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

1.     [23-427](#)     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  
                  Planner: Jennifer Muñoz  
                  Council District: 8  
                  **Z212-280(JM)**

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

2.     [23-428](#)     An application for the renewal of Specific Use Permit No. 2398 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property zoned a CR Community Retail District with a D-1 Liquor Control Overlay at the northwest corner of Lake June Road and North Masters Drive.  
                  Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to revised conditions.  
                  Applicant: Fiesta Mart, LLC  
                  Representative: Catherine Chamblee, BrackinSchwartz & Associates  
                  Planner: Ryan Mulkey  
                  Council District: 5  
                  **Z212-330(RM)**

**Attachments:**     [Z212-330\(RM\) Case Report](#)  
                              [Z212-330\(RM\) Site Plan Existing](#)

3. [23-429](#) An application for an MU-1 Mixed Use District with deed restrictions volunteered by the applicant on property zoned an IR Industrial Research District on the west line of Dennis Road at the terminus of Sundial Drive, between Northaven Road and Satsuma Drive.  
Staff Recommendation: **Approval**, subject to deed restrictions volunteered by the applicant.  
Applicant: 11301 Dennis Property, LLC  
Representative: Karl Crawley, Masterplan  
Planner: Jennifer Muñoz  
Council District: 6  
**Z212-331(JM)**

**Attachments:** [Z212-331\(JM\) Case Report](#)

4. [23-430](#) An application for a Specific Use Permit for an alcoholic beverage establishment limited to a bar, lounge, or tavern use on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District on the north side of Main Street at the terminus of Pryor Street, between North Good Latimer Expressway and North Crowds Street.  
Staff Recommendation: **Approval** for a two-year period, subject to a site plan and staff's recommended conditions.  
Applicant: Headquarter's Barbershop, LLC  
Representative: Pamela Craig  
Planner: Jennifer Muñoz  
Council District: 2  
**Z212-334(JM)**

**Attachments:** [Z212-334\(JM\) Case Report](#)  
[Z212-334\(JM\) Site Plan](#)  
[Z212-334\(JM\) Crime Stats](#)

**Zoning Cases - Under Advisement:**

5.     [23-431](#)     An application for a new subdistrict within Planned Development District No. 1, on the south line of Forest Lane, west of Eastern Avenue.  
                  Staff Recommendation:     **Approval**, subject to a revised overall site plan (1B), a revised development plan (1E), a revised landscape plan (1D), and conditions.  
                  Applicant: American National Bank & Trust  
                  Representative: Andrew Ruegg, Masterplan  
                  UA From: January 19, 2023.  
                  Planner: Jennifer Muñoz  
                  Council District: 13  
                  **Z212-304(JM)**

**Attachments:**     [Z212-304\(JM\) Case Report](#)  
                          [Z212-304\(JM\) Exhibit 1B Overall](#)  
                          [Z212-304\(JM\) Exhibit 1E Development Plan 1-19-23](#)  
                          [Z212-304\(JM\) Exhibit 1E Development Plan 1-26-23](#)  
                          [Z212-304\(JM\) Exhibit 1D Landscape Plan 1-19-23](#)  
                          [Z212-304\(JM\) Exhibit 1D Landscape Plan 1-26-23](#)

**Zoning Cases - Individual:**

6.     [23-432](#)     An application for a Planned Development District for MF-2(A) Multifamily District uses and office, general merchandise or food store 3,500 square feet or less, restaurant without drive-in or drive-through service, and personal service uses [Tract 1]; CH Clustered Housing District uses [Tract 2]; and a tree preservation area [Tract 3] on property zoned an IR Industrial Research District and an IM Industrial Manufacturing District on the southeast corner of West Commerce Street and Neal Street.  
                  Staff Recommendation:     **Hold under advisement to March 23, 2023.**  
                  Applicant: OP Acquisitions, LLC  
                  Representative: Baldwin Associates, LLC  
                  Planner: Jenniffer Allgaier  
                  Council District: 6  
                  **Z212-186(JA)**

**Attachments:**     [Z212-186\(JA\) Case Report](#)  
                          [Z212-186\(JA\) Exhibit A Tract Map and Legal Descriptions](#)  
                          [Z212-186\(JA\) Exhibit B Development Plan](#)  
                          [Z212-186\(JA\) Exhibit C Tract 3 Tree Preservation Plan](#)  
                          [Z212-186\(JA\) Exhibit D Alternate RPS Illustration](#)  
                          [Z212-186\(JA\) Exhibit E Street Sections](#)

**Development Code Amendments:**

7. [23-433](#) Consideration of amending Chapters 51 and 51A of the Dallas Development Code Sections 51A-2.102 “Definitions”, 51A-4.408 “Maximum Building Height”, and related sections with consideration to be given to modify how building height is measured, how grade is established, and provide clarifications.

Staff Recommendation: **Approval.**

Zoning Ordinance Advisory Committee Recommendation: **Approval.**

Planner: Steven Doss

Council District: All

**DCA212-006(SD)**

**Attachments:** [DCA212-006\(SD\) Case Report](#)

**SUBDIVISION DOCKET:****Consent Items:**

8. [23-434](#) An application to create 6 residential lots ranging in size from 5,614 square feet to 8,014 square feet from a 0.950-acre tract of land in City Block 7637 on property located on Meek Street at Hull Street, at the terminus of Brownsville Avenue.

Applicant/Owner: Ameritex Homes, LLC

Surveyor: Burns Surveying

Application Filed: January 4, 2023

Zoning: R-5(A)

Staff Recommendation: **Approval,** subject to compliance with the conditions listed in the docket.

Planner: Sharmila Shrestha

Council District: 7

**S223-056**

**Attachments:** [S223-056 Case Report](#)  
[S223-056 Plat](#)



9. [23-435](#) An application to create 9 residential lots ranging in size from 12,609 square feet to 29,619 square feet from a 3.266-acre tract of land in City Block 7780 on property located on Seagoville Road at Edgeworth Drive, southwest corner.  
Applicants/Owners: Arturo, Abraham, and Mayela Quintanilla  
Surveyor: Peiser and Mankin Surveying, LLC  
Application Filed: January 4, 2023  
Zoning: R-10(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Sharmila Shrestha  
Council District: 5  
**S223-057**

**Attachments:** [S223-057 Case Report](#)  
[S223-057 Plat 1 of 2](#)  
[S223-057 Plat 2 of 2](#)

10. [23-436](#) An application to replat a 136.503-acre tract of land containing all of Lots 3 and 4 in City Block 222/6113 to create 3 lots ranging in size from 6.193-acre to 63.468-acre on property located on Jefferson Boulevard, east of 14th Street.  
Applicants/Owners: DGIC, LLC, Duval Semi Trailers, Inc.  
Surveyor: Windrose Land Surveying  
Application Filed: January 5, 2023  
Zoning: IR  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Sharmila Shrestha  
Council District: 3  
**S223-058**

**Attachments:** [S223-058 Case Report](#)  
[S223-058 Plat](#)

11. [23-437](#) An application to replat a 18.74-acre tract of land containing part of Lot 1 in City Block D/8759 to create 3 lots ranging in size from 1.732-acre to 14.1070-acre on property located on Frankford Road, east of Highland Springs Way.  
Applicants/Owners: Hare Krishna Krupa, LLC, Rita D. Santamaria, Pack Properties XII, LLC  
Surveyor: Geonav Surveying  
Application Filed: January 5, 2023  
Zoning: MC-3, RR  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Sharmila Shrestha  
Council District: 12  
**S223-059**

**Attachments:** [S223-059 Case Report](#)  
[S223-059 Plat](#)

12. [23-438](#) An application to replat a 0.166-acre tract of land containing all of Lot 4 in City Block G/679 to create a 4-lot shared access development ranging in size from 753 square feet to 1,469 square feet and one common area on property located on Bryan Parkway, east of Greenville Avenue.  
Applicant/Owner: Boecam Marlborough, LLC  
Surveyor: Texas Heritage Surveying, LLC  
Application Filed: January 5, 2023  
Zoning: MF-2(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Sharmila Shrestha  
Council District: 14  
**S223-060**

**Attachments:** [S223-060 Case Report](#)  
[S223-060 Plat](#)

13. [23-439](#) An application to create one 1.5478-acre lot from a tract of land in City Block E/1622 on property located on North Central Expressway/ U.S Highway No. 75, south of Monticello Avenue.  
Applicant/Owner: Andrew Pollard  
Surveyor: Kimley-Horn and Associates, Inc.  
Application Filed: January 5, 2023  
Zoning: PD 193 (O-2)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Sharmila Shrestha  
Council District: 14  
**S223-061**

**Attachments:** [S223-061 Case Report](#)  
[S223-061 Plat](#)

14. [23-440](#) An application to replat a 0.3-acre tract of land containing all of Lots 26 and 27 in City Block 13/2037 to create one lot on property located on Hawthorne Avenue at La Salle Avenue, northwest corner.  
Applicant/Owner: Glencoe Real Estate, LLC  
Surveyor: Burns Surveying  
Application Filed: January 6, 2023  
Zoning: PD 193 MF-1(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Sharmila Shrestha  
Council District: 14  
**S223-062**

**Attachments:** [S223-062 Case Report](#)  
[S223-062 Plat](#)

Residential Replats:

15. [23-441](#) An application to replat a 1.990-acre tract of land containing all of Lots 29 and 30 on City Block 6759 to create 4 residential lots ranging in size from 10,316 square feet to 86,667 square feet on property located on Lewiston Avenue, north of Sand Springs Avenue.  
Applicants/Owners: Manuel De Jesus Molina and Aurora Arellano Molina  
Surveyor: Texas Heritage Surveying, LLC  
Application Filed: January 4, 2023  
Zoning: R-7.5(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Sharmila Shrestha  
Council District: 7  
**S223-055**

**Attachments:** [S223-055 Case Report](#)  
[S223-055 Plat](#)

Landmark Appeal:

16. [23-442](#) An appeal of the Landmark Commission's decision of (1) denial without prejudice to paint exterior (Body: Blue, Trim: White); and (2) denial with prejudice to replace wood windows with wood composite windows.  
Staff Recommendation: **Denial without prejudice** for item #1 and **approval** with conditions for item #2.  
Landmark Commission Recommendation: **Denial without prejudice** for item #1 and **denial with prejudice** for item #2.  
UA From: January 5, 2023.  
Planner: Rhonda Dunn  
Council District: 2  
Location: 4512-4518 Sycamore Street  
**CA212-574(RD)**

**Attachments:** [CA212-574\(RD\) Complete Record](#)

**OTHER MATTERS:****Items for Reconsideration:**17. [23-444](#)**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."

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.**

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.**

Planner: Megan Wimer

Council District: 14

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

**Consideration of Appointments to CPC Committees:****ADJOURNMENT**

## CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

**Tuesday, January 31, 2023**

**ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING** - Tuesday, January 31, 2023, at 9:00 a.m., in Room 6ES, at City Hall and by videoconference, to consider (1) **DCA212-007** - Consideration of amending Chapter 51A of the Dallas Development Code, Section 51A-4.701(d), "Two year limitation" to revise the applicability of the two-year limitation, the standard for the waiver of two-year limitation, and related regulations. The public may attend the meeting via the videoconference link: <https://bit.ly/ZOAC013123>

**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]