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CITY SECRETARY  
DALLAS, TEXAS

## City of Dallas

POSTED CITY SECRETARY  
DALLAS, TX

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



### City Plan Commission

**June 1, 2023**

**Briefing - 9:00 AM**

**Public Hearing - 12:30 PM**



**AGENDA  
CITY PLAN COMMISSION MEETING  
THURSDAY, JUNE 1, 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/cityofdallassv](https://cityofdallassv.com):

<https://dallascityhall.webex.com/dallascityhall/j.php?MTID=m12870ad88f23c136b02c4245d4ea6abd>

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

**APPROVAL OF MINUTES**

**ACTION ITEMS:**

ZONING CASES – CONSENT	Items 1-2
ZONING CASES – UNDER ADVISEMENT	Item 3
ZONING CASES – INDIVIDUAL	Item 4

**SUBDIVISION DOCKET:**

SUBDIVISION CASES – CONSENT	Items 5-12
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**LANDMARK COMMISSION APPEAL:**

Item 13

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

Approval of Minutes of the May 18, 2023 City Plan Commission Hearing.

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

1. [23-1500](#) An application for 1) a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet; and 2) a D-1 Liquor Control Overlay on property zoned a CR-D Community Retail District with a D Liquor Control Overlay at the southeast corner of South Hampton Road and Burlington Boulevard.

Staff Recommendation: **Approval**, of a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet for a three-year period, subject to a site plan and staff's recommended conditions; and **approval** of a D-1 Liquor Control Overlay.

Applicant: Rahim, Noorani, Texas Hamptons LLC

Representative: Vrinda Bhuta, Song Whiddon PLLC

Planner: Ryan Mulkey

Council District: 1

**Z212-290(RM)**

**Attachments:** [Z212-290\(RM\) CPC Report](#)  
[Z212-290\(RM\) Site Plan](#)

2. [23-1501](#) An application for an MU-1 Mixed Use District on property zoned an MF-1(A) Multifamily District, located on the north side of West Illinois Avenue, between South Westmoreland Road and South Hampton Road.

Staff Recommendation: **Approval**.

Applicant: Salim Khoja

Representative: Salim Khoja, Khoja Real Estate Investments, LLC

Planner: Jennifer Muñoz

Council District: 1

**Z223-119(JM)**

**Attachments:** [Z223-119\(JM\) Case Report](#)

**Zoning Cases - Under Advisement:**

3. [23-1502](#) An application for a new tract on property zoned Tract IV within Planned Development District No. 429, on the south side of Forest Lane, east of Webb Chapel Road.  
Staff Recommendation: **Approval**, subject to a revised conceptual plan, a development plan, a landscape plan, and conditions.  
Applicant: Upper Image Services, LLC.  
Representative: Michael Scarbrough and Anna Rempala, 3KI Consulting Services  
Planner: Jennifer Muñoz  
UA From: April 20, 2023.  
Council District: 13  
**Z212-339(JM)**

**Attachments:** [Z212-339\(JM\) Case Report](#)  
[Z212-339\(JM\) Conceptual Plan](#)  
[Z212-339\(JM\) Tract V Development Plan](#)  
[Z212-339\(JM\) Tract V Landscape Plan](#)

**Zoning Cases - Individual:**

4. [23-1504](#) An application for an amendment to Planned Development District No. 825 on property bounded by Palisade Drive, North Prairie Creek Road, Tonawanda Drive, and Greendale Drive, and on the north line of Palisade Drive, between North Prairie Creek Road and Greendale Drive.  
Staff Recommendation: **Approval**, subject to a revised development plan, a traffic management plan, and staff's recommended conditions.  
Applicant: Dallas Independent School District  
Representative: Karl Crawly, Masterplan  
Planner: Jenniffer Allgaier  
Council District: 5  
**Z212-276(JA)**

**Attachments:** [Z212-276\(JA\) CPC Report](#)  
[Z212-276\(JA\) Proposed Development Plan](#)  
[Z212-276\(JA\) Proposed Traffic Management Plan](#)

**SUBDIVISION DOCKET:**Consent Items:

5. [23-1509](#) An application to replat a 2.037-acre tract of land containing all of Lot 5B in City Block W/8751 to create one 0.827-acre lot and one 1.210-acre lot on property located on Frankford Road, west of President George Bush Turnpike.  
Owner: Gin Lanholdings, LLC  
Surveyor: Spiars Engineering, Inc.  
Application Filed: May 3, 2023  
Zoning: CR  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Mohammad Bordbar  
Council District: 12  
**S223-142**

**Attachments:** [S223-142 Case Report](#)  
[S223-142 Plat](#)

6. [23-1510](#) An application to replat a 2.915-acre tract of land containing all of Lots 1 through 9 in City Block A/452, and a part of City Block A/752 to create one lot on property located on Ervay Street at Beaumont Street, northwest corner.  
Owner: OHT Partners, CD Williams Building Account  
Surveyor: Spiars Engineering, Inc.  
Application Filed: May 8, 2023  
Zoning: PD 317 (Subdistrict 2)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Mohammad Bordbar  
Council District: 2  
**S223-144**

**Attachments:** [S223-144 Case Report](#)  
[S223-144 Plat](#)

7. [23-1511](#) An application to replat a 0.864-acre tract of land containing part of Lots 45 and 46 in City Block 1450 to create one lot on property located on Barry Avenue, southeast of Sidney Avenue.  
Owner: 1722-1726 Barry, LLC  
Surveyor: Duenes Land Surveying, LLC  
Application Filed: May 3, 2023  
Zoning: CS  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Mohammad Bordbar  
Council District: 2  
**S223-145**

**Attachments:** [S223-145 Case Report](#)  
[S223-145 Plat](#)

8. [23-1512](#) An application to replat a 0.419-acre tract of land containing all of Lots 8A and 9A in City Block 21/1552 to create one 8,936-square foot lot and one 9,304-square foot lot on property located on Trunk Avenue, northwest of Metropolitan Avenue.  
Owner: Pegaso California Construction Group  
Surveyor: R.C. Myers Surveying, LLC  
Application Filed: May 3, 2023  
Zoning: PD 595 (MF-2(A))  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Mohammad Bordbar  
Council District: 7  
**S223-146**

**Attachments:** [S223-146 Case Report](#)  
[S223-146 Plat](#)

9. [23-1513](#) An application to replat a 3.118-acre tract of land containing all of Lot 1B in City Block 7/409 to abandon existing easements and to create one lot on property located between Victory Avenue and Interstate Highway 35E, east of Dallas Area Rapid Transit.  
Owners: Victory Block M, LP, CLPF-One Victory, LP  
Surveyor: Pacheco Koch, A Westwood Company  
Application Filed: May 3, 2023  
Zoning: PD 582  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Mohammad Bordbar  
Council District: 2  
**S223-147**

**Attachments:** [S223-147 Case Report](#)  
[S223-147 Plat](#)



10. [23-1514](#) An application to create one 0.209-acre (9,105.84-square foot) lot from a tract of land in City Block 6769 on property located on Briarbank Circe, at the terminus of Abraham Drive.  
Owner: Southern Homes Ventures, LLC  
Surveyor: CBG Surveying Texas, LLC  
Application Filed: May 8, 2023  
Zoning: TH-2(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Mohammad Bordbar  
Council District: 7  
**S223-148**

**Attachments:** [S223-148 Case Report](#)  
[S223-148 Plat](#)

11. [23-1516](#) An application to replat a 1.1026-acre tract of land containing all of Lots 1 through 5 in City Block C/2105 to create one lot on property located on Samuel Boulevard at Sibley Avenue, southeast corner.  
Owner: Paige Whiteside Group, LLC  
Surveyor: Adams Surveying Company, LLC  
Application Filed: May 3, 2023  
Zoning: RR  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Mohammad Bordbar  
Council District: 2  
**S223-149**

**Attachments:** [S223-149 Case Report](#)  
[S223-149 Plat](#)

12. [23-1517](#) An application to replat a 21.582-acre tract of land containing all of Lots 1C, 2A, and a part of Lots 1A and 1B in City Block 18/2006 to create 6 lots ranging in size from 0.545-acre lot to 9.534-acre lot on property located on Carroll Avenue and Haskell Avenue, east of Central Expressway.  
Owners: Urban Smart Growth, LP, Central Carroll Interests LLC  
Surveyor: Urban Strategy  
Application Filed: May 5, 2023  
Zoning: PD 305 and PD 889  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Mohammad Bordbar  
Council District: 2  
**S223-150**

**Attachments:** [S223-150 Case Report](#)  
[S223-150 Plat](#)

**Landmark Appeal:**

13. [23-1505](#) An appeal of the Landmark Commission's decision of denial without prejudice to construct new primary residential building (on a vacant lot).  
**Staff Recommendation: Approve with conditions.**  
**Landmark Commission Recommendation: Denial without prejudice.**  
**Planner:** Rhonda Dunn  
**Council District:** 4  
**Location:** 208 Landis Street  
**CA223-182(RD)**

**Attachments:** [CA223-182\(RD\) Memorandum](#)  
[CA223-182\(RD\) The Record \(Amended\)](#)  
[CA223-182\(RD\) Transcript](#)  
[CA223-182\(RD\) City Brief](#)

**OTHER MATTERS:**

Consideration of Appointments to CPC Committees:

**ADJOURNMENT**

**CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS****Tuesday, May 30, 2023**

**ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING** - Tuesday, May 30, 2023, at 9:00 a.m., in Room 6ES, at City Hall and by videoconference, to consider (1) **DCA223-002** - Consideration of amending Chapters 51 and 51A of the Dallas Development Code, with consideration to be given to amending Sections 51-4.204(4), "Child-Care Facility;" 51-4.204(6), "Adult Day Care Facility;" 51-4.217(b) (10) "Day home;" 51A-4.204(1), "Adult Day Care Facility;" 51A-4.204(3), "Child-Care Facility;" 51A-4.217(b)(7.1) "Day home;" 51A-13.306(b), "Use Chart;" and related sections with consideration to be given to appropriate zoning districts and developing appropriate standards associated with adult day care facilities and child-care facilities. The public may attend the meeting via the videoconference link: <https://bit.ly/zoac053023>.

**Tuesday, June 13, 2023**

**COMPREHENSIVE LAND USE PLAN COMMITTEE (CLUP) MEETING** – Tuesday, June 13th, 2023, at 8:30 a.m., at City Hall 11FN Auditorium and by videoconference <https://bit.ly/CLUP061323>, to facilitate a working session with CLUP members on the future placetype map.

**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]