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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

CITY PLAN COMMISSION THURSDAY, JUNE 1, 2023 AGENDA

BRIEFINGS: Videoconference/5ES* 9:00 a.m.

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

PUBLIC HEARINGS: Videoconference/Council Chambers* 12:30 p.m.

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

PURPOSE: To consider the attached agendas.

* All meeting rooms and chambers are located in Dallas City Hall, 1500 Marilla, Dallas, Texas

The City Plan Commission meeting will be held by videoconference and in the Council Chambers, 6th Floor at City Hall. Individuals who wish to listen to the meeting, may participate by video by joining Cisco Webex Link: https://bit.ly/CPC-060123 or by calling the following phone number: Webinar number: 2484 614 7082 (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: 2484 614 7082) Password (if required) 325527.

Individuals and interested parties wishing to speak must register with the Planning and Urban Design Department by registering online at https://dallascityhall.com/government/meetings/Pages/city-plancommission.aspx or call (214) 670-4209, by 3:00 p.m., Wednesday, May 31, 2023, eighteen (18) hours prior to the meeting date and time.

Las personas y las partes interesadas que deseen hablar deben registrarse en el Departamento de Planificación y Diseño Urbano registrándose en línea en https://dallascityhall.com/government/meetings/Pages/city-plan-commission.aspx o llamando al (214) 670-4209, antes de las 3:00 p.m. del miércoles 31 de mayo de 2023, dieciocho (18) horas antes de la fecha y hora de la reunión.

The public is encouraged to attend the meeting virtually; however, City Hall is available for those wishing to attend the meeting in person following all current pandemic-related public health protocols. The City of Dallas will make "Reasonable Accommodations/Modifications" to programs and/or other related activities to ensure any and all residents have access to services and resources to ensure an equitable and inclusive meeting. Anyone requiring auxiliary aid, service, and/or translation(interpreter) to fully participate in the meeting should notify the Planning and Urban Design Department by emailing yolanda.hernandez@dallas.gov, calling (214) 670-4209 or TTY (800) 735-2989, at least seventy-two (72) hours (3 days) prior to the scheduled meeting. A video stream of the meeting will be available twenty-four (24) hours after adjournment by visiting https://dallastx.new.swagit.com/views/113.

Se anima al público a asistir a la reunión virtualmente; sin embargo, la audiencia está disponible para aquellos que deseen asistir en persona siguiendo todos los protocolos actuales de salud pública relacionados con la pandemia. La ciudad de Dallas Ilevará a cabo "Adecuaciones/Modificaciones Razonables" a los programas y/u otras actividades relacionadas para asegurar que todos y cada uno de los residentes tengan acceso a los servicios y recursos para asegurar una reunión equitativa e inclusiva. Cualquier persona que requiera asistencia adicional, servicio, y/o traducción (intérprete) para poder participar de forma íntegra en la reunión debe notificar a Departamento de Planificación y Diseño Urbano enviando un correo electrónico a yolanda.hernandez@dallas.gov, llamando al (214) 670-4209 o TTY (800) 735-2989, por lo menos setenta y dos (72) horas (3 días) antes de la reunión programada. Una transmisión en video de la reunión estará disponible dos días hábiles luego de la finalización de reunión https://dallastx.new.swagit.com/views/113.

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/cityofdallastv:

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

LANDMARK COMMISSION APPEAL: Item 13

OTHER MATTERS:

CONSIDERATION OF APPOINTMENTS TO CPC COMMITTEES

ADJOURMENT

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 propriedad."

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.

<u>Staff Recommendation</u>: <u>Approval</u>, 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 <u>approval</u> of a D-1 Liquor Control Overlay.

<u>Applicant</u>: 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

<u>Planner</u>: Jennifer Muñoz

Council District: 1 **Z223-119(JM)**

Attachments: Z223-119(JM) Case Report

Zoning Cases - Under Advisement:

3. <u>23-1502</u>

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.

<u>Staff Recommendation</u>: <u>Approval</u>, 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 <u>UA From</u>: April 20, 2023. <u>Council District</u>: 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.

<u>Staff Recommendation</u>: <u>Approval</u>, subject to a revised development plan, a traffic management plan, and staff's recommended conditions.

<u>Applicant</u>: Dallas Independent School District <u>Representative</u>: 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

<u>Surveyor</u>: Spiars Engineering, Inc. <u>Application Filed</u>: May 8, 2023 <u>Zoning</u>: 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. <u>23-1511</u>

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

<u>Attachments:</u> S223-145 Case Report

S223-145 Plat

8. <u>23-1512</u>

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.

<u>Planner</u>: 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. <u>Planner</u>: 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

<u>Staff Recommendation</u>: <u>Approval</u>, subject to compliance with the

conditions listed in the docket. <u>Planner</u>: Mohammad Bordbar

Council District: 2

S223-150

Attachments: S223-150 Case Report

S223-150 Plat

Landmark Appeal:

13. <u>23-1505</u> 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.

<u>Planner</u>: Rhonda Dunn <u>Council District</u>: 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 I1FN 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]
- 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]
- 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]