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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

November 16, 2023

Briefing - 9:00 AM

Public Hearing - 12:30 PM

CITY PLAN COMMISSION
THURSDAY, NOVEMBER 16, 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.

[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-111623> or by calling the following phone number: **Webinar number: 2499 694 2432** (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: 2499 694 2432*) **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-plan-commission.aspx> or call (214) 670-4209, by 3:00 p.m., Wednesday, November 15, 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 15 de noviembre 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 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, 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, NOVEMBER 16, 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=m38b6458f78d215a35f91fa673d7b6ee9>

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

BRIEFING ITEMS

APPROVAL OF MINUTES

ACTION ITEMS:

MISCELLANEOUS DOCKET:

MINOR AMENDMENT CASES - INDIVIDUAL Items 1-3

DEVELOPMENT PLAN CASES - INDIVIDUAL Item 4

ZONING DOCKET:

ZONING CASES - CONSENT Items 5-9

ZONING CASES - UNDER ADVISEMENT Item 10

ZONING CASES - INDIVIDUAL Item 11

SPECIAL PROVISION SIGN DISTRICT: Item 12

SUBDIVISION DOCKET:

SUBDIVISION CASES - CONSENT Items 13-15

SUBDIVISION CASES - RESIDENTIAL REPLATS Items 16-17

CERTIFICATES OF APPROPRIATENESS FOR SIGNS: Items 18-20

OTHER MATTERS:

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 November 2, 2023 City Plan Commission Hearing.

ACTIONS ITEMS:**Miscellaneous Items:****Minor Amendments - Individual:**

1. [23-2996](#) An application for a minor amendment to an existing site plan for Specific Use Permit No.1661 for an open-enrollment charter school, on property zoned IR Industrial Research District with deed restriction Z823-131 Tract A, generally on the southwest corner of South Hampton Road and Beckleymeade Avenue.

Staff Recommendation: Approval.

Applicant: Uplift Education

Representative: Rob Baldwin, Baldwin Associates

Planner: Teaseia Blue

Council District: 8

M212-023(TB)

Attachments: [M212-023\(TB\) Case Report](#)
[M212-023\(TB\) Site Plan](#)
[M212-023\(TB\) Proposed Site Plan](#)
[M212-023\(TB\) Traffic Management Plan Update](#)

2. [23-2997](#) An application for a minor amendment to an existing development plan and landscape plan on property zoned Planned Development District No. 1015, on the west line of Bonnie View Road, north of Morrell Avenue.

Staff Recommendation: Approval.

Applicant: Dallas Independent School District

Representative: Rob Baldwin, Baldwin Associates

Planner: Jenniffer Allgaier

Council District: 4

M223-013(JA)

Attachments: [M223-013\(JA\) Case Report](#)
[M223-013\(JA\) Proposed Development Plan](#)
[M223-013\(JA\) Proposed Landscape Plan](#)

3. [23-2998](#) An application for a minor amendment to an existing development plan on property zoned Planned Development District No. 68, generally on the northeast corner of Preston Road and Willow Lane.
Staff Recommendation: **Approval.**
Applicant: Tyler C. Cooper MD
Representative: Hudson Locket, III
Planner: Donna Moorman
Council District: 11
M223-034(DM)

Attachments: [M223-034\(DM\) Case Report](#)
[M223-034\(DM\) Development Plan](#)
[M223-034\(DM\) Proposed Development Plan](#)

Development Plans - Individual:

4. [23-2999](#) An application for a development plan on property zoned Subdistrict 5: Urban Center within Planned Development No. 655, on the southwest corner of Capella Park Avenue and Gideons Way.
Staff Recommendation: **Approval.**
Applicant: Capella Park Development LLC
Representative: Dayton Macatee, Macatee Engineering
Planner: Teaseia Blue
Council District: 3
D223-002(TB)

Attachments: [D223-002\(TB\) Case Report](#)
[D223-002\(TB\) Development Plan](#)
[D223-002\(TB\) Master Tree Replacement Site Plan 1](#)
[D223-002\(TB\) Master Tree Replacement Site Plan 2](#)
[D223-002\(TB\) Master Tree Replacement Site Plan 3](#)

Zoning Cases - Consent:

5. [23-3000](#) An application for an MU-1 Mixed Use District on property zoned a CS Commercial Service District, on the east line of Executive Drive, northeast of the intersection of Executive Drive and Data Drive.
Staff Recommendation: **Approval.**
Applicant: KKMD Investments, LLC
Representative: Andrew Ruegg, Masterplan
Planner: Michael Pepe
Council District: 9
Z223-153(MP)

Attachments: [Z223-153\(MP\) Case Report](#)

6. [23-3001](#) An application for a Specific Use Permit for a bail bonds office within the Mixmaster Riverfront Subarea of Planned Development District No. 784, the Trinity River Corridor Special Purpose District, on the northeast corner of South Riverfront Boulevard and Reunion Boulevard.
Staff Recommendation: **Approval** for a three-year period, subject to a site plan and conditions.
Applicant: Karen Dando, Southern Bail Bonds
Representative: Paul Wieneskie
Planner: Liliana Garza
Council District: 6
Z223-206(LG)
- Attachments:** [Z223-206\(LG\) Case Report](#)
[Z223-206\(LG\) Site Plan](#)
7. [23-3002](#) An application for a TH(3)(A) Townhouse Subdistrict on property zoned an R-5(A) Single Family Subdistrict and an NC Neighborhood Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the southwest line of Troy Street, between Brashear Street and Spring Avenue.
Staff Recommendation: **Approval.**
Applicant: South Dallas Fair Park ICDC
Representative: Erik Hauglie
Planner: Michael Pepe
Council District: 7
Z223-231(MP)
- Attachments:** [Z223-231\(MP\) Case Report](#)
8. [23-3003](#) An application for an R-5(A) Single Family Subdistrict on property zoned an NC Neighborhood Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the southeast line of Easley Street, west of Bexar Street.
Staff Recommendation: **Approval.**
Applicant: CTE Homes, LLC
Representative: Rob Baldwin, Baldwin Associates
Planner: Giahanna Bridges
Council District: 7
Z223-232(GB)
- Attachments:** [Z223-232\(GB\) Case Report](#)

9. [23-3004](#) An application for an R-5(A) Single Family Subdistrict on property zoned an NC Neighborhood Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the north line of Wells Street and Canaan Street.

Staff Recommendation: **Approval.**

Applicant: CTE Homes, LLC

Representative: Rob Baldwin, Baldwin Associates

Planner: Giahanna Bridges

Council District: 7

Z223-233(GB)

Attachments: [Z223-233\(GB\) Case Report](#)

Zoning Cases - Under Advisement:

10. [23-3005](#) An application for the renewal of and an amendment to Specific Use Permit No. 2308 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-D-1 Regional Retail District with a D-1 Liquor Control Overlay, on the north side of West Camp Wisdom Road, east of Marvin D. Love Freeway (US 67).

Staff Recommendation: **Approval** for a three-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.

Applicant: Sagani Jawed, Sole Owner

Representative: Carlos Talison, LaSierra Planning Group

Planner: Andreea Udrea

UA From: September 7, 2023 and October 19, 2023.

Council District: 3

Z223-189(AU)

Attachments: [Z223-189\(AU\) Case Report](#)
[Z223-189\(AU\) Existing Site Plan](#)

Zoning Cases - Individual:

11. [23-3006](#) An application for an amendment to Planned Development District No. 1050, on property bounded by Taft Street, North Montclair Avenue, Ranier Street, and Mary Cliff Road.
- Staff Recommendation: **Approval**, subject to a revised amended development plan, a revised amended landscape plan, an amended traffic management plan, and staff recommended amended conditions.
- Applicant: Dallas Independent School District
- Representative: Elsie Thurman, Land Use Planning & Zoning Services
- Planner: Jenniffer Allgaier
- Council District: 1
- Z223-348(JA)**

Attachments: [Z223-348\(JA\) Case Report](#)
[Z223-348\(JA\) Development Plan](#)
[Z223-348\(JA\) Landscape Plan Pg. 1](#)
[Z223-348\(JA\) Landscape Plan Pg. 2](#)
[Z223-348\(JA\) Traffic Management Plan](#)

Special Provision Sign District:

12. [23-3007](#) An application to create a new subdistrict within the McKinney Avenue Sign District on property within the McKinney Avenue Sign District zoned Planned Development District No. 193, the Oak Lawn Special Purpose District, Subdistrict 152, on the north corner of Howell Street and Routh Street.
- Staff Recommendation: **Approval**, subject to conditions.
- Special Sign District Advisory Committee Recommendation: **Approval**, subject to conditions.
- Applicant: SRPF B/ Quadrangle Property, LLC
- Representative: Suzan Kedron of Jackson Walker, LLP
- Planner: Jason Pool
- Council District: 14
- SPSD223-002(JP)**

Attachments: [SPSD223-002\(JP\) Case Report](#)

SUBDIVISION DOCKET:Consent Items:

13. [23-2991](#) An application to create three 1.901-acre (83,184-square foot) lots from a 5.729-acre tract of land in City Block 8828 on property located on Garden Grove Drive at Rylie Crest Road, southwest corner.
Applicant/Owner: Luis J. Garcia
Surveyor: ARA Surveying
Application Filed: October 20, 2023
Zoning: R-10(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 8
S234-008

Attachments: [S234-008 Case Report](#)
[S234-008 Plat](#)

14. [23-2992](#) An application to create one 2.060-acre lot from a tract of land in City Block 6113 on property located on 14th Street, south of Skyline Road.
Applicant/Owner: American Brownfield MCIC, LLC
Surveyor: Bowman Consulting Group, LTD
Application Filed: October 20, 2023
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 3
S234-009

Attachments: [S234-009 Case Report](#)
[S234-009 Plat](#)

15. [23-2993](#) An application to create one 2.304-acre lot from a tract of land in City Block 8821 on property located on Garden Grove Road, northwest of Beltline Road.
Applicant/Owner: 1500 S Beltline, LLC
Surveyor: Centro Resources, LLC
Application Filed: October 20, 2023
Zoning: PD 1096
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 8
S234-010

Attachments: [S234-010 Case Report](#)
[S234-010 Plat](#)

Residential Replats:

16. [23-2994](#) An application to replat a 0.666-acre tract of land containing part of Lots 1 and 2 in City Block 7568 to create one 13,006-square foot lot and one 15,988-square foot lot on property located on Polk Street, north of Kirnwood Drive.
Applicant/Owner: Vivian Rena Thomas
Surveyor: ARA Surveying
Application Filed: October 20, 2023
Zoning: R-7.5(A), TH-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 8
S234-007

Attachments: [S234-007 Res. Replat Case Report](#)
[S234-007 Plat](#)

17. [23-2995](#) An application to replat a 0.44-acre tract of land containing all of Lot 8A in City Block 23/4319 to create two 0.22-acre lots on property located on Fernwood Avenue at Exeter Avenue, west corner.
Applicant/Owner: Cazares Casas, LLC
Surveyor: CBG Surveying Texas, LLC
Application Filed: October 20, 2023
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 4
S234-011

Attachments: [S234-011 Res. Replat Case Report](#)
[S234-011 Plat](#)

Certificate of Appropriateness for Signs:

Consent Items:

18. [23-3008](#) An application for a Certificate of Appropriateness by Breana Wright of Barnett Signs Inc., for a 310.3-square-foot illuminated attached sign at 3200 McKinney Avenue (west elevation).
Staff Recommendation: **Approval**.
SSDAC Recommendation: **Approval**.
Applicant: Breana Wright of Barnett Signs Inc.
Owner: McKinney TX Partners, LLC
Planner: Jason Pool
Council District: 14
2308030009

Attachments: [2308030009 Case Report](#)

19. [23-3009](#) An application for a Certificate of Appropriateness by Melissa Hallett of Mello Signs, for a 5.7-square-foot externally illuminated projecting attached sign at 2019 North Lamar Street, Suite 100 (north corner elevation).
Staff Recommendation: **Approval**.
SSDAC Recommendation: **Approval**.
Applicant: Melissa Hallett of Mello Signs
Owner: Arena Partners, L.P
Planner: Jason Pool
Council District: 14
2308150015

Attachments: [2308150015 Case Report](#)

20. [23-3010](#) An application for a Certificate of Appropriateness by Melissa Hallett of Mello Signs, for a 5.7-square-foot externally illuminated projecting attached sign at 2019 North Lamar Street, Suite 100 (southwest elevation).

Staff Recommendation: **Approval.**

SSDAC Recommendation: **Approval.**

Applicant: Melissa Hallett of Mello Signs

Owner: Arena Partners, L.P

Planner: Jason Pool

Council District: 14

2308150016

Attachments: [2308150016 Case Report](#)

OTHER MATTERS:

Consideration of Appointments to CPC Committees:

ADJOURNMENT

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**Tuesday, November 14, 2023**

COMPREHENSIVE LAND USE PLAN COMMITTEE (CLUP) MEETING – Tuesday, November 14, 2023, at 8:30 a.m., at 1FN and by videoconference, <https://bit.ly/CLUP-11142023>, to facilitate a draft ForwardDallas plan review workshop.

ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING - Tuesday, November 14, 2023, at 9:00 a.m. at City Hall, in the L1FN Auditorium, and by videoconference, to consider (1) **DCA223-008** - Consideration of amending the notice requirements for zoning cases and code amendments that may result in the creation of nonconforming use and the requirements for initiating and conducting a board of adjustment hearing to establish a compliance date in the Dallas Development Code. The public may attend the meeting via the videoconference link: <https://bit.ly/zoac111423>.

SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC) MEETING - Tuesday, November 14, 2023, at 10:00 a.m., in Room 5BN at City Hall and by video conference via <https://bit.ly/SSDAC111423>.

Thursday, November 16, 2023

SUBDIVISION REVIEW COMMITTEE (SRC) MEETING - Thursday, November 16, 2023, at 8:30 a.m. at City Hall (Council Chamber, 6th Floor), and by videoconference, to consider (1) **NC234-001** - An application to change the portion of Jim Miller Road between Great Trinity Forest Way and Highland Road to “Santos Rodriguez Road”. The public may attend the meeting via the videoconference link: <https://bit.ly/SRC111623>.

Tuesday, November 28, 2023

COMPREHENSIVE LAND USE PLAN COMMITTEE (CLUP) MEETING – Tuesday, November 28, 2023, at 8:30 a.m., at 6ES and by videoconference, <https://bit.ly/CLUP-11282023>, to facilitate a draft ForwardDallas plan review workshop and provide an update on recommended land uses for the South Dallas Fair Park Area Plan.

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]