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**CITY SECRETARY
DALLAS, TEXAS**

City of Dallas

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

Public Notice

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**POSTED CITY SECRETARY
DALLAS, TX**



City Plan Commission

July 25, 2024

Briefing - 9:00 AM

Public Hearing - 12:30 PM

**AGENDA
CITY PLAN COMMISSION MEETING
THURSDAY, JULY 25, 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 Urban Design'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=m988d75b8da0f4603e1f623f41ee5ef67>

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

BRIEFING ITEMS

Item 1

APPROVAL OF MINUTES

ACTION ITEMS:

FORWARD DALLAS PUBLIC HEARING

Item 2

ZONING DOCKET:

ZONING CASES - CONSENT

Items 3-8

ZONING CASES - UNDER ADVISEMENT

Items 9-12

ZONING CASES - INDIVIDUAL

Items 13-14

DEVELOPMENT CODE AMENDMENT – UNDER ADVISEMENT

Item 15

SUBDIVISION DOCKET:

SUBDIVISION CASES – CONSENT

Items 16-21

SUBDIVISION CASES – RESIDENTIAL REPLATS

Items 22

AUTHORIZATION OF A HEARING

Item 23

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 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**BRIEFINGS:**

1. [24-2238](#) Briefing on the ForwardDallas Comprehensive Land Use Plan. Draft Plan Updates and CPC Review Schedule
Lawrence Agu, III, AICP, Assoc AIA, Planning and Development
Patrick Blaydes, Planning and Development

PUBLIC TESTIMONY:**APPROVAL OF MINUTES:**

Approval of Minutes of the June 17, 2024 City Plan Commission ForwardDallas Special Called Meeting, the June 20, 2024 City Plan Commission Hearing, and the July 11, 2024 City Plan Commission Hearing.

ACTIONS ITEMS:**ForwardDallas Public Hearing:**

2. [24-2214](#)
Public hearing to receive comments on the ForwardDallas 2.0 Comprehensive plan and consideration of an ordinance adopting the ForwardDallas 2.0 Comprehensive plan.

ZONING DOCKET:**Zoning Cases - Consent:**

3. [24-2216](#) An application for a new subdistrict for retail and personal service uses on property zoned Subarea 2 and Subarea 3 within Planned Development District No. 363, the Jeffries/Meyers Planned Development District, on the north and west corners of Merlin Street and Al Lipscomb Way.
Staff Recommendation: **Approval**, subject to conditions.
Applicant: Anne Evans, Southfair Community Development Corporation
Representative: Ami Pairkh, Stantec
Planner: Michael V. Pepe
Council District: 7
Z223-307(MP)

Attachments: [Z223-307\(MP\) Case Report](#)

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4. [24-2217](#) An application for a Specific Use Permit for a child-care facility on property zoned Subdistrict 10 within Planned Development District No. 298, The Bryan Area Special Purpose District, on the southeast line of Live Oak Street, between Liberty Street and Oak Street.
Staff Recommendation: **Approval** for a ten-year period, subject to a site plan and conditions.
Applicant: Mommies in Need
Representative: Audra Buckley, Permitted Development
Planner: Wilson Kerr
Council District: 14
Z234-128(WK)
- Attachments:** [Z234-128\(WK\) Case Report](#)
[Z234-128\(WK\) Site Plan](#)
5. [24-2218](#) An application for an amendment to deed restrictions [Z978-150 and Z190-168] on property zoned a CS Commercial Service District, on the north corner of South Fitzhugh Avenue and Haskell Avenue.
Staff Recommendation: **Approval** of an amendment to deed restrictions [Z978-150 and Z190-168] as volunteered by the applicant.
Applicant: Jose M. Martinez [Sole Owner]
Representative: Jose C. Garcia, XG Drafting
Planner: LeQuan Clinton
Council District: 2
Z234-186(LC)
- Attachments:** [Z234-186\(LC\) Case Report](#)
6. [24-2219](#) An application for 1) an amendment to Subdistrict 1D within Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District; and 2) an amendment to Specific Use Permit No. 2437 for alcoholic beverage manufacturing, on the south side of Powell Street between Haslet Street and Sulphur Street, north of Yorktown Street.
Staff Recommendation: 1) **Approval** of an amendment to Subdistrict 1D within PD No. 714, subject to amended conditions; and 2) **approval** of an amendment to SUP No. 2437 for a five-year period, subject to an amended site plan and amended conditions.
Applicant: Karl Sanford
Planner: Martin Bate
Council District: 6
Z234-205(MB)
- Attachments:** [Z234-205\(MB\) Case Report](#)
[Z234-205\(MB\) Site Plan](#)

7. [24-2220](#) An application for an amendment to Planned Development District No. 411, on the southeast corner of Harvest Hill Road and Noel Road.
Staff Recommendation: **Approval**, subject to amended development plan and amended conditions.
Applicant: CR Capital
Representative: Jim Dewey, Jr. JDJR Engineers & Consultants, Inc.
Planner: Wilson Kerr
Council District: 13
Z234-206(WK)

Attachments: [Z234-206\(WK\) Case Report](#)
[Z234-206\(WK\) Development Plan](#)

8. [24-2221](#) An application for an amendment to Specific Use Permit No. 1959 for an attached projecting non-premise district activity videoboard sign on property zoned Planned Development District No. 619, on the southeast corner of Elm Street and North Field Street.
Staff Recommendation: **Approval** for a six-year period, subject to staff's recommended amended conditions.
Applicant: Big Outdoor Texas, LLC
Representative: Suzan Kedron & Victoria Morris, Jackson Walker, LLP
Planner: Wilson Kerr
Council District: 14
Z234-209(WK)

Attachments: [Z234-209\(WK\) Case Report](#)

Zoning Cases - Under Advisement:

9. [24-2222](#) An application for a Planned Development District for MU-2 Mixed Use District uses on property zoned a CR Community Retail District, located on the southeast corner of Preston Road and Belt Line Road.
Staff Recommendation: **Approval**, subject to a conceptual plan, a development plan, and staff's recommended conditions.
Representative: Masterplan, Lee Kleinman and Andrew Ruegg
Planner: Jennifer Muñoz
U/A From: June 20, 2024.
Council District: 11
Z212-358(JM)

Attachments: [Z212-358\(JM\) Case Report](#)
[Z212-358\(JM\) Conceptual Plan](#)
[Z212-358\(JM\) Development Plan](#)
[Z212-358\(JM\) Traffic Impact Analysis Volume 1](#)
[Z212-358\(JM\) Traffic Impact Analysis Volume 2](#)

10. [24-2223](#) An application for a new subdistrict for SC Shopping Center District uses and residential uses within Planned Development District No. 101, on the northwest line of West Camp Wisdom Road, between Belt Line Road and Mountain Creek Parkway.
Staff Recommendation: **Approval**, subject to a conceptual plan and staff's recommended conditions.
Applicant: Pacific Harbor Equities, LLC
Representative: Robert Reeves & Associates Inc.
Planner: Michael V. Pepe
U/A From: June 20, 2024.
Council District: 3
Z223-331(MP)
- Attachments:** [Z223-331\(MP\) Case Report](#)
[Z223-331\(MP\) Conceptual Plan](#)
11. [24-2224](#) An application for a Specific Use Permit for an electrical substation on property zoned an R-16(A) Single Family District, on the west side of Edgemere Road, between Lawnhaven Road and Royalton Drive.
Staff Recommendation: **Approval** for a five-year period, subject to a revised site plan and staff's recommended conditions.
Representative: Rob Myers
Planner: LeQuan Clinton
U/A From: May 2, 2024, June 6, 2024, and July 11, 2024.
Council District: 11
Z234-142(LC)
- Attachments:** [Z234-142\(LC\) Case Report](#)
[Z234-142\(LC\) Site Plan](#)
12. [24-2225](#) An application for a TH-3(A) Townhouse District on property zoned an LO-1 Limited Office District, on the north line of East Northwest Highway, east of Lockhaven Drive.
Staff Recommendation: **Approval**.
Applicant: The Javelin Group, LLC
Representative: Rob Baldwin, Baldwin Associates
Planner: Martin Bate
U/A From: July 11, 2024.
Council District: 10
Z234-178(MB)
- Attachments:** [Z234-178\(MB\) Case Report](#)

Zoning Cases - Individual:

13. [24-2226](#) An application for 1) a new subdistrict for WMU-12 Walkable Urban Mixed-Use District uses; 2) a Specific Use Permit for a restaurant with drive-in or drive-through service; and 3) 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] on a portion, on the west line of South I-35 Freeway, between East Eighth Street and Dale Street.

Staff Recommendation: 1) **Denial** of a new subdistrict for WMU-12 Walkable Urban Mixed Use District uses; 2) **denial** of a Specific Use Permit for a restaurant with drive-in or drive-through service; and 3) **approval** of the termination of deed restrictions [Z890-182] as volunteered by the applicant.

Applicant: Noble Oak Cliff, LLC

Representative: Laura Hoffman, Jesse Copeland, Winstead PC

Planner: Michael V. Pepe

Council District: 1

Z223-238(MP)

Attachments: [Z223-238\(MP\) Case Report](#)
[Z223-238\(MP\) Site Plan](#)
[Z223-238\(MP\) Landscape Plan](#)

14. [24-2227](#) An application for an amendment to Planned Development District No. 1017 on property bounded by Bickers Street, North Westmoreland Road, Gallagher Street, and Furey Street.

Staff Recommendation: **Approval**, subject to a revised amended development plan, a revised amended landscape plan, a revised amended traffic management plan, and amended conditions.

Applicant: Dallas Independent School District

Representative: Elsie Thurman, Land Use Planning & Zoning Services

Planner: Jenniffer Allgaier

Council District: 6

Z234-122(JA)

Attachments: [Z234-122\(JA\) Case Report](#)
[Z234-122\(JA\) Development Plan](#)
[Z234-122\(JA\) Landscape Plan](#)
[Z234-122\(JA\) Traffic Management Plan](#)

Development Code Amendments - Under Advisement:

15. [24-2237](#) Consideration of amending Chapter 51A, the Dallas Development Code, with consideration to be given to amending Section 51A-3.102, "Board of Adjustment"; Section 51A-4.701, "Zoning Amendments"; Section 51A-4.703, "Board of Adjustment Hearing Procedures"; Section 51A-4.704, "Nonconforming Uses and Structures"; and related sections with consideration to be given to amending the notice requirements for zoning cases and code amendments that may result in the creation of a nonconforming use and the requirements for initiating and conducting a board of adjustment hearing to establish a compliance date pursuant to the requirements of Texas Senate Bill 929, 88th Legislature.
Zoning Ordinance Advisory Committee (ZOAC) Recommendation:
Approval of ZOAC's recommended amendments.
Staff Recommendation: **Hold under advisement** until August 22.
Planner: Sarah May, AICP and the City Attorney's Office
U/A From: May 16, 2024.
Council District: All
DCA223-008(SM)

Attachments: [DCA223-008\(SM\) Case Report](#)

SUBDIVISION DOCKET:Consent Items:

16. [24-2228](#) An application to replat a 0.300-acre tract of land containing all of Lots 13 and 14 in City Block 2/1521 to create one lot, on property located on Buena Vista Street at Fitzhugh Avenue, southwest corner.
Applicant/Owner: BVJV III/4155, LLC
Surveyor: Piburn & Company, LLC
Application Filed: June 26, 2024.
Zoning: PD 193 (GR)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 14
S234-140

Attachments: [S234-140 Case Report](#)
[S234-140 Plat Page No. 1](#)
[S234-140 Plat Page No. 2](#)

17. [24-2229](#) An application to create one 0.475-acre (20,688.30 square foot) lot from a tract of land in City Block A/8812, on property located on Royal Oaks Drive, east of Kleberg Road.
Applicant/Owner: Araceli Martinez
Surveyor: Survey Solutions of Texas, Xavier Chapa Engineering and Surveying
Application Filed: June 26, 2024.
Zoning: R-10(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 8
S234-141

Attachments: [S234-141 Case Report](#)
[S234-141 Plat](#)

18. [24-2230](#) An application replat a 0.975-acre tract of land containing all of Lot D and part of Lot F in City Block 11/5688 to create one lot, on property located on Grassmere Lane at Lomo Alto Drive, northwest corner.
Applicant/Owner: Kristopher Kashata, Lomalt LTD.
Surveyor: O'Neal Surveying Co., KFM Engineering and Design
Application Filed: June 26, 2024.
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 13
S234-143

Attachments: [S234-143 Case Report](#)
[S234-143 Plat](#)

19. [24-2231](#) An application to replat a 6.875-acre tract of land containing part of City Block D/6499 to create one 1.688-acre lot and one 5.187-acre lot, on property located on Technology Boulevard West at Connector Drive, southwest corner.
Applicant/Owner: Dallas Tech EMS, LLC
Surveyor: Westwood Professionals Services Inc.
Application Filed: June 26, 2024.
Zoning: MU-3
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 6
S234-144

Attachments: [S234-144 Case Report](#)
[S234-144 Plat](#)

20. [24-2233](#) An application to replat a 4.451-acre tract of land containing part of Lot 1B in City Block 4/1354 to create one lot, on property located on J.B. Jackson Jr. Boulevard, east of Trezevant Street.
Applicant/Owner: Dallas Area Rapid Transit
Surveyor: Gonzalez & Schneeberg, Engineers & Surveyors, INC.
Application Filed: June 27, 2024.
Zoning: PD 595 (MF-2(A) and CC)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket
Planner: Hema Sharma
Council District: 7
S234-146

Attachments: [S234-146 Case Report](#)
[S234-146 Plat Page No. 1](#)
[S234-146 Plat Page No. 2](#)

21. [24-2234](#) An application to create one 3.236-acre lot from a tract of land in City Block 6715, on property located on Lake June Road, east of St. Augustine Drive.
Applicant/Owner: Jonathan Bazan, Dallas County
Surveyor: Hana Surveying and Engineering LLC.
Application Filed: June 28, 2024.
Zoning: MF-2(A), R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 5
S234-147

Attachments: [S234-147 Case Report](#)
[S234-147 Plat](#)

Residential Replats:

22. [24-2235](#) An application to replat a 0.609-acre tract of land containing all of Lots 1 and 2 in City Block 5/6870 to create three lots ranging in size from 0.202 acre (8,799 square foot) to 0.204 acre (8,886 square foot) and to remove the 30-foot platted building line along the north line of Silver Hill Drive, on property located on Silver Hill Drive, east of Bonnie View Road.
Applicant/Owner: Gazelle Allen Rose
Surveyor: Eyncon Engineering and Surveying
Application Filed: June 26, 2023.
Zoning: R-5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 8
S234-142

Attachments: [S234-142 Case Report](#)
[S234-142 Plat](#)

Authorization of a Hearing:

23. [24-2236](#) Consideration of authorizing a public hearing to determine the proper zoning on property zoned Planned Development District (PD) No. 269 (Deep Ellum/Near East Side District), for an area generally bounded by the T. & P. Railroad right-of-way on the north, Parry Avenue on the east, R.L.Thornton Freeway on the south, and Central Expressway on the west. The area of request contains approximately 273.64 acres. Consideration is to be given to appropriate zoning for the area to include requiring a specific use permit for bar and restaurant uses, amending the requirements for bar and restaurant uses, and adding environmental performance regulations to address noise standards. The purpose of the authorized hearing is to address certain issues in the area including the public safety concerns relating to establishments that have certificates of occupancy for restaurant uses by right, but operate more like bar uses, especially late at night. Also establishing new noise regulations specifically tailored to the neighborhood to better reflect the character of Deep Ellum and enable the operation of the district's historic entertainment uses while also introducing clarity and consistency. **This is a hearing to consider the request to authorize the hearing and not the rezoning of property at this time.**
Planner: Seferinus Okoth, AICP
Council District: 2,6

Attachments: [Auth. of a Hear. PDD No. 269 Cover & Request Memos](#)

OTHER MATTERS:

Consideration of Appointments to CPC Committees:

ADJOURNMENT

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**Tuesday, July 23, 2024**

ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING - Tuesday, July 23, 2024, at 9:00 a.m. at City Hall, in Room 6ES, and by videoconference, to consider **DCA223-003(MW)**: Consideration of amending Chapters 51 and 51A of the Dallas Development Code regarding the definition of oversized motor vehicles and oversized trailers. The public may attend the meeting via the videoconference link: <https://bit.ly/zoac072324>.

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]