

City of Dallas

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



City Plan Commission

December 5, 2024

9:00 AM

(For General Information and Rules of Courtesy, Please See Opposite Side.)

(La Información General Y Reglas De Cortesía Que Deben Observarse

Durante Las Asambleas Del Consejo Municipal Aparecen En El Lado Opuesto, Favor De Leerlas.)

General Information

The Dallas City Council regularly meets on Wednesdays beginning at 9:00 a.m. in the Council Chambers, 6th floor, City Hall, 1500 Marilla. Council agenda meetings are broadcast live on bit.ly/cityofdallastv and on Time Warner City Cable Channel 16. Briefing meetings are held the first and third Wednesdays of each month. Council agenda (voting) meetings are held on the second and fourth Wednesdays. Anyone wishing to speak at a meeting should sign up with the City Secretary's Office by calling (214) 670-3738 by 5:00 p.m. of the last regular business day preceding the meeting. Citizens can find out the name of their representative and their voting district by calling the City Secretary's Office.

Sign interpreters are available upon request with a 48-hour advance notice by calling (214) 670-5208 V/TDD. The City of Dallas is committed to compliance with the Americans with Disabilities Act. **The Council agenda is available in alternative formats upon request.**

If you have any questions about this agenda or comments or complaints about city services, call 311.

Rules of Courtesy

City Council meetings bring together citizens of many varied interests and ideas. To insure fairness and orderly meetings, the Council has adopted rules of courtesy which apply to all members of the Council, administrative staff, news media, citizens and visitors. These procedures provide:

- That no one shall delay or interrupt the proceedings, or refuse to obey the orders of the presiding officer.
- All persons should refrain from private conversation, eating, drinking and smoking while in the Council Chamber.
- Posters or placards must remain outside the Council Chamber.
- No cellular phones or audible beepers allowed in Council Chamber while City Council is in session.

"Citizens and other visitors attending City Council meetings shall observe the same rules of propriety, decorum and good conduct applicable to members of the City Council. Any person making personal, impertinent, profane or slanderous remarks or who becomes boisterous while addressing the City Council or while

Información General

El Ayuntamiento de la Ciudad de Dallas se reúne regularmente los miércoles en la Cámara del Ayuntamiento en el sexto piso de la Alcaldía, 1500 Marilla, a las 9 de la mañana. Las reuniones informativas se llevan a cabo el primer y tercer miércoles del mes. Estas audiencias se transmiten en vivo por la bit.ly/cityofdallastv y por cablevisión en la estación *Time Warner City Cable* Canal 16. El Ayuntamiento Municipal se reúne en el segundo y cuarto miércoles del mes para tratar asuntos presentados de manera oficial en la agenda para su aprobación. Toda persona que desee hablar durante la asamblea del Ayuntamiento, debe inscribirse llamando a la Secretaría Municipal al teléfono (214) 670-3738, antes de las 5:00 pm del último día hábil anterior a la reunión. Para enterarse del nombre de su representante en el Ayuntamiento Municipal y el distrito donde usted puede votar, favor de llamar a la Secretaría Municipal.

Intérpretes para personas con impedimentos auditivos están disponibles si lo solicita con 48 horas de anticipación llamando al (214) 670-5208 (aparato auditivo V/TDD). La Ciudad de Dallas se esfuerza por cumplir con el decreto que protege a las personas con impedimentos, *Americans with Disabilities Act*. **La agenda del Ayuntamiento está disponible en formatos alternos si lo solicita.**

Si tiene preguntas sobre esta agenda, o si desea hacer comentarios o presentar quejas con respecto a servicios de la Ciudad, llame al 311.

Reglas de Cortesía

Las asambleas del Ayuntamiento Municipal reúnen a ciudadanos de diversos intereses e ideologías. Para asegurar la imparcialidad y el orden durante las asambleas, el Ayuntamiento ha adoptado ciertas reglas de cortesía que aplican a todos los miembros del Ayuntamiento, al personal administrativo, personal de los medios de comunicación, a los ciudadanos, y a visitantes. Estos reglamentos establecen lo siguiente:

- Ninguna persona retrasará o interrumpirá los procedimientos, o se negará a obedecer las órdenes del oficial que preside la asamblea.
- Todas las personas deben abstenerse de entablar conversaciones, comer, beber y fumar dentro de la cámara del Ayuntamiento.
- Anuncios y pancartas deben permanecer fuera de la cámara del Ayuntamiento.
- No se permite usar teléfonos celulares o enlaces electrónicos (*paggers*) audibles en la cámara del Ayuntamiento durante audiencias del Ayuntamiento Municipal.

"Los ciudadanos y visitantes presentes durante las asambleas del Ayuntamiento Municipal deben de

attending the City Council meeting shall be removed from the room if the sergeant-at-arms is so directed by the presiding officer, and the person shall be barred from further audience before the City Council during that session of the City Council. If the presiding officer fails to act, any member of the City Council may move to require enforcement of the rules, and the affirmative vote of a majority of the City Council shall require the presiding officer to act." Section 3.3(c) of the City Council Rules of Procedure.

obedecer las mismas reglas de comportamiento, decoro y buena conducta que se aplican a los miembros del Ayuntamiento Municipal. Cualquier persona que haga comentarios impertinentes, utilice vocabulario obsceno o difamatorio, o que al dirigirse al Ayuntamiento lo haga en forma escandalosa, o si causa disturbio durante la asamblea del Ayuntamiento Municipal, será expulsada de la cámara si el oficial que este presidiendo la asamblea así lo ordena. Además, se le prohibirá continuar participando en la audiencia ante el Ayuntamiento Municipal. Si el oficial que preside la asamblea no toma acción, cualquier otro miembro del Ayuntamiento Municipal puede tomar medidas para hacer cumplir las reglas establecidas, y el voto afirmativo de la mayoría del Ayuntamiento Municipal precisara al oficial que este presidiendo la sesión a tomar acción." Según la sección 3.3 (c) de las reglas de procedimientos del Ayuntamiento.

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. [24-3723](#) **Airport Land Use Compatibility**
 Seth Hawes, Airport Noise Monitoring Specialist, Department of Aviation
2. [24-3724](#) **Overview and briefing on the South Dallas Fair Park Area Plan**
 Lindsay Jackson, Senior Planner, Planning and Development Department
 Patrick Blaydes, Chief Planner, Planning and Development Department

PUBLIC TESTIMONY:**APPROVAL OF MINUTES:**

Approval of Minutes of the November 21, 2024 City Plan Commission Hearing.

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

3. [24-3725](#) An application for a minor amendment to the existing development plan and landscape plan on property zoned Planned Development District No. 695, on the southeast corner of Coit Road and Frankford Road.
 Staff Recommendation: **Approval.**
 Applicant: Redwood-ERC Dallas, LLC
 Representative: Andrew Ruegg, Masterplan
 Planner: Tasfia Zahin
 Council District: 12
 M234-037(TZ)

Attachments: [M234-037\(TZ\) Case Report](#)
 [M234-037\(TZ\) Proposed Development Plan](#)
 [M234-037\(TZ\) Proposed Landscape Plan North](#)
 [M234-037\(TZ\) Proposed Landscape Plan South](#)
 [M234-037\(TZ\) Proposed Landscape Plan Notes](#)

Zoning Cases - Consent:

4. [24-3726](#) An application for a Planned Development District for MF-2(A) Multifamily District uses and standards on property zoned an R-5(A) Single Family District, on the south line of Grant Street, between Ridge Street and South Denley Drive.

Staff Recommendation: **Approval**, subject to conditions.

Applicant: Paul Carden

Planner: Michael Pepe

Council District: 4

Z234-170(GB/MP)

Attachments: [Z234-170\(GB/MP\) Case Report](#)

5. [24-3727](#) An application for 1) a MF-2(A) Multifamily District; and 2) the termination of deed restrictions [Z956-328] on property zoned a Residential R-7.5(A) Subdistrict within Planned Development District No. 631, the West Davis Special Purpose District, on the south line of West Davis Street, between North Dwight Avenue and Chalk Hill Road.

Staff Recommendation: **Approval** of an MF-2(A) District; and 2) **approval** of the termination of deed restrictions [Z956-328] as volunteered by the applicant.

Applicant: JPI Real Estate Acquisition, LLC

Representative: Jesse Copeland, Winstead PC

Planner: LeQuan Clinton

Council District: 1

Z234-177(LC)

Attachments: [Z234-177\(LC\) Case Report](#)

6. [24-3728](#) An application for a Planned Development District for MF-2(A) Multifamily District uses and standards on property zoned an R-5(A) Single Family District, on the north line of Grant Street and south line of Front Street, west of South Denley Drive.

Staff Recommendation: **Approval**, subject to conditions.

Applicant: Paul Carden

Planner: Michael Pepe

Council District: 4

Z234-198(LG/MP)

Attachments: [Z234-198\(LG/MP\) Case Report](#)

7. [24-3729](#) An application for a Planned Development District for MF-2(A) Multifamily District uses and standards on property zoned an R-5(A) Single Family District, on the southwest corner of Grant Street and South Denley Drive.

Staff Recommendation: **Approval**, subject to conditions.

Applicant: Paul Carden

Planner: Martin Bate

Council District: 4

Z234-202(MB)

Attachments: [Z234-202\(MB\) Case Report](#)

8. [24-3730](#) An application for a CR Community Retail District on property zoned an R-10(A) Single Family District, on the north corner of South Belt Line Road and West Lawson Road.

Staff Recommendation: **Approval**.

Applicant: Sam Abusalem, Sukasa Realty LLC

Planner: Wilson Kerr

Council District: 8

Z234-269(WK)

Attachments: [Z234-269\(WK\) Case Report](#)

9. [24-3731](#) An application for a TH-3(A) Townhouse District on property zoned an R-7.5(A) Single Family District, on the east line of Toluca Avenue, north of Circle Drive.

Staff Recommendation: **Approval**.

Applicant: Marco Sorto

Planner: Ryan Mulkey

Council District: 4

Z234-273(LG/RM)

Attachments: [Z234-273\(LG/RM\) Case Report](#)

10. [24-3732](#) An application for a new Planned Development Subdistrict on property zoned Subdistrict 1A within Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District, an area bound by West Commerce Street, Haslett Street, Yorktown Street, and Pittman Street.

Staff Recommendation: **Approval**, subject to conditions.

Applicant: TW Commerce Management, LLC

Representative: Rob Baldwin, Baldwin Associates

Planner: Martin Bate

Council District: 6

Z234-291(MB)

Attachments: [Z234-291\(MB\) Case Report](#)

11. [24-3733](#) An application for an amendment to Specific Use Permit No. 2441 for a restaurant without drive-in or drive-through service on property zoned an NO(A)-D-1 Neighborhood Office District with a D-1 Liquor Control Overlay, on the south line of Bruton Road, east of Pleasant Drive.
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to an amended site plan and amended conditions.
Applicant: Rosalba Betancourt Garcia & Noe Moises Santoyo [Sole Owners]
Planner: Martin Bate
Council District: 5
Z234-293(MB)

Attachments: [Z234-293\(MB\) Case Report](#)
[Z234-293\(MB\) Site Plan](#)
12. [24-3734](#) An application for a Specific Use Permit for a tower/antenna for cellular communication limited to a monopole cellular tower on property zoned an A(A) Agricultural District, on the south line of West Kiest Boulevard, east of Mountain Creek Parkway.
Staff Recommendation: **Approval** for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan and conditions.
Applicant: Hemphill, LLC
Representative: Ralph Wyngarden, Faulk & Foster
Planner: Martin Bate
Council District: 3
Z234-301(MB)

Attachments: [Z234-301\(MB\) Case Report](#)
[Z234-301\(MB\) Site Plan](#)
13. [24-3735](#) An application for an amendment to Specific Use Permit No. 1554 for a cellular communication tower/antenna on property zoned CR Community Retail District with a D Liquor Control Overlay, on the north side of Elam Road, between Southgate Lane and Sunburst Drive.
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to amended conditions.
Applicant: SBA 2012 TC Assets, LLC
Representative: Kevin Schutte, Otteson Shapiro LLP
Planner: LeQuan Clinton
Council District: 7
Z234-305(LC)

Attachments: [Z234-305\(LC\) Case Report](#)
[Z234-305\(LC\) Site Plan Existing](#)

Zoning Cases - Under Advisement:

14. [24-3736](#) An application for a TH-3(A) Townhouse District on property zoned an LO-1 Limited Office District with consideration for a Specific Use Permit for a private recreation center, club, or area, and with consideration for a Planned Development District for LO-1 Limited Office District uses, on the north line of East Northwest Highway, east of Lockhaven Drive.
- Staff Recommendation: **Approval** of a Specific Use Permit for a private recreation center, club, or area, subject to a site plan and staff's recommended conditions, in lieu of a Planned Development District for LO-1 Limited Office District uses.
- Applicant: Daymore Opco, LLC
- Representative: Rob Baldwin, Baldwin Associates
- Planner: Martin Bate
- U/A From: July 11, 2024, July 25, 2024, September 19, 2024, and November 7, 2024.
- Council District: 10
- Z234-178(MB)**

Attachments: [Z234-178\(MB\) Case Report](#)
[Z234-178\(MB\) Conceptual Plan](#)

15. [24-3737](#) An application for a Planned Development Subdistrict for an art or craft production facility use on property zoned Subdistrict 3 within Planned Development District No. 317, the Cedars Area Special Purpose District, on the south corner of Griffin Street, east and South Ervay Street.
- Staff Recommendation: **Approval**, subject to a revised Exhibit 317A (Property Descriptions) and conditions.
- Applicant: Bowden Family Foundation
- Representative: Rob Baldwin, Baldwin Associates
- Planner: Liliana Garza
- U/A From: November 21, 2024.
- Council District: 2
- Z234-240(LG/MP)**

Attachments: [Z234-240\(LG/MP\) Case Report](#)

16. [24-3738](#) An application for an LI Light Industrial District with consideration of a CS Commercial Service District on property zoned an A(A) Agricultural District with Specific Use Permit No. 890 for a radio, television, or microwave tower, on the southwest line of South-Central Expressway, between Youngblood Road and Lyndon B. Johnson Freeway.
Staff Recommendation: **Approval** of a CS Commercial Service District in lieu of an LI Light Industrial District.
Applicant: NAGS Resources, LLC
Representative: Gary Sibley
Planner: LeQuan Clinton
U/A From: November 7, 2024.
Council District: 8
Z234-287(LC)

Attachments: [Z234-287\(LC\) Case Report](#)

17. [24-3739](#) An application for an amendment to Specific Use Permit No. 2419 for a community service center on property zoned an MF-2(A) Multifamily District, on the northwest line of Avenue Q, between Laughlin Drive and Riek Road.
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to amended conditions.
Applicant: Creative Arts Center of Dallas
Representative: Sheila Zamanian
Planner: Giahanna Bridges
U/A From: November 21, 2024.
Council District: 7
Z234-295(GB)

Attachments: [Z234-295\(GB\) Case Report](#)

Zoning Cases - Individual:

18. [24-3740](#) An application for a Planned Development District for MU-2 Mixed Use District uses on property zoned a CR Community Retail District, 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
Council District: 11

Z212-358(JM)

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

19. [24-3741](#) An application for a CS Commercial Service District with a D-1 Liquor Control Overlay on property zoned a CR Community Retail District with a D-1 Liquor Control Overlay, on the northeast line of Seagoville Road, northwest of the intersection of Seagoville Road and South Belt Line Road.
Staff Recommendation: **Denial**.
Applicant: Abed Ammouri, Belt Line Auto Sales
Representative: Robert Nunez
Planner: LeQuan Clinton
Council District: 8

Z223-263(LC)

Attachments: [Z223-263\(LC\) Case Report](#)

20. [24-3742](#) An application for a Planned Development District for specific residential and nonresidential uses on property zoned an R-7.5(A) Single Family District, on the northeast corner of East Northwest Highway and Arboreal Drive.
Staff Recommendation: **Denial**.
Applicant: White Rock Fellowship
Representative: Rob Baldwin, Baldwin Associates
Planner: Michael Pepe
Council District: 9

Z223-347(MP)

Attachments: [Z223-347\(MP\) Case Report](#)
[Z223-347\(MP\) Development Plan](#)

21. [24-3743](#) An application for a Specific Use Permit for an alcoholic beverage establishment limited to a bar, lounge, or tavern and a commercial amusement (inside) limited to a dance hall on property zoned Planned Development District No. 619 with H/48 Harwood Historic District Overlay, on the southwest corner of North Harwood Street and Pacific Avenue.
Staff Recommendation: **Approval** for a three-year period, subject to a site plan for ground floor and second floor and conditions.

Applicant: Kevin Kristian 2612 LLC

Representative: Deborah Kelley-Hill, Kelley Firm

Planner: Andreea Udrea

Council District: 14

Z234-265(AU)

Attachments: [Z234-265\(AU\) Case Report](#)
[Z234-265\(AU\) Site Plan](#)

22. [24-3744](#) An application for 1) an amendment to Planned Development Subdistrict No. 145 within Planned Development District No. 193, the Oak Lawn Special Purpose District; and 2) a Specific Use Permit for a bank or savings and loan office with drive-in window service on the north corner of Maple Avenue and Amelia Avenue.

Staff Recommendation: 1) **Approval** of an amendment to Planned Development Subdistrict No. 145, subject to staff's recommended conditions; and 2) **approval** of a Specific Use Permit for a bank or savings and loan office with drive-in window service for a five-year period, subject to a site plan, a landscape plan, and staff's recommended conditions.

Representative: James Scott, Studio Mas Architects

Planner:

Council District: 2

Z234-290(LG/MP)

Attachments: [Z234-290\(LG/MP\) Case Report](#)
[Z234-290\(LG/MP\) Site Plan](#)
[Z234-290\(LG/MP\) Landscape Plan](#)

23. [24-3745](#) An application for a Specific Use Permit for a community service center on property zoned a R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the southwest line of Carter Street, between Wahoo Street and Spring Avenue.
- Staff Recommendation: **Approval** for a ten-year period, subject to a site plan and staff's recommended conditions.
- Applicant: Zan Wesley Homes, Jr. Community Outreach Center
- Representative: Rob Baldwin, Baldwin Associates
- Planner: LeQuan Clinton
- Council District: 7
- Z234-296(LC)**

Attachments: [Z234-296\(LC\) Case Report](#)
[Z234-296\(LC\) Site Plan Revised](#)

Authorized Hearings - Zoning Case:

24. [24-3746](#) An application for a Historic Overlay for the Bianchi House (4503 Reiger Avenue), on property zoned Planned Development District No. 98, for residential uses at the intersection of Reiger Avenue and North Carroll Avenue.
- Staff Recommendation: **Approval**, subject to preservation criteria.
- Landmark Commission Recommendation: **Approval**, subject to preservation criteria, with a proposed edit.
- Applicant: 4503 REIGER LLC
- Representative: Norman Alston, FAIA
- Planner: Rhonda Dunn, Ph.D.
- U/A From: November 7, 2024.
- Council District: 2
- Z189-161(RD)**

Attachments: [Z189-161\(RD\) Case Report](#)

Development Code Amendments:

25. [24-3747](#) Consideration of amending Chapters 51 and 51A of the Dallas City Code regarding off-street parking and loading requirements, including Sections 51A-1.102 and 51A-1.101, "Applicability and Purpose"; Section 51A-2.102 and 51-2.102, "Definitions"; Division 51A-4.110, "Residential Zoning Districts"; Division 51A-4.120, "Nonresidential Zoning Districts"; Division 51A-4.200 and 51-4.200, "Use Regulations"; Division 51A-4.300, "Off-Street Parking and Loading Regulations"; Division 51A-4.320, "Special Parking Regulations"; Division 51A-4.330, "Bicycle Parking Regulations"; Section 51A-4.505, "Conservation Districts"; Section 51A-4.702, "Planned Development (PD) District Regulations"; Division 51A-4.800 and 51-4.800, "Development Impact Review"; Section 51A-4.1106, "Development Regulations" and 51A-4.1107, "Design Standards"; Division 51A-13.300, "District Regulations"; Division 51A-13.400, "Parking Regulations"; Division 51A-13.700, "Administration", and related sections regarding minimum off-street parking and loading requirements, including establishing a Transportation Demand Management Plan and off-street parking design standards.

Staff Recommendation: **Approval** of staff's recommended amendments.

Zoning Ordinance Advisory Committee Recommendation: **Approval** of ZOAC's recommended amendments.

Planner: Michael T. Wade

Council District: All

DCA190-002(MTW)

Attachments: [DCA190-002\(MTW\) Case Report](#)
[DCA190-002\(MTW\) ZOAC Amendments](#)

SUBDIVISION DOCKET:**Consent Items:**

26. [24-3765](#) An application to create one 1.230-acre lot and one 3.916-acre lot from a tract of land in City Block 1086 on property located on Bellevue Street at Cockrell Avenue, east corner.
 Applicant/Owner: City of Dallas
 Surveyor: City of Dallas, Department of Public Works
 Application Filed: November 06, 2024
 Zoning: PD 317 (Subdistrict 3)
 Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
 Planner: Sharmila Shrestha
 Council District: 2
 S245-027

Attachments: [S245-027 Case Report](#)
 [S245-027 Plat](#)

27. [24-3749](#) An application to create one 0.175-acre (7,619 square feet) lot from a tract of land in City Block 737 on property located on Sycamore Street at North Carroll Avenue, east corner.
 Applicant/Owner: Sycamore Development, LLC
 Surveyor: Burns Surveying, LLC
 Application Filed: November 06, 2024
 Zoning: R-7.5(A)
 Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
 Planner: Sharmila Shrestha
 Council District: 2
 S245-028

Attachments: [S245-028 Case Report](#)
 [S245-028 Plat](#)

28. [24-3750](#) An application to create one 4.287-acre lot from a tract of land in City Block 6362 on property located on Pleasant Drive, North of CF Hawn Freeway/ State Highway 175.
Applicant/Owner: BWINGRAM, LTD.
Surveyor: Kimley-Horn and Associates, Inc.
Application Filed: November 06, 2024
Zoning: IM
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 5
S245-029

Attachments: [S245-029 Case Report](#)
[S245-029 Plat](#)

29. [24-3751](#) An application to replat a 3.208-acre lot from a tract of land containing portion of City Block A/6159 to create one lot on property located on Lone Ster Drive, east of Terre Colony Court.
Owners: Pecan Deluxe Candy Company
Surveyor: ARS Engineers, Inc.
Application Filed: November 06, 2024
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 6
S245-030

Attachments: [S245-030 Case Report](#)
[S245-030 Plat](#)

30. [24-3752](#) An application to replat a 1.405-acre tract of land containing all of Lots 14 and 21 in City Block 1/1905 to create one lot on property located on Prospect Avenue, west of Matilda Street.
Applicant/Owner: Andres Family Trust, Matrix Energy Corporation
Surveyor: Westwood Professional Services, Inc
Application Filed: November 06, 2024
Zoning: PD 167
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 14
S245-031

Attachments: [S245-031 Case Report](#)
[S245-031 Plat](#)

31. [24-3753](#) An application to replat a 0.9458-acre tract of land containing all of Lot 1 and a tract of land in City Block A/93 to create one lot on property located on Ervey Street at Griffin Street, south corner.
Applicant/Owner: The Bowdon Family Foundation
Surveyor: Raymond L. Goodson Jr. Inc.,
Application Filed: November 07, 2024
Zoning: PD 317 (Subdistrict 3)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 2
S245-032

Attachments: [S245-032 Case Report](#)
[S245-032 Plat](#)

32. [24-3754](#) An application to replat a 4.5996-acre tract of land containing all of Lot 6A and a tract of land in City Block 5632, and the abandoned portion of 15 feet alley to create one lot on property bounded by Berkshire Lane, Westchester Drive, Luther Lane, and Douglas Avenue.
Applicant/Owner: Alpine Douglass, LLC, Alpine Preston Center, LLC
Surveyor: Kimley-Horn and Associates, Inc.
Application Filed: November 07, 2024
Zoning: PD 314, (Tract 3, Subdistrict A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 13
S245-033

Attachments: [S245-033 Case Report](#)
[S245-033 Plat](#)

33. [24-3755](#) An application to replat a 0.344-acre tract of land containing all of lots 12 and 13 in City Block 5/862 to create one lot on property located on Dawson Street, west of Orlins Street.
Applicant/Owner: Armstrong Berger Partners
Surveyor: Surveying and Mapping, LLC
Application Filed: November 07, 2024
Zoning: IM
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 7
S245-035

Attachments: [S245-035 Case Report](#)
[S245-035 Plat](#)

34. [24-3756](#) An application to replat a 1.074-acre tract of land containing portion of Lots 7, 10, and 11 in City Block 7561 to create one lot on property located Hill Oak Drive between Parakeet Lane and West Wheatland Road.
Applicant/Owner: JSDN Real Estate, LTD
Surveyor: Eagle Surveying, LLC
Application Filed: November 07, 2024
Zoning: PD 598 (Tract 1A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 8
S245-040

Attachments: [S245-040 Case Report](#)
[S245-040 Plat](#)

35. [24-3757](#) An application to create 324 residential lots with lots ranging in size from 3,210 square feet to 7,934 square feet and 9 common areas from a 61.5-acre tract of land in City block 8710 on property located on Grady Niblo Road at Merrifield Road, northwest corner
Applicant/Owner: Potters House of Dallas, Inc.
Surveyor: Johnson Volk Consulting, Inc.
Application Filed: November 08, 2024
Zoning: PD 655
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 3
S245-043

Attachments: [S245-043 Case Report](#)
[S245-043 Plat](#)

36. [24-3758](#) An application to replat a 2.502-acre tract of land containing all of Lots 9, 10, and 11 in City Block 1/6948 to create one 0.948-acre lot and one 1.490-acre lot on property located on Red Bird Drive at Cockrell hill Road.
Applicant/Owner: Aslam Hemani
Surveyor: Urban Strategy
Application Filed: November 08, 2024
Zoning: CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 3
S245-044

Attachments: [S245-044 Case Report](#)
[S245-044 Plat](#)

Residential Replats:

37. [24-3759](#) An application to replat a 4.615-acre tract of land containing part of Lot 3 in City Block 7640 to create 30 residential lots with lots ranging in size from 5,375 square feet to 6,306 square feet on property located on Hull Avenue, north of Stokes Street.
 Applicant/Owner: Dallas Area Habitat for Humanity, Inc.
 Surveyor: BGE, Inc.
 Application Filed: November 07, 2024
 Zoning: R-5(A)
 Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
 Planner: Sharmila Shrestha
 Council District: 7
 S245-037

Attachments: [S245-037 Case Report](#)
 [S245-037 Plat](#)

38. [24-3760](#) An application to replat a 0.9193-acre tract of land containing portion of City Block 41/8617 to create four lots ranging in size from 9,152 square feet to 12,268 square feet on property located on Mallory Drive at Humphrey Drive, southeast corner.
 Applicants/Owners: King Home Builder's, LLC
 Surveyor: Peiser & Mankin Surveying, LLC
 Application Filed: November 07, 2024
 Zoning: R-7.5(A)
 Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
 Planner: Sharmila Shrestha
 Council District: 4
 S245-039

Attachments: [S245-039 Case Report](#)
 [S245-039 Plat](#)

39. [24-3761](#) An application to create one 0.976-acre (42,507 square feet) lot and one 0.978-acre (42,584 square feet) lot from a 1.953-acre tract of land containing part of Lot 6 in City Block A/3957 and a tract of land in part of City Blocks 3830 and 3957 on property located on North Edgefield Avenue, north of Kessler Parkway.
Applicant/Owner: Eve Capital
Surveyor: Urban Strategy
Application Filed: November 08, 2024
Zoning: CD 13 (Subarea 3)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 1
S245-042

Attachments: [S245-042 Case Report](#)
[S245-042 Plat](#)

Residential Replats and Building Line Reduction:

40. [24-3762](#) An application to revise a previously approved preliminary plat (S234-090) to replat a 1.126-acre tract of land containing all of Lots 1 and 2 in City Block 6/6586 to create one 24,531-square foot lot and one 24,532-square foot lot; and to reduce the existing 40-foot platted building line to 18 feet 2 inches for the distance of 98.31 feet and to reduce the existing 40-foot platted building line to 10 feet for a distance of 65 feet along Brookshire Circle on property bounded by Brookshire Circle and Brookshire Drive.
Applicant/Owner: Shaun Mammen, Peter Kofoed, Kristie Kofoed
Surveyor: CBG Surveying Texas, LLC
Application Filed: November 07, 2024
Zoning: R-16(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 11
S234-090R

Attachments: [S234-090 Case Report](#)
[S234-090R Pg. 1 Plat](#)
[S234-090R Pg. 2 Plat](#)

41. [24-3763](#) An application to replat a 0.456-acre (19,878-square foot) tract of land containing all of Lot 12 in City Block 4/5475 to create one lot and to reduce an existing 30-foot platted building line to 10 feet along Thackery Street on property located on Prestonshire Lane at Thackery Street, southwest corner.
Applicant/Owner: Donald W. Clark Jr, and Mary Adelle Clark
Surveyor: Global Land Surveying, Inc.
Application Filed: November 07, 2024
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 13
S245-034

Attachments: [S245-034 Case Report](#)
[S245-034 Plat](#)

42. [24-3764](#) An application to replat a 1.11- acre (48,380-square foot) tract of land containing all of Lot 1 in City Block 12A/5585 to create one lot and to reduce a portion of an existing 30-foot platted building line to 12 feet for the distance of 42 feet along Sunnybrook Lane on property located on Radbrook Place at Sunnybrook Lane, southeast corner.
Applicant/Owner: Melissa Arnoldi
Surveyor: Texas Heritage Surveying, LLC
Application Filed: November 07, 2024
Zoning: R-1ac(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 13
S245-038

Attachments: [S245-038 Case Report](#)
[S245-038 Plat](#)

OTHER MATTERS:

Consideration of Appointments to CPC Committees:

ADJOURNMENT

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Tuesday, December 3, 2024

ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING - Tuesday, December 3, 2024, at 9:00 a.m. at City Hall, in Room 6ES, and by videoconference, to consider DCA234-002 – Amendment to Chapter 51A, the Dallas Development Code, to align Park Land Dedication requirements with Texas House Bill 1526, 88th Legislature. The public may attend the meeting via the videoconference link: <https://bit.ly/ZOAC120324>.

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]