

City of Dallas

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



City Plan Commission

June 6, 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. [24-1827](#) Briefing and Public Hearing on the ForwardDallas Draft Plan Updates and CPC Review Schedule.
 Lawrence Agu, III, AICP, Assoc AIA, Planning and Urban Design
 Patrick Blaydes, Planning and Urban Design

PUBLIC TESTIMONY:**APPROVAL OF MINUTES:**

Approval of Minutes of the May 2, 2024 City Plan Commission Hearing, May 9, 2024 Special Called City Plan Commission ForwardDallas Meeting, and the May 16, 2024 City Plan Commission Hearing.

ACTIONS ITEMS:**MISCELLANEOUS DOCKET:****Development Plans - Consent:**

2. [24-1828](#) An application for a development plan on property zoned Tract 1 within Planned Development District No. 504, on the southeast corner of Midway Road and Northaven Road.
 Staff Recommendation: **Approval.**
 Applicant: Corporation of Episcopal Diocese of Dallas
 Representative: Tommy Mann, Jesse Copeland, Winstead PC
 Planner: Teaseia Blue, MBA
 Council District: 13
 D234-007(TB)

Attachments: [D234-007\(TB\) Case Report](#)
 [D234-007\(TB\) Development Plan](#)

3. [24-1829](#) An application for a landscape plan on property zoned Subdistrict E-2 within Planned Development District No. 305, on the east line of North Central Expressway, between North Carroll Avenue and North Haskell Avenue.

Staff Recommendation: **Approval.**

Applicant: Urban Smart Growth, LP

Representative: William Dahlstrom, Jackson Walker L.L.P.

Planner: Teaseia Blue, MBA

Council District: 2

D234-009(TB)

Attachments: [D234-009\(TB\) Case Report](#)
[D234-009\(TB\) Landscape Plan](#)

ZONING DOCKET:

Zoning Cases - Consent:

4. [24-1840](#) An application for 1) a new subdistrict for WMU-8 Walkable Urban Mixed-Use District uses; 2) the removal of an SH Shopfront Overlay on a portion; and 3) the termination of a D Liquor Control Overlay on property zoned Subdistrict E within Planned Development District No. 468, the Oak Cliff Gateway Special Purpose District, with an SH Shopfront Overlay and a D Liquor Control Overlay, in an area bound by North Beckley Avenue, East Fifth Street, North Zang Boulevard, and East Sixth Street.

Staff Recommendation: 1) **Approval** of a new subdistrict for WMU-8 Walkable Urban Mixed-Use District uses, subject to a development plan and conditions, 2) **approval** of the removal of an SH Shopfront Overlay on a portion; and 3) **approval** of the termination of a D Liquor Control Overlay.

Applicant: Slate Bishop Arts Venture, LP

Representative: Rob Baldwin

Planner: Michael Pepe

Council District: 1

Z212-357(MP)

Attachments: [Z212-357\(MP\) Case Report](#)
[Z212-357\(MP\) Development Plan](#)

5. [24-1830](#) An application for an amendment to and expansion of Planned Development District No. 1049, on property zoned Planned Development District No. 1049, an IR Industrial Research District, and an IM Industrial Manufacturing District, on the south line of Singleton Boulevard at the terminus of Navaro Street, and on the east line of Vilbig Road, south of Duluth Street.

Staff Recommendation: **Approval**, subject to an amended conceptual plan and amended conditions.

Applicant: Villages at SOHO Square, LLC

Representative: Santos Martinez, La Sierra Planning Group

Planner: Martin Bate

Council District: 6

Z223-257(MB)

Attachments: [Z223-257\(MB\) Case Report](#)
[Z223-257\(MB\) Conceptual Plan](#)

6. [24-1831](#) An application for an amendment to Specific Use Permit No. 2439 for commercial motor vehicle parking on property zoned a CS Commercial Service District with deed restrictions [Z201-345], on the southeast line of Telephone Road, southwest of the intersection of Bonnie View Road and Telephone Road.

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

Applicant: NFL Logistics, LLC

Representative: Rob Balwin, Baldwin Planning

Planner: Connor Roberts

Council District: 8

Z234-117(CR)

Attachments: [Z234-117\(CR\) Case Report](#)
[Z234-117\(CR\) Site Plan](#)

7. [24-1832](#) An application for an NS(A) Neighborhood Service District on property zoned an R-5(A) Single Family District, on the northeast corner of Bernal Drive and Shadrack Drive.

Staff Recommendation: **Approval.**

Applicant: Xochil Trejo

Representative: Franco Zampella, Zasan Group

Planner: Wilson Kerr

Council District: 6

Z234-123(WK)

Attachments: [Z234-123\(WK\) Case Report](#)

8. [24-1833](#) An application for an amendment to Planned Development District No. 315, on the south line of Forest Lane, between Cromwell Drive and Marsh Lane.
Staff Recommendation: **Approval**, subject to an amended development plan and amended conditions.
Applicant: UTEXIII Dallas Forest Park, LLC
Representative: Rob Baldwin, Baldwin Associates
Planner: Connor Roberts
Council District: 13
Z234-124(CR)

Attachments: [Z234-124\(CR\) Case Report](#)
[Z234-124\(CR\) Development Plan](#)

9. [24-1834](#) An application for an amendment to Specific Use Permit No. 2359 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 LI-D-1 Light Industrial District with a D-1 Liquor Control Overlay, on the southwest corner of South Buckner Boulevard and Forney Road.
Staff Recommendation: **Approval** for a five-year period subject to a site plan and conditions.
Applicant: Trispeed Investment Inc.
Representative: Audra Buckley, Permitted Development
Planner: Wilson Kerr
Council District: 5
Z234-155(WK)

Attachments: [Z234-155\(WK\) Case Report](#)
[Z234-155\(WK\) Site Plan](#)

10. [24-1835](#) An application for an amendment to Specific Use Permit No. 2150 for a bar, lounge, or tavern and an inside commercial amusement limited to a live music venue on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District, on the northeast corner of Elm Street and North Good Latimer Expressway.
Staff Recommendation: **Approval** for a five-year period, subject to a site plan and conditions.
Applicant: Eleven Entertainment, LLC
Representative: Audra Buckley, Permitted Development
Planner: Connor Roberts
Council District: 2
Z234-180(CR)

Attachments: [Z234-180\(CR\) Case Report](#)
[Z234-180\(CR\) Site Plan](#)

Zoning Cases - Under Advisement:

11. [24-1836](#) An application for an MF-2(A) Multifamily District on property zoned an R-7.5(A) Single Family District, on the southeast corner of West Kiest Boulevard and Guadalupe Avenue.
Staff Recommendation: **Approval.**
Applicant: Raul Estrada
Representative: Mariela Estrada
Planner: Michael Pepe
U/A From: January 18, 2024, February 15, 2024, March 21, 2024, and May 2, 2024.
Council District: 3
Z223-217(MP)

Attachments: [Z223-217\(MP\) Case Report](#)

12. [24-1837](#) An application for an MU-3 Mixed Use District on property zoned an RR Regional Retail District with H/90 Oak Cliff United Methodist Church Historic District Overlay, on the northwest corner of East Jefferson Boulevard and South Marsalis Avenue.
Staff Recommendation: **Approval.**
Applicant: 549 E. Jefferson Blvd., LLC
Representative: Rob Baldwin, Baldwin Associates
Planner: LeQuan Clinton
U/A From: May 2, 2024.
Council District: 1
Z223-315(LC)

Attachments: [Z223-315\(LC\) Case Report](#)

13. [24-1838](#) An application for a Planned Development District for NO(A) Neighborhood Office District uses and standards and personal service uses, with consideration for an NS(A) Neighborhood Service District on property zoned an R-16(A) Single Family District, on the northeast corner of Royal Lane and Dallas North Tollway.
Staff Recommendation: **Approval** of an NS(A) Neighborhood Service District, in lieu of a Planned Development District.
Applicant: Martha H. Morguloff, Danna Morguloff-Hayden (Sole Owners)
Representative: Ami Pankh, Stantec
Planner: Michael Pepe
U/A From: May 16, 2024.
Council District: 13
Z223-329(MP)

Attachments: [Z223-329\(MP\) Case Report](#)
[Z223-329\(MP\) Development Plan](#)

14. [24-1839](#) 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 site plan and conditions.
Representative: Rob Myers
Planner: LeQuan Clinton
U/A From: May 2, 2024
Council District: 11
Z234-142(LC)

Attachments: [Z234-142\(LC\) Case Report](#)
[Z234-142\(LC\) Site Plan](#)

Zoning Cases - Individual:

15. [24-1841](#) An application for a Planned Development District for MU-1 Mixed Use District uses and standards and a contractor's maintenance yard use with consideration for a CS Commercial Service District on property zoned an IR Industrial Research District, on the northeast corner of Gretna Street and Burgess Boulevard.
Staff Recommendation: **Approval** of a CS Commercial Service District, in lieu of a Planned Development District.
Applicant: MW Clint Properties, LLC
Representative: Robert Reeves & Associates
Planner: Michael Pepe
Council District: 6
Z223-225(MP)

Attachments: [Z223-225\(MP\) Case Report](#)
[Z223-225\(MP\) Development Plan](#)

16. [24-1842](#) An application for a Planned Development District for CS Commercial Service District uses on property zoned a CS Commercial Service District with consideration for a Specific Use Permit for a truck stop, on the north corner of South Lancaster Road and Cherry Valley Boulevard.
Staff Recommendation: **Denial.**
Applicant: QT South LLC
Representative: Andrew Ruegg [Masterplan]
Planner: Martin Bate
Council District: 8
Z234-115(MB)

Attachments: [Z234-115\(MB\) Case Report](#)
[Z234-115\(MB\) Development Plan](#)

SUBDIVISION DOCKET:**Consent Items:**

17. [24-1874](#) An application to revise a previously approved preliminary plat (S212-111) to replat a 1.162-acre tract of land containing all of Lot 3 and tract of land in City Block 8604 to create one 0.966-acre lot and one 0.166-acre lot on property located on Wheatland Road, west of Clark Road.
Applicant/Owner: 7030 W. Wheatland Rd., LLC, Lidl US Operations, LLC
Surveyor: Land Surveyors, L.P.
Application Filed: May 9, 2024
Zoning: CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 3
S212-111R

Attachments: [S212-111R Case Report](#)
[S212-111R Plat](#)

18. [24-1875](#) An application to create an 18-lot residential subdivision ranging in size from 2,209 square feet to 2,210 square feet and 8 common areas and one 1.359-acre conservation easement area from a 3.970-acre tract of land in City Block 20/7295 on property located on Ferguson Road, northeast of Lakeland Drive.
Applicant/Owner: Bristol Properties Group, LLC
Surveyor: Datapoint Survey and Mapping
Application Filed: May 9, 2024
Zoning: TH-3(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 2
S234-114

Attachments: [S234-114 Case Report](#)
[S234-114 Plat](#)

19. [24-1876](#) An application to replat a 1.558-acre tract of land containing part of Lots 3 through 7, all of Lots 8 through 13 in City Block 15/92 to create one lot on property located on Griffin Street at Browder Street, northeast corner.
Applicant/Owner: Cedars Griffin Holdings, LP
Surveyor: Westwood Professional Services, Inc.
Application Filed: May 8, 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
S234-115

Attachments: [S234-115 Case Report](#)
[S234-115 Plat](#)

20. [24-1877](#) An application to create one 17.195-acre lot from a tract of land in City Block 8284 on property located on Langdon Road, east of Bonnie View Road.
Applicant/Owner: ATC Realty Investments, LLC
Surveyor: Yazel Peebles & Associates, LLC
Application Filed: May 8, 2024
Zoning: PD 761 (LI)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 8
S234-116

Attachments: [S234-116 Case Report](#)
[S234-116 Plat](#)

21. [24-1878](#) An application to create one 2.2593-acre lot from a tract of land in City Block 5827 on property located on Forney Road, at the terminus of Wimbleton Way.
Applicant/Owner: SCC Forney 1 LP
Surveyor: Raymond L. Goodson Jr., Inc.
Application Filed: May 8, 2024
Zoning: LI
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 5
S234-117

Attachments: [S234-117 Case Report](#)
[S234-117 Plat](#)

22. [24-1879](#) An application to replat a 0.408-acre tract of land containing all of Lots 40 and 41 in City Block D/653 to create one lot on property located on Prairie Avenue, northeast of Kirby Street.
Applicant/Owner: NKAP, LLC
Surveyor: Texas Heritage Surveying, LLC
Application Filed: May 9, 2024
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 2
S234-118

Attachments: [S234-118 Case Report](#)
[S234-118 Plat](#)

23. [24-1880](#) An application to create a 267-lot residential subdivision ranging in size from 5,000 square feet to 16,680 square feet and 5 common areas and one amenity lot from a 65.9529-acre tract of land in City Block 8717 on property located on St Augustine Road, north of Haymarket Road._
Applicant/Owner: TMM Development, LLC
Surveyor: Raymond L. Goodson Jr., Inc.
Application Filed: May 9, 2024
Zoning: R-5(A), R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 8
S234-119

Attachments: [S234-119 Case Report](#)
[S234-119 Plat](#)

24. [24-1881](#) An application to replat a 0.74-acre tract of land containing part of Lot 11B in City Block E/2738 to create one 0.36-acre lot and one 0.38-acre lot on property located on Gaston Avenue, northwest of East Grand Avenue/State Highway No. 78.
Applicant/Owner: 3G White Rock, LLC
Surveyor: Eagle Surveying, LLC
Application Filed: May 9, 2024
Zoning: PD 808
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 14
S234-120

Attachments: [S234-120 Case Report](#)
[S234-120 Plat](#)
25. [24-1882](#) An application to create one 2.214-acre (96,454-square foot) lot from a tract of land in City Block 7845 on property located on Prairie Creek Road, west of Clearfield Road.
Owners: Oscar Hernandez and Abigail Alonso
Surveyor: A & W Surveyors, Inc.
Application Filed: May 9, 2024
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 8
S234-121

Attachments: [S234-121 Case Report](#)
[S234-121 Plat](#)
26. [24-1883](#) An application to create one 0.58-acre (25,172-square foot) lot from a tract of land in City Block 7814 on property located on Clearfield Road, south of Kissell Lane.
Applicant/Owner: Jaime Jose Vizcaya
Surveyor: CBG Surveying Texas, LLC
Application Filed: May 9, 2024
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 8
S234-123

Attachments: [S234-123 Case Report](#)
[S234-123 Plat](#)

27. [24-1884](#) An application to create one 17.2844-acre lot from a tract of land in City Block 6113 on property located on Jefferson Boulevard at Camden Road, southwest corner.
Applicant/Owner: Jefferson Grand Prairie, LLC
Surveyor: Kimley-Horn and Associates, Inc.
Application Filed: May 9, 2024
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 3
S234-125

Attachments: [S234-125 Case Report](#)
[S234-125 Plat](#)

28. [24-1885](#) An application to create one 8.101-acre lot from a tract of land in City Block 8032 on property located on Ledbetter Drive, west of Duncanville Road.
Applicant/Owner: CRP/AI Ledbetter Owner, L.P.,
Surveyor: Weisser Engineering & Surveying
Application Filed: May 10, 2024
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 3
S234-126

Attachments: [S234-126 Case Report](#)
[S234-126 Plat](#)

29. [24-1886](#) An application to replat a 9.9313-acre tract of land containing all of Lot 2 in City Block A/663 to create one 1.90-acre lot and one 8.0313-acre lot on property located on Capitol Avenue between Peak Street and Haskell Avenue.
Applicant/Owner: Kroger Texas, L.P., 2660 North Haskell Avenue Asset, LLC
Surveyor: Kimley-Horn and Associates, Inc.
Application Filed: May 10, 2024
Zoning: PD 305 (Subdistrict E-1)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 2
S234-127

Attachments: [S234-127 Case Report](#)
[S234-127 Plat](#)

Residential Replats:

30. [24-1887](#) An application to replat a 0.232-acre tract of land containing part of Lot 7 in City Block 1747 to create one 5,049-square foot lot and one 5,050-square foot lot on property located on Crozier Street, northwest of Carpenter Avenue.
Applicant/Owner: GSI Portfolio LLC
Surveyor: Texas Heritage Surveying, LLC
Application Filed: May 8, 2024
Zoning: PD 595 (R-5(A))
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 7
S234-113

Attachments: [S234-113 Case Report](#)
[S234-113 Plat](#)

31. [24-1888](#) An application to replat a 2.531-acre tract of land containing all of Lots 1 through 11 and an abandoned alley in City Block 30/3652 to create one lot on property bounded by Illinois Avenue, Maryland Avenue, Montana Avenue, and Marsalis Avenue.
Applicant/Owner: Church of God in Christ, Texas Northeast, Inc.
Surveyor: Geonav, LLC
Application Filed: May 9, 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
S234-122

Attachments: [S234-122 Case Report](#)
[S234-122 Plat](#)

32. [24-1889](#) An application to replat a 2.571-acre tract of land containing part of Lot 2 in City Block M/8734 to create a 31-lot shared access development ranging in size from 2,000 square feet to 2,281 square feet and 2 common areas on property located on Genstar Lane at Davenport Road, southwest corner.
Applicant/Owner: PCD, LLC
Surveyor: Kimley-Horn and Associates, Inc.
Application Filed: May 9, 2024
Zoning: TH-3(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 12
S234-124

Attachments: [S234-124 Case Report](#)
[S234-124 Plat](#)

Authorization of a Hearing:

33. [24-1844](#) Consideration of authorizing a public hearing to consider amending Chapters 51 and 51A of the Dallas Development Code with consideration to be given to appropriate zoning districts and developing appropriate standards associated with warehouse; office showroom/warehouse; freight terminal; commercial motor vehicle parking; and machinery, heavy equipment, or truck sales and service uses. **This is a hearing to consider the request to authorize the hearing and not amendments to the Dallas Development Code at this time.**

Attachments: [Auth. of a Hear. Chapters 51 and 51A Cover & Request Memos](#)

34. [24-1845](#) Consideration of a public hearing to determine the proper zoning on property zoned an IM Industrial Manufacturing with Specific Use Permit No. 2078 for an industrial (outside) potentially incompatible use limited to concrete or asphalt crushing; on the east line of Luna Road, north of Ryan Road and with consideration being given to evaluating whether Specific Use Permit No. 2078 is compatible with adjacent property and consistent with the character of the neighborhood. **This is a hearing to consider the request to authorize the hearing and not the rezoning of property at this time.**

Attachments: [Auth. of a Hear. SUP No. 2078 Cover & Request Memos](#)

Landmark Appeal:

35. [24-1843](#) An appeal of the Landmark Commission's decision of denial without prejudice to replace all existing windows (non-historic) with Alside 1700-Series vinyl windows in "beige" color.

Staff Recommendation: **Approve with conditions.**

Landmark Commission Recommendation: **Deny without prejudice.**

Planner: Marcus Watson

Council District: 1

Location: 1001 N. Crawford St.

CA234-246(MW)

Attachments: [CA234-246\(MW\) The Record](#)
[CA234-246\(MW\) Transcript](#)
[CA234-246\(MW\) City Brief](#)
[CA234-246\(MW\) Appellant Brief](#)

OTHER MATTERS:

Consideration of Appointments to CPC Committees:

ADJOURNMENT

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, June 6, 2024

SUBDIVISION REVIEW COMMITTEE (SRC) MEETING – Thursday, June 6, 2024, at 8:30 a.m. at City Hall, in Council Chamber, 6th Floor, and by videoconference, to consider (1) NC234-005 An application to change S. Central Expressway (SH 310/US 175) between C.F. Hawn Freeway (US 175) and Al Lipscomb Way to “ S.M. Wright Freeway (Fwy)”.The public may attend the meeting via the videoconference link:
<https://bit.ly/SRC-060624>.

Tuesday, June 11, 2024

ARTS DISTRICT SIGN ADVISORY COMMITTEE (ADSAC) MEETING Tuesday, June 11, 2024, at 11:00 a.m., in Room 5BN at City Hall and by video conference via <https://bit.ly/ADSAC061124>.

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]