

City of Dallas

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



City Plan Commission

May 2, 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. [24-1432](#) Briefing and Discussion on the ForwardDallas Comprehensive Land Use Plan
 Lawrence Agu, III, AICP, Assoc AIA, Planning and Urban Design
 Patrick Blaydes, Planning and Urban Design
2. [24-1482](#) **CLOSED SESSION:**
 Attorney Briefing (T.O.M.A. 551.071)
 -Legal issues related to the ForwardDallas comprehensive land use plan.

PUBLIC TESTIMONY:**APPROVAL OF MINUTES:**

Approval of Minutes of the March 21, 2024 City Plan Commission Hearing, April 4, 2024 City Plan Commission Hearing, and the April 18, 2024, Special Called City Plan Commission ForwardDallas Public Hearing.

ACTIONS ITEMS:**MISCELLANEOUS DOCKET:****Minor Amendments - Consent:**

3. [24-1433](#) An application for a minor amendment to the existing development plan and landscape plan on property zoned Planned Development District No. 1086, on the southwest corner of Singleton Boulevard and Sylvan Avenue.
 Staff Recommendation: **Approval.**
 Applicant: Hunter Webb
 Representative: Kiesha Kay
 Planner: Sheila Alcantara Segovia
 Council District: 6
 M234-005(SAS)

Attachments: [M234-005\(SAS\) Case Report](#)
 [M234-005\(SAS\) Existing Development pPlan](#)
 [M234-005\(SAS\) Proposed Development Plan](#)
 [M234-005\(SAS\) Existing Landscape Plan](#)
 [M234-005\(SAS\) Proposed Landscape Plan](#)

4. [24-1434](#) An application for a minor amendment to the existing development plan on property zoned Planned Development District No. 551, on the northeast corner of Towns Street and Schroeder Road.

Staff Recommendation: **Approval.**

Applicant: Richardson Independent School District

Representative: Karl Crawley, Masterplan

Planner: Donna Moorman, PLA

Council District: 10

M234-008(DM)

Attachments: [M234-008\(DM\) Case Report](#)
[M234-008\(DM\) Existing Development Plan](#)
[M234-008\(DM\) Proposed Development Plan](#)
[M234-008\(DM\) Traffic Management Plan](#)

ZONING DOCKET:

Zoning Cases - Consent:

5. [24-1436](#) An application for an amendment to and an expansion of Planned Development District No. 924 on property zoned an MF-2(A) Multifamily District and Planned Development District No. 924, on the northeast line of Laughlin Drive and southwest line of Charles Street, southeast of Ferguson Road.

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

Applicant: Bring the Light Ministries, Inc.

Representative: Rob Baldwin

Planner: Liliana Garza

Council District: 7

Z223-239(LG)

Attachments: [Z223-239\(LG\) Case Report](#)
[Z223-239\(LG\) Existing Development Plan](#)
[Z223-239\(LG\) Proposed Development Plan](#)

6. [24-1437](#) An application for an amendment to Specific Use Permit No. 2410 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 Regional Retail District with a D-1 Liquor Control Overlay, on the south line of Great Trinity Forest Way, east of Oklaunion Drive.
Staff Recommendation: **Approval** for a two-year period, subject to a site plan and conditions.
Applicant: Sharjeel Surani
Representative: Robert Nunez
Planner: Giahanna Bridges
Council District: 8
Z223-240(GB)

Attachments: [Z223-240\(GB\) Case Report](#)
[Z223-240\(GB\) Site Plan](#)
7. [24-1438](#) An application for an amendment to Specific Use Permit No. 1730 for an alcoholic beverage establishment to be used as a private club bar on property zoned Subarea 4 within Planned Development District No. 366, the Buckner Special Purpose District and an IM Industrial Manufacturing District, with a D-1 Liquor Control Overlay, on the northeast corner of South Buckner Boulevard and Kipling Drive.
Staff Recommendation: **Approval** for a three-year period with eligibility for automatic renewals for additional three-year periods, subject to a site plan and conditions.
Applicant: Promotions Iguana, LLC
Representative: Rob Baldwin, Baldwin Associates
Planner: Wilson Kerr
Council District: 5
Z223-314(WK)

Attachments: [Z223-314\(WK\) Case Report](#)
[Z223-314\(WK\) Site Plan](#)
8. [24-1439](#) 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
Council District: 1
Z223-315(LC)

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

9. [24-1441](#) An application for an amendment to Planned Development District No. 989 on the southeast corner of South Saint Augustine Drive and Grady Lane.
Staff Recommendation: **Approval**, subject to a revised amended development plan, a revised amended traffic management plan, and amended conditions.
Applicant: Dallas Independent School District
Representative: Warren Ellis, Land Use Planning & Zoning Services
Planner: Jenniffer Allgaier, M. Arch, AICP Candidate
Council District: 5
Z223-343(JA)

Attachments: [Z223-343\(JA\) Case Report](#)
[Z223-343\(JA\) Proposed Development Plan](#)
[Z223-343\(JA\) Proposed Traffic Management Plan](#)
[Z223-343\(JA\) Traffic Assessment Study](#)

10. [24-1442](#) An application for a Specific Use Permit for an inside commercial amusement on property zoned Planned Development District No. 7 with a D Liquor Control Overlay and a D-1 Liquor Control Overlay, on the north line of Centerville Road, between Garland Road and Jupiter 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: Sky Park Adventure, LLC
Representative: Rob Baldwin, Baldwin Associates
Planner: LeQuan Clinton
Council District: 9
Z234-118(LC)

Attachments: [Z234-118\(LC\) Case Report](#)
[Z234-118\(LC\) Site Plan](#)

11. [24-1443](#) An application for a Specific Use Permit for an electrical substation on property zoned an R-7.5(A) Single Family District, on the east line of Southeast 14th Street, south of Skyline Road.
Staff Recommendation: **Approval**, subject to site plan and conditions.
Applicant: DGIC LLC
Representative: Karl Crawley, Masterplan
Planner: Martin Bate
Council District: 3
Z234-137(MB)

Attachments: [Z234-137\(MB\) Case Report](#)
[Z234-137\(MB\) Site Plan](#)

12. [24-1444](#) 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
Council District: 11
Z234-142(LC)

Attachments: [Z234-142\(LC\) Case Report](#)
[Z234-142\(LC\) Site Plan](#)
13. [24-1445](#) An application for an R-7.5(A) Single Family District on property zoned a CS Commercial Service District and an R-10(A) Single Family District, on the northwest line of Ravenview Road, northeast of Seagoville Road.
Staff Recommendation: **Approval.**
Applicant: Eagle Developers, LLC
Representative: Thomas Ghebreghiorgis and Yonael Yohanes
Planner: Liliana Garza
Council District: 8
Z234-146(LG)

Attachments: [Z234-146\(LG\) Case Report](#)
14. [24-1446](#) An application for an amendment to Specific Use Permit No. 2111 for a body piercing studio and a tattoo studio on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District, on the northwest corner of Main Street and Exposition Avenue.
Staff Recommendation: **Approval** for a five-year period, subject to amended conditions.
Applicant: Artistic Encounter Tattoo
Representative: Audra Buckley, Permitted Development
Planner: LeQuan Clinton
Council District: 2
Z234-153(LC)

Attachments: [Z234-153\(LC\) Case Report](#)
[Z234-153\(LC\) Site Plan](#)

Zoning Cases - Under Advisement:

15. [24-1447](#) An application for a new subarea on property zoned Tract III within Planned Development District No. 314, the Preston Center Special Purpose District, in an area bounded by Luther Lane, Westchester Drive, Berkshire Lane, and Douglas Avenue.
Staff Recommendation: **Approval**, subject to a development plan and staff's recommended conditions.
Applicant: Alpine Douglas, LP
Representative: Suzan Kedron, Jackson Walker LLP
Planner: Michael Pepe
U/A From: March 21, 2024.
Council District: 13
Z223-141(MP)

Attachments: [Z223-141\(MP\) Case Report](#)
[Z223-141\(MP\) Development Plan](#)

16. [24-1448](#) 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, and March 21, 2024.
Council District: 3
Z223-217(MP)

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

17. [24-1449](#) An application for a TH-3(A) Townhouse District on property zoned an R-5(A) Single Family District, on the north line of Hendricks Avenue, east of South Denley Drive.
Staff Recommendation: **Approval**.
Applicant: Jack Rowe
Representative: Rik Adamski
Planner: Martin Bate
U/A From: January 18, 2024, February 15, 2024, and March 21, 2024.
Council District: 4
Z223-300(MB)

Attachments: [Z223-300\(MB\) Case Report](#)

Zoning Cases - Individual:

18. [24-1450](#) An application for a P(A) Parking Subdistrict on property zoned an MF-2(A) Multifamily Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, with consideration of 1) an NC Neighborhood Commercial Subdistrict; and 2) a Specific Use Permit for a commercial parking lot or garage, on the northeast line of Meadow Street, between South Boulevard and Martin Luther King, Jr. Boulevard.
 Staff Recommendation: 1) **Approval** of an NC Neighborhood Commercial Subdistrict; and 2) **approval** of a Specific Use Permit for a commercial parking lot or garage for a five-year period, subject to a site plan and conditions, in lieu of a P(A) Parking Subdistrict.
 Applicant: MLK Kingdom Complex
 Representative: Ferrell Fellows
 Planner: Michael Pepe
 Council District: 7
 Z212-183(MP)

Attachments: [Z212-183\(MP\) Parking Plan](#)
 [Z212-183\(MP\) Case Report](#)

19. [24-1451](#) An application for a CR Community Retail District on property zoned an R-7.5(A) Single Family District, on the north line of Lake June Road, west of North Masters Drive.
 Staff Recommendation: **Approval** of an NS(A) Neighborhood Service District, in lieu of a CR Community Retail District.
 Applicant: Jacob A. Ramos Tapia
 Representative: Jose Garcia
 Planner: Liliana Garza
 Council District: 5
 Z223-158(LG)

Attachments: [Z223-158\(LG\) Case Report](#)

20. [24-1452](#) An application for a CS Commercial Service District on property zoned an R-10(A) Single Family District, on the north line of Timberloam Road, west of South Saint Augustine Drive.
 Staff Recommendation: **Denial.**
 Applicant: Manuel Salcedo
 Representative: Construction Concepts Inc.
 Planner: Liliana Garza
 Council District: 8
 Z223-177(LG)

Attachments: [Z223-177\(LG\) Case Report](#)

21. [24-1435](#) An application for 1) a Planned Development Subdistrict for LC Light Commercial Subdistrict uses; and 2) the termination of deed restrictions [Z023-154, Z023-271, Z023-272, and Z023-273] on property zoned an LC Light Commercial Subdistrict and a GR General Retail Subdistrict within Planned Development No. 193, the Oak Lawn Special Purpose District, on the southwest line of Armstrong Avenue, between McKinney Avenue and North Central Expressway.

Staff Recommendation: 1) **Approval**, subject to a development plan, a landscape plan, a height plan, and staff's recommended conditions; and 2) **approval** of the termination of deed restrictions [Z023-154, Z023-271, Z023-272, and Z023-273] as volunteered by the applicant.

Applicant: Knox Promenade, LLC

Representative: Tommy Mann, Winstead PC

Planner: Liliana Garza

Council District: 14

Z223-208(LG)

Attachments: [Z223-208\(LG\) Case Report](#)
[Z223-208\(LG\) Development Plan](#)
[Z223-208\(LG\) Landscaping Plan](#)
[Z223-208\(LG\) Height Plan](#)

22. [24-1453](#) An application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a restaurant without drive-in or drive-through service on property zoned Subarea 1 within Planned Development District No. 366, the Buckner Boulevard Special Purpose District, with a D-1 Liquor Control Overlay, on the west line of South Buckner Boulevard, between North Scyene Road and Blossom Lane.

Staff Recommendation: **Approval** for a two-year period, subject to a site plan and staff's recommended conditions.

Applicant: La Campina, Inc.

Representative: Santos Martinez

Planner: LeQuan Clinton

Council District: 5

Z223-256(LC)

Attachments: [Z223-256\(LC\) Case Report](#)
[Z223-256\(LC\) Site Plan](#)

23. [24-1440](#) An application for 1) a CR Community Retail District; and 2) a Specific Use Permit for a commercial amusement (outside) on property zoned an R-7.5(A) Single Family District, on the east line of Dowdy Ferry Road between Fireside Drive and Lake Anna Drive.

Staff Recommendation: **Denial**.

Applicant: Emilio Rodriguez, Marco Antonio Balderas [Sole Owners]

Representative: Michael Stanley

Planner: Giahanna Bridges

Council District: 8

Z223-319(GB)

Attachments: [Z223-319\(GB\) Case Report](#)
[Z223-319\(GB\) Site Plan](#)

24. [24-1454](#) An application for a Planned Development District for MF-2(A) Multifamily District uses on property zoned an R-7.5(A) Single Family District, on the east line of North Walton Walker Boulevard.

Staff Recommendation: **Approval**, subject to a development plan and staff's recommended conditions.

Applicant: LDG Development

Representative: Rob Baldwin, Baldwin Associates

Planner: Giahanna Bridges

Council District: 6

Z234-106(GB)

Attachments: [Z234-106\(GB\) Case Report](#)
[Z234-106\(GB\) Development Plan](#)

25. [24-1455](#) An application for an amendment to Specific Use Permit No. 2436 for the sale of alcoholic beverages in conjunction with a restaurant without drive-through service and a retail food store on property zoned an LC Light Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, with a D-1 Liquor Control Overlay and deed restrictions [Z201-315], at the intersection of McKinney Avenue and Harvard Avenue (north of Monticello Avenue, west of North Central Expressway).

Staff Recommendation: **Approval** for a three-year period, subject to staff's recommended conditions and amended site plan.

Applicant: TMF, LLC

Representative: Tommy Mann, Winstead

Planner: Liliana Garza

Council District: 14

Z234-107(LG)

Attachments: [Z234-107\(LG\) Case Report](#)
[Z234-107\(LG\) Existing Site Plan](#)
[Z234-107\(LG\) Proposed Site Plan](#)

Authorized Hearing - Under Advisement Zoning Cases:

26. [24-1456](#) A City Plan Commission authorized hearing to determine the appropriate zoning for the area to include but not limited to uses, development standards, and other appropriate regulations, in an area generally bounded by River Oaks Road to the north, Union Pacific Railroad to the east, McCommas Bluff Road to the south, and Julius Schepps Freeway to the west, and containing approximately 522.18 acres.
Staff Recommendation: **Approval** of an A(A) Agricultural District; a CR Community Retail District; an R-1/2 ac(A) Single Family District; an R-1 ac(A) Single Family District; a new Planned Development District; an amendment to Planned Development District No. 778; an amendment to Specific Use Permit No. 773 for a metal processing facility to provide an expiration date that is ten years from the date of approval of this zoning change, with eligibility for automatic renewals for additional 10-year periods; and termination of deed restrictions (D.R. Z067-152).
U/A From: March 7, 2024 and March 21, 2024.
Council District: 8
Z189-341(OTH)

Attachments: [Z189-341 \(OTH\) Case Report](#)

SUBDIVISION DOCKET:Consent Items:

27. [24-1457](#) An application to create one 3.417-acre lot from a tract of land in City Block D/8043 on property located on Executive Drive at Northwest Highway/ State Highway Spur No. 244, northeast corner.
Applicant/Owner: City of Dallas
Surveyor: Scott Holt
Application Filed: April 3, 2024
Zoning: CS
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 9
S234-080

Attachments: [S234-080 Case Report](#)
[S234-080 Plat](#)

28. [24-1458](#) An application to replat a 0.213-acre tract of land containing part of Lot 10 and all of Lot 10A in City Block 3/649 to create one lot on property located on Roseland Avenue at Peak Street, south corner.
Applicant/Owner: Geoffrey Wattiker
Surveyor: Centro Resources, LLC
Application Filed: April 3, 2024
Zoning: PD 298 (Subarea 1)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 2
S234-082

Attachments: [S234-082 Case Report](#)
[S234-082 Plat](#)

29. [24-1459](#) An application to create one 4.060-acre lot from a tract of land containing part of City Block 6467 on property located between Harry Hines Boulevard and Denton Drive, at the terminus of Andjon Drive.
Applicant/Owner: Pran Shree
Surveyor: Data Land Services Corporation
Application Filed: April 3, 2024
Zoning: IM
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 6
S234-084

Attachments: [S234-084 Case Report](#)
[S234-084 Plat](#)

30. [24-1460](#) An application to replat a 1.225-acre tract of land containing part of Lot 2 in City Block A/6049 and part of City Block 6049 to create one lot on property located on Ledbetter Drive, east of Hampton Road.
Applicant/Owner: BYM Investments, LLC
Surveyor: Scott Bergher
Application Filed: April 3, 2024
Zoning: RR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 3
S234-085

Attachments: [S234-085 Case Report](#)
[S234-085 Plat](#)

31. [24-1461](#) An application to create one 4.970-acre lot from a tract of land containing part of City Block 8311 on property located on Cedardale Road, southwest of Cleveland Road.
Applicant/Owner: Armani Family Trust
Surveyor: Carroll Consulting Group, Inc.
Application Filed: April 3, 2024
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 8
S234-086

Attachments: [S234-086 Case Report](#)
[S234-086 Plat](#)

32. [24-1462](#) An application to replat a 0.929-acre tract of land containing part of Lots 1 through 5 in City Block 3/8802 to create one lot on property located on Belt Line Road at Kleberg Road, east corner.
Owners: Francisco Salazar & Miriam Salazar
Surveyor: Westwood Professional Services
Application Filed: April 3, 2024
Zoning: CS
Staff Recommendation: Approval, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 8
S234-087

Attachments: [S234-087 Case Report](#)
[S234-087 Plat](#)

33. [24-1463](#) An application to replat a 14.66-acre tract of land containing part of Lot 1A in City Block 8206 to create five lots ranging in size from 0.59 acre to 11.71 acre on property located on Campbell Road, east of Preston Road.
Owners: EREP Preston Trail II, LLC, San Lorenzo Homes, LLC
Surveyor: Eagle Surveying, LLC
Application Filed: April 3, 2024
Zoning: CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 12
S234-088

Attachments: [S234-088 Case Report](#)
[S234-088 Plat](#)

34. [24-1464](#) An application to create one 5,925-square foot lot, one 7,534-square foot lot, and one 7,554-square foot lot from a 0.482-acre tract of land in City Block 7238 on property located on Akron Street, west of Guymon Street.

Applicant/Owner: WD Trinity, LLC

Surveyor: CBG Surveying Texas, LLC

Application Filed: April 3, 2024

Zoning: TH-3(A)

Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Planner: Sharmila Shrestha

Council District: 6

S234-089

Attachments: [S234-089 Case Report](#)
[S234-089 Plat](#)

35. [24-1465](#) An application to replat a 10.7077-acre tract of land containing all of Lots 1 and 2 in City Block A/8703 to create one lot on property located on South Ledbetter Drive, south of Illinois Avenue.

Applicant/Owner: First United Pentecostal Church of Dallas

Surveyor: Votex Surveying Company

Application Filed: April 4, 2024

Zoning: AA

Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Planner: Sharmila Shrestha

Council District: 3

S234-092

Attachments: [S234-092 Case Report](#)
[S234-092 Plat](#)

36. [24-1466](#) An application to replat a 7.193-acre tract of land containing all of Lots 1 and 2 in City Block B/6357 and part of City Block 6357 to create one lot on property located on Pleasant Drive, northeast of C.F. Hawn Freeway/ US Highway No.175.

Applicant/Owner: Asber Trucking, LLC

Surveyor: Centro Resources, LLC

Application Filed: April 4, 2024

Zoning: IM

Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Planner: Sharmila Shrestha

Council District: 5

S234-094

Attachments: [S234-094 Case Report](#)
[S234-094 Plat](#)

37. [24-1467](#) An application to create one 0.896-acre lot from a tract of land in City Block 7894 on property located on Market Center Boulevard, northwest of Turtle Creek Boulevard.
Applicant/Owner: Faye Charalambopoulos
Surveyor: Texas Heritage Surveying, LLC
Application Filed: April 4, 2024
Zoning: MU-3
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 6
S234-096

Attachments: [S234-096 Case Report](#)
[S234-096 Plat](#)

38. [24-1468](#) An application to create one 10.305-acre lot and one 34.567-acre lot from a 44.872-acre tract of land in City Block 7066 on property located on Bexar Street, at the terminus of Pilgrim Drive.
Applicant/Owner: The Housing Authority of the City of Dallas
Surveyor: Ringley & Associates, Inc.
Application Filed: April 4, 2024
Zoning: PD 595 (MF-1(A))
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 7
S234-097

Attachments: [S234-097 Case Report](#)
[S234-097 Plat](#)

Residential Replats:

39. [24-1469](#) An application to replat a 0.456-acre (19,856-square foot) tract of land containing all of Lots 2, 3, and 4 in City Block C/2764 to create one 9,559-square foot lot and one 10,297-square foot lot on property located on Bermuda Street, south of La Vista Drive.
Applicant/Owner: 1811 Bermuda, LLC
Surveyor: A & W Surveyors, Inc.
Application Filed: April 3, 2024
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 14
S234-081

Attachments: [S234-081 Case Report](#)
[S234-081 Plat](#)

40. [24-1470](#) An application to replat a 0.497-acre (21,638-square foot) tract of land containing all of Lots 7 and 8 in City Block K/2839 to create one lot on property located on Lakewood Boulevard, northwest of Tokalon Drive.
Owners: Pedro Roza Correa and Jennifer Robbins Correa
Surveyor: Texas Heritage Surveying, LLC
Application Filed: April 3, 2024
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 9
S234-083

Attachments: [S234-083 Case Report](#)
[S234-083 Plat](#)

41. [24-1471](#) An application to replat a 0.785-acre tract of land containing all of Lot 5 in City Block H/5614 and Lot 8 in City Block I/5614 to create one lot on property located on Park Lane, west of Preston Road.
Owners: Jared S. Jones, Trustee and Blueline Living Trust
Surveyor: CBG Surveying Texas, LLC
Application Filed: April 3, 2024
Zoning: R-16(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 13
S234-091

Attachments: [S234-091 Case Report](#)
[S234-091 Plat](#)

42. [24-1472](#) An application to replat a 0.172-acre (7,500-square foot) tract of land containing all of Lots 27 and 28 in City Block 7/6083 to create one lot on property located on Cardinal Drive at Scotland Drive, northwest corner.
Applicant/Owner: Aracely Rangel
Surveyor: ARA Surveying
Application Filed: April 4, 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
S234-093

Attachments: [S234-093 Case Report](#)
[S234-093 Plat](#)

Residential Replats and Building Line Reduction:

43. [24-1473](#) An application to replat a 1.13-acre tract of land containing all of Lots 1 and 2 in City Block 6/6586 to create two 0.56-acre lots, and to remove an existing 40-foot platted building line along Brookshire Circle and to extend an existing 20-foot platted building line along the northwest line of Brookshire Drive to the property line, on property bounded by Brookshire Circle and Brookshire Drive.
 Owners: Shaun Mammen, Peter Kofoed, Kristie Kofoed
 Surveyor: CBG Surveying Texas, LLC
 Application Filed: April 3, 2024
 Zoning: R-16(A)
 Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
 Planner: Sharmila Shrestha
 Council District: 11
 S234-090

Attachments: [S234-090 Case Report](#)
 [S234-090 Plat Page 1](#)
 [S234-090 Plat Page 2](#)

Building Line Removal:

44. [24-1474](#) An application to replat a 21.354-acre tract of land containing all of Lot 16 in City Block A/7169, all of Lots 1 through 7 in City Block B/7169, all of Lots 1 through 50 in City Block C/7169, all of Lots 1 through 27 in City Block D/7169, all of Lots 1 through 23 in City Block E/7169, all of Lots 9 through 28 in City Block F/7169, all of Lots 9 through 13 in City Block G/7169; a portion of Logan Drive, all of Marcole Street, a portion of Wilson Street, all of Lacombe Street, a portion of Lapsey Avenue, a portion of Blandy Street, portion of Alley and a portion of Dallas Power and Light company right-of-way easement, to create one lot and to remove all existing 25-foot platted building lines, on property located on Claibourne Boulevard, north of Singleton Boulevard.
- Applicant/Owner: AR & PR, LLC
Surveyor: Centro Resources, LLC
Application Filed: April 4, 2024
Zoning: LI
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 6
S234-095

Attachments: [S234-095 Case Report](#)
[S234-095 Plat](#)

Certificate of Appropriateness for Signs:Consent Items:

45. [24-1475](#) An application for a Certificate of Appropriateness by Marie Byrum of BYRUM SIGN & LIGHTING, for a 36-square-foot neon illuminated attached projecting sign at 3309 Elm Street, Suite 100 (west elevation).
- Staff Recommendation: **Approval**.
SSDAC Recommendation: **Approval**.
Applicant: Marie Byrum of BYRUM SIGN & LIGHTING
Owner: 3309 ELM OWNER, LLC
Planner: Scott Roper
Council District: 2
2403150011

Attachments: [2403150011 Case Report](#)

Authorization of a Hearing:

46. [24-1476](#) Consideration of a public hearing to determine the proper zoning on property zoned Subdistrict S-2b in the South Zone of Planned Development District No. 521 with consideration being given to amending Specific Use Permit No. 1739 for an open-enrollment charter school on the south line of West Camp Wisdom Road, west of Eagle Ford Drive and with consideration being given to evaluating whether Specific Use Permit No. 1739 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: [SUP 1739 Case Report](#)

OTHER MATTERS:

Consideration of Appointments to CPC Committees:

ADJOURNMENT

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Tuesday, May 14, 2024

SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC) MEETING Tuesday, May 14, 2024, at 10:00 a.m., in Room 5BN at City Hall and by video conference via <https://bit.ly/SSDAC051424>.

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]