

City of Dallas

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



City Plan Commission

January 18, 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. [24-280](#) Update on the ForwardDallas Comprehensive Land Use Plan
 Andrea Gilles, Interim Director, Planning and Urban Design
2. [24-281](#) Review FY2022-23 CPC Annual Report
 Andreea Udrea, Assistant Director, Current Planning, Planning and Urban Design

PUBLIC TESTIMONY:**APPROVAL OF MINUTES:**

Approval of Minutes Approval of Minutes of the December 7, 2023 City Plan Commission Hearing.

ACTIONS ITEMS:

EXECUTIVE SESSION: The City Plan Commission may meet in closed session to seek the advice of its attorney about pending litigation regarding Estrada v. City of Dallas, DC-22-09750 (S212-213) under Texas Government Code Section 551.071.

Miscellaneous Items:**Minor Amendments:**

3. [24-259](#) An application for a minor amendment to an existing development plan on property zoned Planned Development District No. 1053, generally located on the northeast corner of Skillman Street and East Lovers Lane.

Staff Recommendation: **Approval.**

Applicant: Zion Lutheran Church of Dallas

Representative: James Kuhlmann

Planner: Donna Moorman

Council District: 9

M234-003(DM)

Attachments: [M234-003\(DM\) Case Report](#)
 [M234-003\(DM\) Existing Development Plan](#)
 [M234-003\(DM\) Proposed Development Plan](#)

4. [24-260](#) An application requesting relief from the street frontage requirements along Parker Street per the site plan on property zoned Subdistrict 3 within Planned Development District No. 317, the Cedars Area Special Purpose District, located along the west line of Parker Street between Parnell Street and Botham Jean Boulevard.

Staff Recommendation: **Approval**, subject to the site plan.

Applicant: Cedars Corinth Owner, LLC

Representative: Rob Baldwin, Baldwin Associates

Planner: Teaseia Blue

Council District: 2

M223-036(TB)

Attachments: [M223-036\(TB\) Case Report](#)
[M223-036\(TB\) Proposed Site Plan](#)

Development Plans:

5. [24-261](#) An application for a development plan for a general merchandise or food store greater than 3,500 square feet on property zoned Planned Development No. 605, on the southwest corner South Buckner Boulevard and Samuel Boulevard.

Staff Recommendation: **Approval**.

Applicant: HEB, LP

Representative: Joe LaCroix, Baird Hampton & Brown, Inc.

Planner: Wilson Kerr

Council District: 7

D234-003(WK)

Attachments: [D234-003\(WK\) Case Report](#)
[D234-003\(WK\) Proposed Development Plan](#)

Zoning Cases - Consent:

6. [24-228](#) An application for an amendment to Specific Use Permit No. 2415 for a motor vehicle fueling station on property zoned an NS(A) Neighborhood Service District, on the southeast corner of Cedar Crest Boulevard and East Kiest Boulevard.

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

Applicant: AMA Corporation

Representative: Audra Buckley, Permitted Development

Planner: Jennifer Muñoz

Council District: 4

Z223-163(JM)

Attachments: [Z223-163\(JM\) Case Report](#)
[Z223-163\(JM\) Existing Site Plan](#)

7. [24-229](#) An application for an MU-1-D Mixed Use District with a D Liquor Control Overlay on property zoned a CR-D Community Retail District with a D Liquor Control Overlay, on the southeast corner of Prichard Lane and Scyene Road.

Staff Recommendation: **Approval.**

Applicant: Raul Estrada

Representative: Mariela Estrada

Planner: Michael Pepe

Council District: 5

Z223-212(MP)

Attachments: [Z223-212\(MP\) Case Report](#)

8. [24-230](#) An application for an amendment to Specific Use Permit No. 2325 for an alcoholic beverage establishment limited to a microbrewery, microdistillery, or winery on property zoned Subarea A within Planned Development District No. 741, on the northeast corner of Olympus Boulevard and Wharf Road.

Staff Recommendation: **Approval**, for a five-year period with eligibility for automatic renewal for additional five-year periods, subject to amended conditions.

Applicant: Landon Winery

Representative: Rob Baldwin, Baldwin Associates

Planner: Connor Roberts

Council District: 6

Z223-215(CR)

Attachments: [Z223-215\(CR\) Case Report](#)

9. [24-231](#) 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

Council District: 3

Z223-217(MP)

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

10. [24-232](#) An application for an amendment to Specific Use Permit No. 1464 for a refuse transfer station on property zoned IM Industrial Manufacturing District, on the south line of California Crossing Road, east of Wildwood Drive.
Staff Recommendation: **Approval**, subject to an amended site plan and amended conditions.
Applicant: Jason Roemer, Community Waste Disposal, L.P.
Representative: Kevin D. Yard, P.E., BCEE, SCS Engineers
Planner: Liliana Garza
Council District: 6
Z223-248(LG)

Attachments: [Z223-248\(LG\) Case Report](#)
[Z223-248\(LG\) Proposed Site Plan](#)
[Z223-248\(LG\) Proposed Landscaping Plan](#)
11. [24-233](#) An application for an amendment to Specific Use Permit No. 2304 for a bar, lounge, or tavern on property zoned Subdistrict 2 within Planned Development District No. 317, the Cedars Area Special Purpose District, on the northeast line of Harwood Street, southeast of Hickory Street.
Staff Recommendation: **Approval**, for a five-year period, subject to amended conditions.
Applicant: Mike's Gemini Twin Lounge
Representative: Audra Buckley, Permitted Development
Planner: Connor Roberts
Council District: 2
Z223-275(CR)

Attachments: [Z223-275\(CR\) Case Report](#)
12. [24-234](#) An application for an MU-1 Mixed Use District on property zoned a CR Community Retail District, on the west corner of South Lancaster Road and Marfa Avenue.
Staff Recommendation: **Approval**.
Applicant: Uptown Reinvestment, LLC
Representative: Sherry Flewellen
Planner: Giahanna Bridges
Council District: 4
Z223-282(GB)

Attachments: [Z223-282\(GB\) Case Report](#)

13. [24-235](#) An application for a Specific Use Permit for a bank or savings and loan office with a drive-through on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the southwest corner of Oak Lawn Avenue and Avondale Avenue.
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: Jack Lee, Advancial FCU
Representative: Jim Gahl
Planner: Giahanna Bridges
Council District: 14
Z223-297(GB)

Attachments: [Z223-297\(GB\) Case Report](#)
[Z223-297 \(GB\) Site Plan](#)
14. [24-236](#) An application for an MU-2 Mixed Use District on property zoned an RR Regional Retail District, on the west line of Upton Street, between East Clarendon Drive and Viola Street.
Staff Recommendation: **Approval**.
Applicant: 935 Clarendon LLC
Representative: Paul Carden
Planner: LeQuan Clinton
Council District: 4
Z223-299(LC)

Attachments: [Z223-299\(LC\) Case Report](#)
15. [24-237](#) 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
Council District: 4
Z223-300(MB)

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

16. [24-238](#) An application for an amendment to Specific Use Permit No. 2278 for an extended hours historic house museum and meeting space and fundraising on property zoned Area G within Planned Development District No. 63, the Swiss Avenue Historic District, with H/1 Swiss Avenue Historic District Overlay, on the east corner of Swiss Avenue and Parkmont Street.
Staff Recommendation: **Approval**, for a three-year period, subject to amended conditions.

Applicant: Dallas County Medical Society Alliance Foundation

Representative: Rob Baldwin, Baldin Planning

Planner: LeQuan Clinton

Council District: 14

Z223-303(LC)

Attachments: [Z223-303\(LC\) Case Report](#)
[Z223-303\(LC\) Site Plan](#)

17. [24-239](#) An application for a Specific Use Permit for a child-care facility on property zoned Tract 2H within Planned Development District No. 388, the Tenth Street Neighborhood Historic District, with H/60 Tenth Street Neighborhood Historic District Overlay, on the northeast corner of South Fleming Avenue and East Clarendon Drive.
Staff Recommendation: **Approval**, for a five-year period with eligibility for automatic renewal for additional five-year periods, subject to a site plan and conditions.

Applicant: Jessica Gonzales

Representative: Elsie Thurman, Land Use Planning & Zoning Services

Planner: LeQuan Clinton

Council District: 4

Z223-308(LC)

Attachments: [Z223-308\(LC\) Case Report](#)
[Z223-308\(LC\) Site Plan](#)
[Z223-308\(LC\) Landscape Plan](#)

18. [24-240](#) An application for an amendment to Specific Use Permit No. 1495 for an alcoholic beverage establishment limited to a bar, lounge, or tavern and a commercial amusement (inside) limited to a Class A dance hall on property zoned a CC Community Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the east corner of Al Lipscomb Way and Meadow Street.
Staff Recommendation: **Approval**, for a five-year with eligibility for automatic renewal for additional five-year periods, subject to amended conditions.

Applicant: Rodney Griffin

Representative: Louvada Jones

Planner: Martin Bate

Council District: 7

Z223-309(MB)

Attachments: [Z223-309\(MB\) Case Report](#)

19. [24-241](#) An application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise of food store greater than 3,500 square feet on property zoned Planned Development District No. 605 with a D-1 Liquor Control Overlay, on the southwest corner of South Buckner Boulevard and Samuell Boulevard.
Staff Recommendation: **Approval**, for a five-year period with eligibility for automatic renewal for additional five-year periods, subject to a site plan and conditions.

Applicant: H-E-B, LP

Representative: Joe LaCroix, Baird, Hampton & Brown Inc

Planner: Wilson Kerr

Council District: 7

Z223-310(WK)

Attachments: [Z223-310\(WK\) Case Report](#)
[Z223-310\(WK\) Site Plan](#)

20. [24-242](#) An application for an amendment to Specific Use Permit No. 2408 for a manufacturing laboratory on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, on the east line of South Walton Street, between Virgil Street and Taylor Street.
Staff Recommendation: **Approval**, for a three-year period, subject to amended conditions.
Applicant: Mark Cuban Cost Plus Drug Company PBC
Representative: Alexander Oshmyansky
Planner: Martin Bate
Council District: 2
Z223-311(MB)

Attachments: [Z223-311\(MB\) Case Report](#)
21. [24-243](#) An application for 1) an R-5(A) Single Family District; and 2) the termination of a D Liquor Control Overlay on property zoned an LO-1 Limited Office District with a D Liquor Control Overlay and an MF-2(A) Multifamily District, on the east side of Homer Street, between North Garrett Avenue and North Henderson Avenue.
Staff Recommendation: 1) **Approval**, of an R-5(A) Single Family District; and 2) **Approval**, of the termination of a D Liquor Control Overlay.
Applicant: Alan Rister & Gregory Armstrong
Representative: Rob Baldwin, Baldwin Planning
Planner: LeQuan Clinton
Council District: 14
Z223-316(LC)

Attachments: [Z223-316\(LC\) Case Report](#)
22. [24-244](#) An application for a TH-3(A) Townhouse District on property zoned a CR Community Retail District, on the southwest corner of Genstar Lane and Davenport Road.
Staff Recommendation: **Approval**.
Applicant: Ping Interest, Inc.
Representative: Bill Dahlstrom, Jackson Walker
Planner: LeQuan Clinton
Council District: 12
Z223-321(LC)

Attachments: [Z223-321\(LC\) Case Report](#)

23. [24-245](#) An application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned Subarea 2 within Planned Development District No. 366, the Buckner Boulevard Special Purpose District, with a D-1 Liquor Control Overlay, on the northeast corner of South Buckner Boulevard and Lake June Road.

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

Applicant: SE Legacy Drive Investments, LLC

Representative: Audra Buckley, Permitted Development

Planner: Wilson Kerr

Council District: 5

Z223-322(WK)

Attachments: [Z223-322\(WK\) Case Report](#)
[Z223-322\(WK\) Site Plan](#)

24. [24-246](#) An application for an MU-3-D Mixed Use District with a D Liquor Control Overlay on property zoned an LO-1-D Limited Office District with a D Liquor Control Overlay, on the southeast line of Abrams Road, between Fisher Road and East Lovers Lane.

Staff Recommendation: **Approval.**

Applicant: The Summit at Daniel, LLC

Representative: Rob Baldwin, Baldwin Associates

Planner: Giahanna Bridges

Council District: 9

Z223-335(GB)

Attachments: [Z223-335\(GB\) Case Report](#)

25. [24-247](#) An application for an MU-1 Mixed Use District on property zoned an R-16(A) Single Family District, on the north line of LBJ Freeway, between Preston Road and Copenhill Road.

Staff Recommendation: **Approval.**

Applicant: Manolo Design Studio

Representative: Wanda Summers

Planner: Giahanna Bridges

Council District: 11

Z223-342(GB)

Attachments: [Z223-342\(GB\) Case Report](#)

Zoning Cases - Under Advisement:

26. [24-268](#) An application for a Specific Use Permit for an auto service center on property zoned a CC Community Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the west corner of Scyene Road and Lagow Street.

Staff Recommendation: **Denial.**

Applicant: Andres Barragan

Representative: Blanca Cardenas

Planner: Michael Pepe

UA From: November 2, 2023.

Council District: 7

Z212-281(MP)

Attachments: [Z212-281\(MP\) Case Report](#)
[Z212-281\(MP\) Site Plan](#)

27. [24-273](#) An application for a CS Commercial Service District with consideration of an MU-1 Mixed Use District on property zoned an A(A) Agricultural District, on the north line of Dowdy Ferry Road, northeast of the Lyndon B. Johnson Freeway [I-20].

Staff Recommendation: **Approval** of an MU-1 District in lieu of a CS District.

Applicant: Bill Foose

Representative: Mike Coker

Planner: Jennifer Muñoz

UA From: August 3, 2023 and October 19, 2023.

Council District: 8

Z212-298(JM)

Attachments: [Z212-298\(JM\) Case Report](#)

28. [24-275](#) An application for an amendment to and a renewal of Specific Use Permit No. 1898 for a late-hours establishment limited to a general merchandise or food store 3,500 square feet or less and a motor vehicle fueling station, on property zoned Planned Development District No. 842, the Lower Greenville Avenue Special Provision District, with an MD-1 Modified Delta Overlay, on the southeast corner of Greenville Avenue and Richmond Avenue.

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

Applicant: Greenville Ross Partners LTD

Representative: Andrew Ruegg, Masterplan

Planner: Andreea Udrea

U/A From: December 7, 2023.

Council District: 14

Z212-352(AU)

Attachments: [Z212-352\(AU\) Case Report](#)
[Z212-352\(AU\) Site Plan](#)

29. [24-276](#) An application for a new subdistrict on property zoned Subdistrict 1 within Planned Development District No. 621, the Old Trinity and Design District, on the northeast line of Irving Boulevard and the southwest line of Market Center Boulevard, northwest of Oak Lawn Avenue.

Staff Recommendation: **Approval**, subject to a conceptual plan, a revised Exhibit 621B, and staff's recommended conditions.

Applicant: Market Center Boulevard Owner, LP

Representative: Suzan Kedron, Jackson Walker LLP

Planner: Jennifer Muñoz

UA From: September 7, 2023, September 21, 2023, and October 5, 2023.

Council District: 6

Z212-353(JM)

Attachments: [Z212-353\(JM\) Case Report](#)
[Z212-353\(JM\) Conceptual Plan](#)
[Z212-353\(JM\) Existing 621B Exhibit](#)
[Z212-353\(JM\) Parking Demand Analysis](#)
[Z212-353\(JM\) Quadrant - Market Center - TIA](#)
[Z212-353\(JM\) Quadrant - Market Center - TIA Supplement](#)

30. [24-277](#) An application for 1) a Specific Use Permit for a motor vehicle fueling station; and 2) a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned Subdistrict 5 within Planned Development District No. 533, the C.F. Hawn Special Purpose District No. 1, with a D-1 Liquor Control Overlay, on the southwest corner of Elam Road and C.F. Hawn Freeway.

Staff Recommendation: **Denial.**

Applicant: Alim Investment

Representative: Anil Ram

Planner: Michael Pepe

UA From: September 7, 2023 and November 2, 2023.

Council District: 8

Z223-112(MP)

Attachments: [Z223-112\(MP\) Case Report](#)
[Z223-112\(MP\) Site Plan](#)
[Z223-112\(MP\) Landscape Plan](#)

31. [24-279](#) An application for a Specific Use Permit for an auto service center and vehicle display, sales, and service on property zoned Subarea 2 within Planned Development District No. 366, the Buckner Boulevard Special Purpose District, with a D-1 Liquor Control Overlay, on the west line of Conner Drive; between Bruton Road and Stonehurst Street.

Staff Recommendation: **Denial.**

Applicant: Daniel Marquez

Representative: Isai Marquez

Planner: Michael Pepe

U/A From: November 2, 2023.

Council District: 5

Z223-116(MP)

Attachments: [Z223-116\(MP\) Case Report](#)
[Z223-116\(MP\) Site Plan](#)

Zoning Cases - Individual:

32. [24-248](#) 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](#)

33. [24-249](#) An application for an O-1 Office Subdistrict with deed restrictions volunteered by the applicant on property zoned an MF-2 Multiple-Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, H/115 Talley/Polk House Historic District Overlay, on the west corner of Reagan Street and Dickason Avenue.

Staff Recommendation: **Approval.**

Applicant: The A W Family, LLC

Representative: Peter Kavanagh, Zone System, Inc.

Planner: Liliana Garza

Council District: 14

Z223-298(LG)

Attachments: [Z223-298\(LG\) Case Report](#)

Development Code Amendments:34. [24-263](#)**DCA189-001(KS)**

1. Suspension of CPC Rules of Procedure Section 13(f)(7) to not require ZOAC to make a recommendation to the commission regarding amendments to Article IV, "Zoning regulations."

If #1 is approved, then consideration of #2.

2. Consideration of amending Chapter 51A of the Dallas Development Code, Subsection (i), "Certificates for demolition for a residential structure with no more than 3,000 square feet of floor area pursuant to a court order," within Section 51A-4.501, "Historic Overlay District," and related sections with consideration to be given to remove this Subsection and other appropriate standards.

Planner: Kate Singleton

Council District: All

Staff Recommendation: **Approval.**

Attachments: [DCA189-001\(KS\) Case Report](#)

Authorization of a Hearing:35. [24-262](#)

A City Plan Commission authorized hearing to determine the proper zoning for the area to include but not limited to use, development standards, and other appropriate regulations in an area generally, along both sides of Edgefield Avenue from Tennessee Avenue to the alley south of Newport Avenue, both sides of Balboa Drive between Pioneer Drive and Berkley Avenue, both sides of Ferndale Avenue from the alley east of Tennessee Avenue to the alley east of Balboa Drive, both sides of Brunner Avenue, between Balboa Drive and Edgefield Drive, and both sides of Newport Avenue between Balboa Drive and Edgefield Drive, and containing approximately 14 acres.

Staff Recommendation: **Approval** of a WMU-3 Walkable Urban Mixed-Use district and a Shopfront Overlay on a portion.

Planner: Sef Okoth

Council District: 1

Z178-142(SO)

Attachments: [Z178-142\(SO\) Case Report](#)

SUBDIVISION DOCKET:**Consent Items:**

36. [24-211](#) An application to create one 0.2755-acre lot and one 1.0854-acre lot from a 1.3609-acre tract of land in City Block A/902 on property located on Corinth Street, north of Wall Street.
 Applicant/Owner: Upper Room Dallas- Peter Slover
 Surveyor: Raymond L. Goodson Jr., Inc.
 Application Filed: December 21, 2023
 Zoning: PD 317 (Subdistrict 3B, Tract 1)
 Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
 Planner: Sharmila Shrestha
 Council District: 2
 S223-164R

Attachments: [S223-164 Case Report](#)
 [S223-164 Plat](#)

37. [24-212](#) An application to create one 8,911-square foot lot and one 8,923-square foot lot from a 0.409-acre tract of land on property located on Jim Miller Road, south of Elam Road.
 Applicant/Owner: Marcer Construction Company, LLC
 Surveyor: Texas Heritage Surveying, LLC
 Application Filed: December 20, 2023
 Zoning: R-7.5(A)
 Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
 Planner: Sharmila Shrestha
 Council District: 8
 S234-029

Attachments: [S234-029 Case Report](#)
 [S234-029 Plat](#)

38. [24-213](#) An application to create one 0.924-acre lot and one 10.956-acre lot from a 11.88-acre tract of land in City Block A/8039 on property located on Buckner Boulevard, south of R. L. Thornton Freeway/ Interstate Highway No. 30.
Applicant/Owner: 9334 LTD
Surveyor: Bowman Consulting Group, LTD
Application Filed: December 20, 2023
Zoning: RR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shetha
Council District: 7
S234-031

Attachments: [S234-031 Case Report](#)
[S234-031 Plat](#)

39. [24-214](#) An application to replat a 0.234-acre tract of land containing part of Lots 7, 8, and 14 in City Block D/1879 to create one lot on property located on La Vista Drive at Mecca Street, northwest corner.
Applicant/Owner: Leo Sherry
Surveyor: Duenes Land Surveying, LLC
Application Filed: December 20, 2023
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 14
S234-032

Attachments: [S234-032 Case Report](#)
[S234-032 Plat](#)

40. [24-215](#) An application to replat a 3.792-acre tract of land containing all of Lots 1 through 12 in City Block 11/921, a portion of tract of land in City Block 924 ½, and a portion of an alley and Kelly Avenue to be abandoned, to create one lot on property located between Ervay Street and Saint Paul Street, east of Richardson Avenue.
Applicant/Owner: Hunt Neurohr, Addie Marreo, LP.
Surveyor: Spiars Engineering, Inc.
Application Filed: December 20, 2023
Zoning: PD 317 (Subdistrict 2)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 2
S234-033

Attachments: [S234-033 Case Report](#)
[S234-033 Plat](#)

41. [24-217](#) An application to replat a 21.582-acre tract of land containing part of Lot 1A and 1B, all of Lot 1C and 2A in City Block 18/2006 to create 5 lots ranging in size from 1.620 acre to 9.534 acre on property located between Carroll Avenue at Haskell Avenue, east of Central Expressway/ U.S. Highway No. 75 (FKA Keating Avenue).
Applicant/Owner: Urban Smart Growth, LP
Surveyor: Urban Strategy Development Group, LLC
Application Filed: December 21, 2023
Zoning: PD 305 (East Mixed Use Subdistrict E-2), PD 889
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 2
S234-035

Attachments: [S234-035 Case Report](#)
[S234-035 Plat](#)

42. [24-218](#) An application to create 3 lots ranging in size from 0.9114 acre to 1.194 acre from a 2.886-acre tract of land on property located on Garden Grove Drive at South Belt line Road, north corner.
Applicant/Owner: Golden Star Holdings, LLC
Surveyor: Geonav, LLC
Application Filed: December 21, 2023
Zoning: CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 8
S234-037

Attachments: [S234-037 Case Report](#)
[S234-037 Plat](#)

43. [24-219](#) An application to replat a 6.590-acre tract of land containing all of Lot 5 in City Block A/7665 to create 3 lots ranging in size from 1.103 acre to 3.166 acre on property located on Preakness Lane, east of Walton Walker Boulevard/ State Highway Loop No.12.
Applicant/Owner: Supreme Estate Investment, LLC
Surveyor: Texas Heritage Surveying, LLC
Application Filed: December 21, 2023
Zoning: RR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 3
S234-039

Attachments: [S234-039 Case Report](#)
[S234-039 Plat](#)

Residential Replats:

44. [24-220](#) An application to replat a 5.508-acre tract of land containing all of Lots 5B, 5C, and part of Lot 7 in City Block 1/5520 to create one lot on property located on Manson Court at Strait Lane, northeast corner.
Applicant/Owner: Strait Lane Residence Trust
Surveyor: Hennessey Engineering, Inc.
Application Filed: December 20, 2023
Zoning: R-1ac(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 13
S234-027

Attachments: [S234-027 Case Report](#)
[S234-027 Plat](#)

45. [24-221](#) An application to replat a 0.688-acre tract of land containing all of Lot 23 in City Block 1/8016 to create two 7,500-square foot lots and one 15,000-square foot lot on property located between La Rue Street and Wyoming Street, west of Knoxville Street.
Applicants/Owners: Hugo Alvarez, Syda Inthalangsy & Komanivone Phongsavanh, Maria I. Rivas
Surveyor: Peiser and Mankin Surveying
Application Filed: December 20, 2023
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 1
S234-028

Attachments: [S234-028 Case Report](#)
[S234-028 Plat](#)

46. [24-222](#) An application to replat a 0.777-acre tract of land containing all of Lot 4A and part of Lot 4 in City Block A/2024 to create one lot on property located between Turtle Creek Drive and Katy Trail, northeast of Blackburn Street.
Applicant/Owner: Robert Hallam Jr
Surveyor: Texas Heritage Surveying, LLC
Application Filed: December 20, 2023
Zoning: PD 193 (R-7.5)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 14
S234-030

Attachments: [S234-030 Case Report](#)
[S234-030 Plat](#)

47. [24-223](#) An application to replat a 0.603-acre tract of land containing all of Lots 8, 9, and 10 in City Block 17/8342 to create one lot on property located on Bagley Street, north of Darwin Street.
Applicant/Owner: Olegario Estrada
Surveyor: Teas Heritage Surveying, LLC
Application Filed: December 21, 2023
Zoning: R-7.5(A)
Staff Recommendation: **Approval** subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shrestha
Council District: 3
S234-038

Attachments: [S234-038 Case Report](#)
[S234-038 Plat](#)

Street Name Change:

48. [24-224](#) An application to change the portion of Jim Miller Road between Great Trinity Forest Way and Highland Road to “Santos Rodriguez Road”.
- Applicant: City of Dallas
- Application Filed: September 29, 2023
- Notices Sent: 340 notices on December 15, 2023
- Newspaper notice: December 17, 2023
- Notification Signs: October 27, 2023
- Staff Recommendation: **No Objection.**
- SRC Recommendation: **Denial.**
- Planner: Sharmila Shrestha
- Council District: 5,7,8
- NC234-001**

Attachments: [NC234-001 Case Report](#)

Thoroughfare Plan Amendments:Individual:

49. [24-264](#) Amendments to the City of Dallas Thoroughfare Plan to remove (1) Harwood Street between Pennsylvania Avenue and Martin Luther King Jr. Boulevard; and (2) Harwood Street between Martin Luther King Jr. Boulevard and Al Lipscomb Way.
- Staff Recommendation: **Approval** to amend the City of Dallas Thoroughfare Plan to remove (1) Harwood Street between Pennsylvania Avenue and Martin Luther King, Jr. Boulevard; and (2) Harwood Street between Martin Luther King, Jr. Boulevard and Al Lipscomb Way.
- Applicant: Forest Forward/City of Dallas Department of Transportation
- Representative: Rob Baldwin/Kimberly Smith
- Planner: Kimberly Smith
- Council District: 7
- Harwood Street between Pennsylvania Avenue and Martin Luther King Jr. Boulevard; Harwood Street between Martin Luther King Jr. Boulevard and Al Lipscomb Way**

Attachments: [Harwood\(KS\) Case Report](#)

50. [24-265](#) Amendment to the City of Dallas Thoroughfare Plan to remove Crown Road from Newkirk Street to Farmers Branch City Limits
Staff Recommendation: **Approval** to amend the City of Dallas Thoroughfare Plan to remove Crown Road from Newkirk Street to Farmers Branch City Limits.
Applicant: Burl and Oak Property Holding Group, LLC
Representative: Mark Molthan
Planner: Kimberly Smith
Council District: 6
Crown Road between Newkirk Street and Farmers Branch City Limits

Attachments: [Crown\(KS\) Case Report](#)

51. [24-266](#) Amendment to the City of Dallas Thoroughfare Plan to change the designation of Elam Road between Pemberton Hill Road and Jim Miller Road from a minor six-lane divided roadway in 100 feet of right-of-way [M-6-D(a)] to a special two-lane undivided roadway with a shared-use path on the north side of the roadway in 75 feet of right-of-way [SPCL 2U].
Staff Recommendation: **Approval** to amend the City of Dallas Thoroughfare Plan to change the designation of Elam Road between Pemberton Hill Road and Jim Miller Road from a minor six-lane divided roadway in 100 feet of right-of-way [M-6-D(a)] to a special two-lane undivided roadway with a shared-use path on the north side of the roadway in 75 feet of right-of-way [SPCL 2U].
Applicant: City of Dallas Department of Transportation
Representative: Kristopher Johnson
Planner: Kimberly Smith
Council District: 5 and 8
Elam Road between Pemberton Hill Road and Jim Miller Road

Attachments: [Elam\(KS\) Case Report](#)

OTHER MATTERS:

52. [24-284](#) Consideration of FY2022-23 City Plan Commission Annual Report

Consideration of Appointments to CPC Committees:

ADJOURNMENT

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

None

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]