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CITY SECRETARY
DALLAS, TEXAS

City of Dallas

221158

POSTED CITY SECRETARY

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



City Plan Commission

December 15, 2022

Briefing - 9:00 AM

Public Hearing - 12:30 PM

CITY PLAN COMMISSION
THURSDAY, DECEMBER 15, 2022
AGENDA

BRIEFINGS: **Videoconference/Council Chamber*** **9:00 a.m**

(The City Plan Commission may be briefed on any item on the agendas if it becomes necessary.)

PUBLIC HEARINGS: **Videoconference/Council Chambers*** **12:30 p.m**

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

PURPOSE: To consider the attached agendas.

*** All meeting rooms and chambers are located in Dallas City Hall, 1500 Marilla,
Dallas, Texas**

The City Plan Commission meeting will be held by videoconference and in the Council Chambers, 6th Floor at City Hall. Individuals who wish to listen to the meeting, may participate by video by joining Cisco Webex Link: <https://bit.ly/CPC121522> or by calling the following phone number: **Webinar number: 2491 179 1032** (Webinar password: dallas (325527 from phones)) and by **phone: +1-469-210-7159** United States Toll (Dallas) or +1-408-418-9388 United States Toll (Access code: 2491 179 1032) **Password (if required)** 325527.

Members of the public wishing to speak must sign up with the Planning and Urban Design Department by registering online at <https://dallascityhall.com/government/meetings/Pages/city-plan-commission.aspx> or calling (214) 670-4209, by 5:00 p.m., Wednesday, December 14, 2022, sixteen (16) hours prior to the meeting date and time.

The public is encouraged to attend the meeting virtually; however, City Hall is available for those wishing to attend the meeting in person following all current pandemic-related public health protocols. The City of Dallas will make "Reasonable Accommodations" to programs and/or other related activities to ensure any and all residents have access to services and resources to ensure an equitable and inclusive meeting. Anyone requiring auxiliary aid, service, and/or translation to fully participate in the meeting should notify the Planning and Urban Design Department by calling (214) 670-4209 or TTY (800) 735-2989, forty-eight (48) hours prior to the scheduled meeting. A video stream of the meeting will be available twenty-four (24) hours after adjournment by visiting <https://dallascityhall.com/government/Pages/Live.aspx>.

**AGENDA
CITY PLAN COMMISSION MEETING
THURSDAY, DECEMBER 15, 2022
ORDER OF BUSINESS**

The City Plan Commission meeting will be held by videoconference and in the Council Chambers, 6th Floor at City Hall. Individuals who wish to speak in accordance with the City Plan Commission Rules of Procedure must sign up with the Department of Planning and Urban Design's Office.

The public is encouraged to attend the meeting virtually; however, City Hall is available for those wishing to attend the meeting in person following all current pandemic-related public health protocols.

The following videoconference link is available to the public to listen to the meeting and Public Affairs and Outreach will also stream the City Plan Commission meeting on Spectrum Cable Channel 16 and [bit.ly/cityofdallastv](https://dallascityhall.webex.com/dallascityhall/j.php?MTID=mfae97c137556a958bb4d601a75ba819b):

<https://dallascityhall.webex.com/dallascityhall/j.php?MTID=mfae97c137556a958bb4d601a75ba819b>

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

ACTION ITEMS:

MISCELLANEOUS ITEMS – UNDER ADVISEMENT	Items 1-2
MISCELLANEOUS ITEMS – INDIVIDUAL	Items 3-7
ZONING – CONSENT	Items 8-13
ZONING – UNDER ADVISEMENT	Items 14-19
ZONING – INDIVIDUAL	Items 20-21
SUBDIVISION – CONSENT	Items 22-36
SUBDIVISION – RESIDENTIAL REPLATS	Items 37-40
CERTIFICATES OF APPROPRIATNESS FOR SIGNS – CONSENT	Items 41-43
AUTHORIZATION OF HEARINGS	Items 44-45

OTHER MATTERS:

CONSIDERATION OF APPOINTMENTS TO CPC COMMITTEES

ADJOURMENT

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**PUBLIC TESTIMONY:****APPROVAL OF MINUTES:**

Approval of Minutes of the December 8, 2022 Special Called City Plan Commission Hearing.

ACTIONS ITEMS:**Miscellaneous Items - Under Advisement:**

1. [M212-038-2](#) An application for a minor amendment to an existing development and landscape plans on property zoned Planned Development District No. 484, generally at the southeast corner of Bruton Road and St. Augustine Road.

Staff Recommendation: **Approval.**

Applicant: Dallas Independent School District

Representative: Karl A Crowley, Masterplan

UA From: November 17, 2022.

Planner: Athena Seaton

M212-038-2(AS)

Council District: 5

Attachments: [M212-038-2\(AS\) Case Report](#)
[M212-038-2\(AS\) Proposed Development Plan](#)
[M212-038-2\(AS\) Prev. Approved Development Plan](#)
[M212-038-2\(AS\) Proposed Landscape Plan](#)
[M212-038-2\(AS\) Prev. Approved Landscape Plan](#)

2. [M212-048-2](#) An application for approval of a site plan providing relief for the street facing frontage requirement along Louise Avenue on property zoned Subdistrict 4, within Planned Development District No. 317, the Cedars Area Special Purpose District, on the southeast corner of Good Latimer Expressway and Louise Avenue.

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

Applicant: SCP/O1 Good Latimer OZ Owner, LLC

Representative: Rob Baldwin, Baldwin Associates

UA From: November 17, 2022.

Planner: Athena Seaton

M212-048-2(AS)

Council District: 2

Attachments: [M212-048-2\(AS\) Case Report](#)
[M212-048\(AS\) Proposed Site Plan](#)

Miscellaneous Items:**Minor Amendments:**

3. [M212-022](#) An application for a minor amendment to an existing development/landscape plan on property zoned Planned Development District No. 143, Zone 1, on the northwest corner of Valley View Lane and Interstate 635 LBJ Freeway.

Staff Recommendation: **Approval.**

Applicant: Covenant Knights School

Representative: Josh Millsap, KFM

Planner: Athena Seaton

M212-022(AS)

Council District: 11

Attachments: [M212-022\(AS\) Case Report](#)
[M212-022\(AS\) Proposed Development.Landscape Plan](#)

4. [M212-030](#) An application for a minor amendment to an existing development plan on property zoned Planned Development District No. 651, on the northeast corner of Greenmound Avenue and McKim Drive.

Staff Recommendation: **Approval.**

Applicant: Dallas Independent School District

Representative: Elsie Thurman, Land Use Planning & Zoning Services

Planner: Hannah Carrasco

M212-030(HC)

Council District: 5

Attachments: [M212-030\(HC\) Case Report](#)
[M212-030\(HC\) Proposed Development Plan](#)
[M212-030\(HC\) Prev. Approved Development Plan](#)

5. [M212-057](#) An application for a minor amendment to an existing development plan on property zoned Planned Development District No. 68, generally on the southeast corner of Churchill Way and Preston Road.

Staff Recommendation: **Approval.**

Applicant: Tyler C. Cooper MD

Representative: Hudson Locket, III

Planner: Hannah Carrasco

M212-057(HC)

Council District: 11

Attachments: [M212-057\(HC\) Case Report](#)
[M212-057\(HC\) Proposed Development Plan](#)
[M212-057\(HC\) Prev. Approved Development Plan](#)

Development Plans:

6. [D212-020](#) An application for a development plan for a childcare facility on property zoned Planned Development District No. 1040, Tract 3, at the northwest corner of Lancaster Road and Crouch Road.
Staff Recommendation: **Approval.**
Applicant: LDG Development
Representative: Robert Baldwin, Baldwin Associates
Planner: Athena Seaton
D212-020(AS)
Council District: 8

Attachments: [D212-020\(AS\) Case Report](#)
[D212-020\(AS\) Proposed Development Plan](#)

7. [D212-021](#) An application for a development plan and landscape plan for an office use on property zoned Planned Development District No. 765, at the southeast corner of Oxford Drive and Mapleshade Lane.
Staff Recommendation: **Approval.**
Applicant: Plano Independent School District
Representative: Karl Crawley, Masterplan
Planner: Hannah Carrasco
D212-021(HC)
Council District: 12

Attachments: [D212-021\(HC\) Case Report](#)
[D212-021\(HC\) Proposed Development Plan](#)

Zoning Cases - Consent:

8. [Z212-259](#) An application for a new tract within Planned Development Subdistrict No. 128 of Planned Development District No. 193, the Oak Lawn Special Purpose District, on the northwest line of Hudnall Street, between Denton Drive and Denton Drive Cut Off.
Staff Recommendation: **Approval**, subject to a conceptual plan and conditions.
Applicant: OH Maplewood LP
Representative: Rob Baldwin, Baldwin Planning
Planner: Ryan Mulkey
Z212-259(RM)
Council District: 2

Attachments: [Z212-259\(RM\) Case Report](#)
[Z212-259\(RM\) Conceptual Plan](#)

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9. [Z212-295](#) An application for a Specific Use Permit for a tower/antenna for cellular communication use on property zoned a CR Community Retail District, on the southeast corner of Walnut Hill Lane and Audelia Road.
Staff Recommendation: **Approval** for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site/elevation plan and conditions.
Applicant: 301 West Northside, LLC
Representative: Santos Martinez, La Sierra Planning
Planner: Jennifer Muñoz
Z212-295(JM)
Council District: 10
- Attachments:** [Z212-295\(JM\) Case Report](#)
[Z212-295\(JM\) Site/Elevation Plan](#)
10. [Z212-296](#) An application for an amendment to and a renewal of Specific Use Permit No. 2189 for a recycling buyback center on property zoned an IM Industrial Manufacturing District, on the northeast line of Barry Avenue, between Upshur Street and East Grand Avenue.
Staff Recommendation: **Approval** for a two-year period, subject to conditions.
Applicant: Texas Recycling & Surplus Inc.
Representative: Prabha Cinclair
Planner: Michael Pepe
Z212-296(MP)
Council District: 2
- Attachments:** [Z212-296\(MP\) Case Report](#)
11. [Z212-302](#) An application for an amendment to Planned Development District No. 456, Subarea B to allow for an early childhood education center, on the north line of Stults Road, between Boundbrook Avenue and Clearwater Drive.
Staff Recommendation: **Approval**, subject to a revised conceptual plan, a revised Subarea B development plan, and revised conditions.
Applicant: Day 1 Academies / Will Weiner
Representative: Jackson Walker LLP / Suzan Kedron
Planner: Michael Pepe
Z212-302(MP)
Council District: 10
- Attachments:** [Z212-302\(MP\) Case Report](#)
[Z212-302\(MP\) Conceptual Plan \(Exhibit 456A\)](#)
[Z212-302\(MP\) Development Plan \(Exhibit 456D\)](#)

12. [Z212-305](#) An application for an MF-2(A) Multifamily District on property zoned an R-5(A) Single Family District and an LI Light Industrial District, generally on the northeast and southeast corners of Grant Street and Ridge Street, west of the terminus of Grant Street, and north of the terminus of Ridge Street.

Staff Recommendation: **Approval.**

Applicant: Paul Carden

Planner: Ryan Mulkey

Z212-305(RM)

Council District: 4

Attachments: [Z212-305\(RM\) Case Report](#)

13. [Z212-310](#) An application for a renewal of Specific Use Permit No. 2355 for a late-hours establishment limited to an alcoholic beverage establishment for a bar, lounge or tavern use on property zoned Planned Development District No. 842 for CR Community Retail District uses, on the west line of Greenville Avenue, southeast of Ross Avenue.

Staff Recommendation: **Approval** for a three-year period, subject to conditions.

Applicant: Ship's Lounge

Representative: Audra Buckley, Permitted Development

Planner: Jennifer Muñoz

Z212-310(JM)

Council District: 2

Attachments: [Z212-310\(JM\) Case Report](#)
[Z212-310\(JM\) Site Plan](#)

Zoning Cases - Under Advisement:

14. [Z201-111-2](#) An application for Subdistrict 6 within Planned Development District No. 830, on property zoned Tract 1C within Planned Development District No. 160, on the east line of Madison Street between Davis Avenue and Neely Avenue.

Staff Recommendation: **Approval**, subject to a revised Exhibit 830A.

Applicant: John Matthew Burnett, Reeder Real Estate LP

Representative: Santos Martinez, La Sierra Planning Group

UA From: November 3, 2022.

Planner: Michael Pepe

Z201-111-2(MP)

Council District: 1

Attachments: [Z201-111-2\(MP\) Case Report](#)

15. [Z212-244-2](#) An application for a CS Commercial Service District on property zoned an A(A) Agricultural District with consideration for an LI Light Industrial District with deed restrictions volunteered by the applicant on the southwest line of North Johnson Way, west of North Walton Walker Boulevard.
Staff Recommendation: **Approval** of an LI Light Industrial District with deed restrictions volunteered by the applicant, in lieu of a CS Commercial Service District.
Applicant: Match Box Auto Recyclers LLC
Representative: Rob Baldwin, Baldwin Associates
UA From: November 3, 2022.
Planner: Ryan Mulkey
Z212-244-2(RM)
Council District: 6

Attachments: [Z212-244-2\(RM\) Case Report](#)

16. [Z212-249-3](#) An application for an MF-2(A) Multifamily District on property zoned an IR Industrial/Research District with consideration for a WR-3 Walkable Urban Residential District on the southeast line of Kimsey Drive, northeast of Maple Avenue.
Staff Recommendation: **Approval** of a WR-3 Walkable Urban Residential District, in lieu of an MF-2(A) Multifamily District.
Applicant: Jay Adeyina
UA From: October 6, 2022 and November 3, 2022.
Planner: Ryan Mulkey
Z212-249-3(RM)
Council District: 2

Attachments: [Z212-249-3\(RM\) Case Report](#)

17. [Z212-261-2](#) An application for a Specific Use Permit for a public school other than an open-enrollment charter school on property zoned an R-7.5(A) Single Family District, in an area bound by Boaz Street, West Greenway Boulevard, Glenwick Lane, and Inwood Road.
Staff Recommendation: **Hold under advisement to February 2, 2023.**
Applicant: Dallas Independent School District
Representative: Karl A. Crawley, Masterplan
UA From: November 17, 2022.
Planner: Jenniffer Allgaier
Z212-261-2(JA)
Council District: 13

Attachments: [Z212-261-2\(JA\) Case Report](#)
[Z212-261-2\(JA\) Site Plan](#)
[Z212-261-2\(JA\) TMP](#)

18. [Z212-264-2](#) An application for a Specific Use Permit for a child-care facility on property zoned an R-7.5(A) Single Family District, on the southeast corner of South Polk Street and Beckleymead Avenue.
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to site plan and conditions.
Applicant: Charles and Christie Dade
Representative: Warren Ellis, JSA Development Group
UA From: November 3, 2022.
Planner: Jennifer Muñoz
Z212-264-2(JM)
CC District: 8
- Attachments:** [Z212-264-2\(JM\) Case Report](#)
[Z212-264-2\(JM\) Site Plan](#)
[Z212-264-2\(JM\) TMP](#)
19. [Z212-271-3](#) An application for a Specific Use Permit for a public school other than an open-enrollment charter school on property zoned an R-5(A) Single Family District, on the northeast corner of Linfield Road and Bonnie View Road.
Staff Recommendation: **Approval**, subject to a revised site plan, a revised traffic management plan, and staff's recommended conditions.
Applicant: Dallas Independent School District
Representative: Karl A. Crawley, Masterplan
UA From/Reconsideration: November 3, 202/November 17, 2022.
Planner: Jenniffer Allgaier
Z212-271-3(JA)
Council District: 4
- Attachments:** [Z212-271-3\(JA\) Case Report](#)
[Z212-271\(JA\) Currently Proposed Site Plan](#)
[Z212-271\(JA\) Previously Proposed Site Plan](#)
[Z212-271\(JA\) Currently Proposed TMP](#)
[Z212-271\(JA\) Staff Recommended TMP](#)

Zoning Cases - Individual:

20. [Z212-251](#) An application for a renewal of Specific Use Permit No. 2236 for an open-enrollment charter school or private school on property zoned an A(A) Agricultural District, on the north line of Grady Niblo Road, between Kiwanis Road and Patriot Parkway.

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

Applicant/Representative: Craig Spiers

Planner: Michael Pepe

Z212-251(MP)

Council District: 3

Attachments: [Z212-251\(MP\) Case Report](#)
[Z212-251\(MP\) TMP](#)

21. [Z212-279](#) An application for a renewal of Specific Use Permit No. 2102 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property zoned RR Regional Retail District with D-1 Liquor Control Overlay, northwest of the intersection of South Walton Walker Boulevard and Duncanville Road.

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

Representative: Skye Thibodeaux, Masterplan

Planner: Michael Pepe

Z212-279(MP)

Council District: 3

Attachments: [Z212-279\(MP\) Case Report](#)

SUBDIVISION DOCKET:**Consent Items:**

22. [S223-024](#) An application to create one 19.219-acre lot from a tract of land in City Block A/5459 on property located on Walnut Hill Lane, east of North Central Expressway / U.S. Highway 75.
Applicant/Owner: Asana Partners
Surveyor: Pacheco Kock
Application Filed: November 16, 2022
Zoning: PD 804, MU-1, RR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Mohammad H. Bordbar
S223-024
Council District: 13

Attachments: [S223-024 Case Report](#)
[S223-024 Plat](#)

23. [S223-025](#) An application to create one 1.372-acre (59,753 square foot) lot, one 0.954-acre (41,577 square foot) lot from a 2.386-acre tract of land in City Block 7844 on property located on Prairie Creek Road, south of Fireside Drive.
Applicant/Owner: Efrain Gonzalez
Surveyor: Burnes Surveying
Application Filed: November 16, 2022
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Mohammad H. Bordbar
S223-025
Council District: 8

Attachments: [S223-025 Case Report](#)
[S223-025 Plat](#)

24. [S223-026](#) An application to replat a 17.114-acre tract of land containing all of Lot 15A in City Block 6/7160 to create 3 lots ranging in size from 4.686-acres to 6.927-acres on property located on Schofield Drive, north of Morris Street.
Applicant/Owner: Listocon Group, Inc. Anani, LLC
Surveyor: R.C. Myers Surveying, LLC
Application Filed: November 16, 2022
Zoning: IM
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Mohammad H. Bordbar
S223-026
Council District: 6

Attachments: [S223-026 Case Report](#)
[S223-026 Plat 1 of 2](#)
[S223-026 Plat 2 of 2](#)

25. [S223-027](#) An application to create one 2.06-acre lot, one 9.90-acre lot, and one 16.30-acre lot from a 28.28-acre tract of land in City Block 8813 on property located on CF Hawn Freeway / US Highway No. 175 at Woody Road, east corner.
Applicant/Owner: Covenant Funding Group II, LLC
Surveyor: Dunaway
Application Filed: November 16, 2022
Zoning: MU-1
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Mohammad H. Bordbar
S223-027
Council District: 8

Attachments: [S223-027 Case Report](#)
[S223-027 Plat](#)

26. [S223-028](#) An application to replat a 1.028-acre tract of land containing all of Lots 1 and 2 in City Block 12/1598 and Lots 4 through 6 in City Block 8/1598 and an abandoned portion of Cabell Drive to create one lot on property located on Annex Avenue at Lafayette Street, north corner.
Applicant/Owner: CoBe Holding, LLC
Surveyor: MMA, Inc.
Application Filed: November 16, 2022
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Mohammad H. Bordbar
S223-028
Council District: 2

Attachments: [S223-028 Case Report](#)
[S223-028 Plat](#)

27. [S223-029](#) An application to replat a 0.448-acre tract of land containing portions of Lots 1 through 13 in City Block 4/4902 to create one lot on property located on West Davis Street, between Westmount Avenue and Cliffdale Avenue.
Applicant/Owner: 2815 West Davis, LLC
Surveyor: Burnes Surveying
Application Filed: November 16, 2022
Zoning: PD 631(LCO) Tract 3
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Mohammad H. Bordbar
S223-029
Council District: 1

Attachments: [S223-029 Case Report](#)
[S223-029 Plat](#)

28. [S223-030](#) An application to create one 3.629-acre lot from a tract of land in City Block 8839 on property located on Lasater Road at Lawson Road, east corner.
Applicant/Owner: Lawson & HWY 20 Land Holding, LLC
Surveyor: Salsedo Group, Inc.
Application Filed: November 17, 2022
Zoning: CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Mohammad H. Bordbar
S223-030
Council District: 8

Attachments: [S223-030 Case Report](#)
[S223-030 Plat](#)

29. [S223-032](#) An application to create one 11.542-acre lot from a tract of land in City Block 6498 on property located on North Stemmons Freeway / Interstate Highway I35E, north of Justice Way.
Applicant/Owner: Cantex 9800S, LLC, 3MB, L.P.
Surveyor: Winkelmann & Associates, Inc.
Application Filed: November 17, 2022
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Mohammad H. Bordbar
S223-032
Council District: 6

Attachments: [S223-032 Case Report](#)
[S223-032 Plat](#)

30. [S223-033](#) An application to create one 0.345-acre lot from a portion of Lots 10, 11, 12, 17, 18, 22, 23, and 24 in City Block 10/731 on property located on north Collett Avenue at Live Oak Street, north corner.
Applicant/Owner: Sheedak, Inc., Khotshid Didebani
Surveyor: Urban Structure
Application Filed: November 18, 2022
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Mohammad H. Bordbar
S223-033
Council District: 2

Attachments: [S223-033 Case Report](#)
[S223-033 Plat](#)

31. [S223-034](#) An application to create one 1.769-acre lot and one 1.337-acre lot from a 3.106-acre tract of land in City Block 211/6113 on property located on Mountain Creek Parkway at Merrifield Road, southeast corner.
Applicant/Owner: TC Mt Creek Land Partners, L.P.
Surveyor: Traverse land Surveying, LLC
Application Filed: November 17, 2022
Zoning: PD 521(Subarea B)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Mohammad H. Bordbar
S223-034
Council District: 3

Attachments: [S223-034 Case Report](#)
[S223-034 Plat 1 of 2](#)
[S223-034 Plat 2 of 2](#)

32. [S223-035](#) An application to create one 80.155-acre lot from a tract of land in City Blocks 7471, and B/7471 on property located on Northwest Highway, east of Garland Road.
Applicant/Owner: The Kansas City Southern Railway Company
Surveyor: Winkelmann & associates, Inc.
Application Filed: November 18, 2022
Zoning: PD 5
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Mohammad H. Bordbar
S223-035
Council District: 9
- Attachments:** [S223-035 Case Report](#)
[S223-035 Plat](#)
33. [S223-036](#) An application to create one 0.5301-acre lot and one 2.519-acre lot from a 3.049-acre tract of land in City Block 2141 on property located on Skillman Street, between Oram Street and La Vista Drive.
Applicant/Owner: Sun Life Assurance Company of Canada
Surveyor: Stantec Consulting Services Inc.
Application Filed: November 18, 2022
Zoning: CR, P, MF-2(A), LO-2
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Mohammad H. Bordbar
S223-036
Council District: 14
- Attachments:** [S223-036 Case Repot](#)
[S223-036 Plat](#)
34. [S223-037](#) An application to create one 45.04-acre lot from a tract of land in City Block 8838 on property located on Lasater Road, southeast of Stacy Street.
Applicant/Owner: Jose L. Serna
Surveyor: GeoNav
Application Filed: November 18, 2022
Zoning: PD 1075 (Subdistrict 1)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Mohammad H. Bordbar
S223-037
Council District: 8
- Attachments:** [S223-037 Case Report](#)
[S223-037 Plat](#)

35. [S223-041](#) An application to replat a 47.313-acre tract of land containing part of Lot 1A in City Block A/8303 to create one 22.847-acre lot and one 21.700-acre lot and to dedicate right-of-way on property located on Altamoore Drive, east of Van Horn Drive.
Applicant/Owner: TC Cedar-Alt Distribution Center, LLC
Surveyor: Halff Associates, Inc.
Application Filed: November 18, 2022
Zoning: LI
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Mohammad H. Bordbar
S223-041
Council District: 8

Attachments: [S223-041 Case Report](#)
[S223-041 Plat](#)

36. [S223-042](#) An application to create one 2.1381-acre (93,134 square foot) lot and one 3.452-acre (150,369 square foot) lot from a 5.590-acre tract of land in City Block 5601 on property located on Inwood Road at Walnut Hill Road, southeast corner.
Applicant/Owner: Sharjeel Surani and Nazreen Merchant, Dominion North Dallas Properties
Surveyor: PJB Surveying, LLC
Application Filed: November 18, 2022
Zoning: R-1ac(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Mohammad H. Bordbar
S223-042
Council District: 13

Attachments: [S223-042 Case Report](#)
[S223-042 Plat](#)

Residential Replats:

37. [S223-031](#) An application to replat a 0.918-acre tract of land containing all of Lot 5 in City Block 2/4915 to create two 0.459-acre (19,992 square foot) lots on property located on Inwood Road, north of Waneta Drive.
Applicant/Owner: David Michael Godat
Surveyor: Burns Surveying
Application Filed: November 17, 2022
Zoning: R-10(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Mohammad H. Bordbar
S223-031
Council District: 2

Attachments: [S223-031 Case Report](#)
[S223-031 Plat](#)

38. [S223-038](#) An application to replat a 2.591-acre tract of land containing all of Lots 21 and 22 and portion of Lot 20 in City Block 45/5846 to create 16-lot shared access development with lots ranging in size from 3,909 square feet to 9,151 square feet and 1 common area on property located on 52nd Street, northeast of Corrigan Avenue.
Applicant/Owner: Richard L. Pace
Surveyor: Gonzalez & Schneeberg Engineers-Surveyors
Application Filed: November 18, 2022
Zoning: TH-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Mohammad H. Bordbar
S223-038
Council District: 4

Attachments: [S223-038 Case Report](#)
[S223-038 Plat](#)

39. [S223-039](#) An application to replat a 1.021-acre tract of land containing all of Lot 11 and part of Lot 9 in City Block 8/3826 to create one lot on property located at the terminus of Olympia Drive, south of Kessler Parkway.
Applicant/Owner: Ryan & Elizabeth Schorman
Surveyor: Urban Structure
Application Filed: November 18, 2022
Zoning: CD-13 (Subdistrict 1)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Mohammad H. Bordbar
S223-039
Council District: 1

Attachments: [S223-039 Case Report](#)
[S223-039 Plat](#)

40. [S223-040](#) An application to replat a 2.51-acre tract of land containing all of Lot 13 in City Block 6885 to create one 1.23-acre (53,487 square foot) lot and one 1.28-acre (55,787square foot) lot on property located on Lancaster Road, south of Simpson Stuart Road.
Applicant/Owner: Alvin Barnes, Jose Aranujo Lopez
Surveyor: CBG Surveying Texas, LLC
Application Filed: November 18, 2022
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Mohammad H. Bordbar
S223-040
Council District: 8

Attachments: [S223-040 Case Report](#)
[S223-040 Plat](#)

Certificate of Appropriateness for Signs:**Consent Items:**

41. [2210170015](#) An application on for a Certificate of Appropriateness by Paul Santoyo of Artograpfx, for a 147.5-square-foot attached sign at 409 North Houston Street (west elevation).

Staff Recommendation: **Approval.**

Applicant: Paul Santoyo of Artograpfx

Owner: The Luminary Dallas, SPE LLC

Planner: Jason Pool

2210170015

Council District: 2

Attachments: [2210170015 Case Report](#)

42. [2210170016](#) An application for a Certificate of Appropriateness by Bobby Nichols of Chandler Signs, Inc., for a 90.6-square-foot detached monument sign at 2500 Pacific Street (Jett Way Frontage).

Staff Recommendation: **Approval.**

Applicant: Bobby Nichols of Chandler Signs, Inc.

Owner: Westdale Real Estate Investment & Management

Planner: Jason Pool

2210170016

Council District: 2

Attachments: [2210170016 Case Report](#)

43. [2210170018](#) An application for a Certificate of Appropriateness by Bobby Nichols of Chandler Signs, Inc., for a 109.5-square-foot illuminated attached sign at 2700 Commerce Street (west elevation).

Staff Recommendation: **Approval.**

Applicant: Bobby Nichols of Chandler Signs, Inc.

Owner: HW Commerce Office, LP

Planner: Jason Pool

2210170018

Council District: 2

Attachments: [2210170018 Case Report](#)

Authorization of a Hearing:

44. [22-2969](#) Consideration of authorizing a public hearing to consider amending Chapters 51 and 51A of the Dallas Development Code, Section 51-4.204(4), "Child-Care Facility;" Section 51-4.204(6), "Adult Day Care Facility;" Section 51A-4.204(1), "Adult Day Care Facility;" Section 51A-4.204(3), "Child-Care Facility," Section 51A-13.306(b), "Use Chart;" and related sections with consideration to be given to appropriate zoning districts and developing appropriate standards associated with adult day care facilities and child-care facilities. **This is a hearing to consider the request to authorize the hearing and not amendments to the Dallas Development Code at this time.**

Planner: Sarah May

Council District: All

Attachments: [Adult Day-Care & Child-Care AH Memorandum](#)

45. [22-2970](#) Consideration of authorizing a public hearing to determine the proper zoning on property zoned a CR Community Retail District with deed restrictions, an IM Industrial Manufacturing District, an IR Industrial Research District, an MU-1 Mixed Use District, Planned Development District No. 718, Planned Development District No. 944, Planned Development District No. 1010, Planned Development District No. 1049, Planned Development District No. 1081, an R-5(A) Single Family District, an R-5(A) Single Family District with Specific Use Permit No.1807 for a private recreation center, club, or area limited to an outdoor play area to be used exclusively by the residents and guests of a single family use, and a TH-3(A) Townhouse District in an area generally bound by Singleton Boulevard to the north, Borger Street/Burton Drive to the east, Union Pacific Railway to the south, and Westmoreland Road to the west, and containing approximately 256 acres. Consideration is to be given to appropriate zoning for the area to include but not limited to use, development standards, and other appropriate regulations. **This is a hearing to consider the request to authorize the hearing and not the rezoning of property at this time.**

Planner: Megan Wimer

Council District: 6

Attachments: [Singleton AH Memorandum](#)

OTHER MATTERS:

Consideration of Appointments to CPC Committees:

ADJOURNMENT

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Tuesday, December 13, 2022

ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING - Tuesday, December 13, 2022, at 9:00 a.m., in Room L1FN, at City Hall and by videoconference, to consider (1) DCA212-003 - Development Code Amendment to consider appropriate zoning districts, spacing, and developing appropriate standards associated with permanent and temporary concrete or asphalt batching plant uses, including but not limited to, potentially incompatible industrial uses and (2) DCA223-001 - Development Code Amendment to consider amending Chapters 51 and 51A of the Dallas Development Code, Section 51-4.212 "Service Station", 51-4.217(18) "Accessory electric vehicle charging station", 51A-4.210(a)(19) "Motor vehicle fueling station", and 51A-4.217 "Accessory electric vehicle charging station", and related sections with consideration to be given to appropriate zoning districts and developing appropriate standards associated with electric vehicle charging. The public may attend the meeting via the videoconference link: <https://bit.ly/ZOAC121322>.

SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC) MEETING - Tuesday, December 13, 2022, at 10:00 a.m., in Room 5BN at City hall and by video conference via <https://bit.ly/SSDAC121322>.

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]