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CITY SECRETARY
DALLAS, TEXAS

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DALLAS, TX

City of Dallas

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



City Plan Commission

April 4, 2024

Briefing - 9:00 AM

Public Hearing - 12:30 PM



9:00 a.m.

12:30 p.m.

1

**AGENDA
CITY PLAN COMMISSION MEETING
THURSDAY, APRIL 4, 2024
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 may attend the meeting virtually; however, City Hall is available for those wishing to attend the meeting in person.

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://cityofdallastv.com):

<https://dallascityhall.webex.com/dallascityhall/j.php?MTID=m2d2b8a1e563964d6dd1b3a4cd7d35a0b>

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

BRIEFING ITEMS

Item 1

APPROVAL OF MINUTES

ACTION ITEMS:

MISCELLANEOUS DOCKET:

MINOR AMENDMENT CASES

Item 2

ZONING DOCKET:

ZONING CASES - CONSENT

Items 3-6

ZONING CASES - UNDER ADVISEMENT

Item 7

ZONING CASES - INDIVIDUAL

Items 8-9

SUBDIVISION DOCKET:

SUBDIVISION CASES – CONSENT

Items 10-16

CERTIFICATES OF APPROPRIATENESS FOR SIGNS:

Items 17-23

OTHER MATTERS:

CONSIDERATION OF APPOINTMENTS TO CPC COMMITTEES

ADJOURNMENT

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. [24-1167](#) 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

PUBLIC TESTIMONY:**APPROVAL OF MINUTES:**

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

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

2. [24-1168](#) An application for a minor amendment to the existing development plan and landscape plan on property zoned Planned Development Subdistrict No. 148 within Planned Development District No. 193, on the northwest corner of Buena Vista Street and North Fitzhugh Avenue.
Staff Recommendation: **Approval.**
Applicant: Luke Kvasnicka, Michael Hsu Office of Architecture
Representative: Drew Martin
Planner: Sheila Alcantara Segovia
Council District: 14
M234-004(SAS)

Attachments: [M234-004\(SAS\) Case Report](#)
[M234-004\(SAS\) Existing Development Plan](#)
[M234-004\(SAS\) Proposed Development Plan](#)
[M234-004\(SAS\) Existing Landscape Plan](#)
[M234-004\(SAS\) Proposed Landscape Plan](#)

Zoning Cases - Consent:

3. [24-1169](#) An application for 1) an LI Light Industrial District and 2) a Specific Use Permit for commercial motor vehicle parking on property zoned A(A) Agricultural District, on the west line of Bonnie View Road, north of Logistics Drive.

Staff Recommendation: 1) **Approval** of an LI Light Industrial District; and 2) **Approval** of a Specific Use Permit for commercial motor vehicle parking for a five-year period, subject to a site plan and conditions.

Applicant: Aaron Banda

Planner: Michael Pepe

Council District: 8

Z223-198(MP)

Attachments: [Z223-198\(MP\) Case Report](#)
 [Z223-198\(MP\) Site Plan](#)

4. [24-1170](#) An application for an amendment to Specific Use Permit No. 2337 for the sale of alcoholic beverages in conjunction with a general merchandise 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 southwest corner of Great Trinity Forest Way and Murdock Road.

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

Applicant: Robert Nunez

Planner: Giahanna Bridges

Council District: 8

Z223-236(GB)

Attachments: [Z223-236\(GB\) Case Report](#)
 [Z223-236\(GB\) Site Plan](#)

5. [24-1171](#) An application for a Planned Development Subdistrict for MF-2 Multiple Family Subdistrict uses and an assisted living facility use on property zoned an MF-2 Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the southeast line of Inwood Road, northeast of Lemmon Avenue.

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

Applicant: Harbert South Bay Partners, LLC

Representative: Tommy Mann, Winstead PC

Planner: Liliana Garza

Council District: 13

Z223-250(LG)

Attachments: [Z223-250\(LG\) Case Report](#)
 [Z223-250\(LG\) Development Plan](#)

6. [24-1172](#) An application for a Planned Development Subdistrict on property zoned a GR General Retail Subdistrict and an MF-2 Multiple-Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, in an area bounded by Lemmon Avenue, Throckmorton Street, Bowser Avenue, and Reagan Street.
Staff Recommendation: **Approval** subject to a conceptual plan, a development plan, a landscape plan, and staff's recommended conditions.
Applicant: Trademark Acquisition Limited Partnership
Representative: Tommy Mann, Winstead PC
Planner: Michael Pepe
Council District: 14
Z223-260(MP)
- Attachments:** [Z223-260\(MP\) Case Report](#)
[Z223-260\(MP\) Conceptual Plan](#)
[Z223-260\(MP\) Development Plan](#)
[Z223-260\(MP\) Landscape Plan](#)

Zoning Cases - Under Advisement:

7. [24-1174](#) An application for a Specific Use Permit for an alcoholic beverage establishment limited to a bar, lounge, or tavern and a commercial amusement (inside) limited to a dance hall on property zoned an FWMU-3-SH Walkable Urban Mixed Use Form Subdistrict with a Shopfront Overlay within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the northeast line of Botham Jean Boulevard, southeast of South Boulevard.
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and staff's recommended conditions.
Applicant: Cee Gilmore
Planner: Giahanna Bridges
U/A From: February 15, 2024 and March 21, 2024.
Council District: 7
Z234-101(GB)
- Attachments:** [Z234-101\(GB\) Case Report](#)
[Z234-101\(GB\) Site Plan](#)

Zoning Cases - Individual:

8. [24-1175](#) An application for 1) a new subdistrict for FWMU-5 Walkable Urban Mixed Use Form Subdistrict uses on property zoned a D(A) Duplex Subdistrict, a CC Community Commercial Subdistrict, and a P(A) Parking Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, in an area generally along the southwest line of South Central Expressway, northwest of Pennsylvania Avenue, and east of Julius Schepps Freeway; 2) a Specific Use Permit for a commercial parking lot or garage on property zoned a CC Subdistrict and a D(A) Subdistrict within Planned Development District No. 595, on the southwest line of South Central Expressway, between Pennsylvania Avenue and Peabody Avenue; and 3) a Specific Use Permit for a commercial parking lot or garage on property zoned a CC Subdistrict within Planned Development District No. 595, on the west corner of South Central Expressway and Martin Luther King, Jr. Boulevard.

Staff Recommendation: 1) **Approval** of a new subdistrict for FWMU-5 Subdistrict uses, subject to staff's recommended conditions; 2) **approval** of a Specific Use Permit for a commercial parking lot or garage for a two-year period, subject to a site plan and conditions; and 3) **approval** of a Specific Use Permit for a commercial parking lot or garage for a two-year period, subject to a site plan and conditions.

Applicant: Forest Forward

Representative: Rob Baldwin, Baldwin Associates

Planner: Liliana Garza

Council District: 7

Z223-268(LG)

Attachments: [Z223-268\(LG\) Case Report](#)
 [Z223-268\(LG\) Subarea Map Exhibit](#)
 [Z223-268\(LG\) Proposed Site Plan SUP 1](#)
 [Z223-268\(LG\) Proposed Site Plan SUP 2](#)

9. [24-1173](#) An application for 1) a Planned Development District for MU-2 Mixed Use District uses; and 2) the termination of deed restrictions as amended [Z72-269] on property zoned a GO(A) General Office District, on the south line of LBJ Freeway, between Noel Road and Montfort Drive.
Staff Recommendation: 1) **Approval** subject to a revised development plan and conditions; and 2) **approval** of the termination of deed restrictions as amended [Z72-269] as volunteered by the applicant.
Applicant: LBJ Financial Owner, LLC
Representative: Tommy Mann, Winstead PC
Planner: Martin Bate
Council District: 13
Z223-305(MB)

Attachments: [Z223-305\(MB\) Case Report](#)
[Z223-305\(MB\) Development Plan](#)

SUBDIVISION DOCKET:

Consent Items:

10. [24-1176](#) An application to revise a previously approved plat (S212-191) to create a 239-lot single family subdivision with lots ranging in size from 4,725 square feet to 11,218 square feet, one 11.536-acre lot, one 11.879-acre lot and 4 common areas from a 64.973-acre tract of land on property located in the Dallas Extra Territorial Jurisdiction (ETJ) on F.M. 548, north of Reader Lane.
Applicant/Owner: Kevin Webb/ Oak National Holdings LLC
Surveyor: O'Neal Surveying Company
Application Filed: March 06, 2024
Zoning: None
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: ETJ
S212-191R

Attachments: [S212-191R Case Report](#)
[S212-191R Plat](#)

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11. [24-1178](#) An application to create one 3.452-acre lot from a tract of land in City Block 6050 on property located on Mark Trail Way, north of Campfire Circle.
Applicant/Owner: Richard Stauffer/ City of Dallas Park Board
Surveyor: Salcedo Group, INC.
Application Filed: March 06, 2024
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 3
S234-074

Attachments: [S234-074 Case Report](#)
[S234-074 Plat](#)
12. [24-1179](#) An application to replat a 0.534-acre tract of land containing all of Lots 1, 2 and 3 in City Block 6/5536 to create one lot on property located on Sexton Lane at Midway Road, southeast Corner.
Applicant/Owner: Stephen Fuqua/ Farmer, Fuqua & Huff P.C.
Surveyor: Westwood Professional Services, INC.
Application Filed: March 06, 2024
Zoning: LO-1
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 13
S234-075

Attachments: [S234-075 Case Report](#)
[S234-075 Plat](#)
13. [24-1180](#) An application to create one 1.915-acre lot from a tract of land in City Block 7251 on property located on West Commerce Street at Vilbig Road, northwest corner.
Applicant/Owner: Joshua Parrott/ Self Storage Solutions
Surveyor: Peiser & Mankin Surveying, LLC
Application Filed: March 06, 2024
Zoning: IM
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 6
S234-076

Attachments: [S234-076 Case Report](#)
[S234-076 Plat](#)

14. [24-1181](#) An application to create one 6.005-acre lot from a tract of land in City Block 6233 on property located on Walnut Hill Lane at Hedgeway Drive, northwest corner.
Applicant/Owner: Northway Church
Surveyor: Spiars Engineering & Survey
Application Filed: March 06, 2024
Zoning: R-16(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket
Planner: Hema Sharma
Council District: 13
S234-077

Attachments: [S234-077 Case Report](#)
[S234-077 Plat](#)

15. [24-1182](#) An application to create one 3.282-acre lot from a tract of land in City Blocks 401, 409 and 3/409 on property located between Stemmons Freeway and Slocum Street, at the terminus of Wichita Street.
Applicant/Owner: Sycamore Development
Surveyor: Pierce-Murray Land Solutions, LLC
Application Filed: March 07, 2024
Zoning: PD 621 (Subdistrict 1J)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket
Planner: Hema Sharma
Council District: 6
S234-078

Attachments: [S234-078 Case Report](#)
[S234-078 Plat](#)

16. [24-1183](#) An application to create one 0.67-acre (29,241-square foot) lot from a tract of land in City Block 6669 on property located on St. Augustine Drive, north of Elam Road.
Applicant/Owner: Yesenia Hernandez
Surveyor: Burns Surveying LLC.
Application Filed: March 07, 2024
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket
Planner: Hema Sharma
Council District: 5
S234-079

Attachments: [S234-079 Case Report](#)
[S234-079 Plat](#)

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

17. [24-1184](#) An application for a Certificate of Appropriateness by Benjamin Hampton of BARNETT SIGNS, INC., for a 388-square-foot externally illuminated attached sign at 2425 Canton Street (northwest elevation).
Staff Recommendation: **Approval.**
SSDAC Recommendation: **Approval.**
Applicant: Benjamin Hampton of BARNETT SIGNS, INC.
Owner: SS CANTON STREET, LP
Planner: Jason Pool
Council District: 2
2401170006

Attachments: [2401170006 Case Report](#)

18. [24-1185](#) An application for a Certificate of Appropriateness by Benjamin Hampton of BARNETT SIGNS, INC., for a 130-square-foot externally illuminated attached sign at 2425 Canton Street (northeast elevation).
Staff Recommendation: **Approval.**
SSDAC Recommendation: **Approval.**
Applicant: Benjamin Hampton of BARNETT SIGNS, INC.
Owner: SS CANTON STREET, LP
Planner: Jason Pool
Council District: 2
2401170007

Attachments: [2401170007 Case Report](#)

19. [24-1186](#) An application for a Certificate of Appropriateness by Benjamin Hampton of BARNETT SIGNS, INC., for a 130-square-foot externally illuminated attached sign at 2425 Canton Street (southeast elevation).
Staff Recommendation: **Approval.**
SSDAC Recommendation: **Approval.**
Applicant: Benjamin Hampton of BARNETT SIGNS, INC.
Owner: SS CANTON STREET, LP
Planner: Jason Pool
Council District: 2
2401170008

Attachments: [2401170008 Case Report](#)

20. [24-1187](#) An application for a Certificate of Appropriateness by Benjamin Hampton of BARNETT SIGNS, INC., for a 194-square-foot non- illuminated attached sign at 2425 Canton Street (southeast elevation).
Staff Recommendation: **Approval.**
SSDAC Recommendation: **Approval.**
Applicant: Benjamin Hampton of BARNETT SIGNS, INC.
Owner: SS CANTON STREET, LP
Planner: Jason Pool
Council District: 2
2401170010

Attachments: [2401170010 Case Report](#)

21. [24-1188](#) An application for a Certificate of Appropriateness by Tony McMillen of Environmental Signage, dba. ASI MODULEX, for a 60-square-foot illuminated detached sign at 2828 Routh Street, Suite 130 (Routh St. Frontage).
Staff Recommendation: **Approval.**
SSDAC Recommendation: **Approval.**
Applicant: Tony McMillen of Environmental Signage, dba. ASI MODULEX
Owner: Summit NCI JV 160, LLC
Planner: Jason Pool
Council District: 14
2401170013

Attachments: [2401170013 Case Report](#)

22. [24-1189](#) An application for a Certificate of Appropriateness by Benjamin Hampton of BARNETT SIGNS, INC., for a 151.25-square-foot illuminated attached sign at 903 Slocum Street (northwest elevation).
Staff Recommendation: **Approval.**
SSDAC Recommendation: **Approval.**
Applicant: Benjamin Hampton of BARNETT SIGNS, INC.
Owner: SS SLOCUM STREET, LP
Planner: Jason Pool
Council District: 6
2402160010

Attachments: [2402160010 Case Report](#)

23. [24-1191](#) An application for a Certificate of Appropriateness by Benjamin Hampton of BARNETT SIGNS, INC., for a 448.9-square-foot illuminated attached sign at 903 Slocum Street (southeast elevation).
Staff Recommendation: **Approval**.
SSDAC Recommendation: **Approval**.
Applicant: Benjamin Hampton of BARNETT SIGNS, INC.
Owner: SS SLOCUM STREET, LP
Planner: Jason Pool
Council District: 6
2402160021

Attachments: [2402160021 Case Report](#)

OTHER MATTERS:

Consideration of Appointments to CPC Committees:

ADJOURNMENT

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Tuesday, April 9, 2024

SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC) MEETING Tuesday, April 9, 2024, at 10:00 a.m., in Room 5BN at City Hall and by video conference via <https://bit.ly/SSDAC040924>.

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]