

City of Dallas

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



City Plan Commission

March 7, 2024

Briefing - 9:00 AM

Public Hearing - 12:30 PM



CITY OF DALLAS
CITY PLAN COMMISSION
THURSDAY, MARCH 7, 2024
AGENDA

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

(The City Plan Commission may be briefed on any item on the agenda 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.

[New City Plan Commission webpage.](#)

*** 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/CPC-030724> or by calling the following phone number: **Webinar number: 2489 307 0275** (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: 2489 307 0275 Password (if required) 325527.*

Individuals and interested parties wishing to speak must register with the Planning and Urban Design Department by registering online at <https://dallascityhall.com/government/Boards-and-Commissions/City-Plan-and-Zoning-Commission/Pages/Meetings.aspx> or call (214) 670-4209, by 3:00 p.m., Wednesday, March 6, 2024, eighteen (18) hours prior to the meeting date and time.

Las personas y las partes interesadas que deseen hablar deben registrarse en el Departamento de Planificación y Diseño Urbano registrándose en línea en <https://dallascityhall.com/government/Boards-and-Commissions/City-Plan-and-Zoning-Commission/Pages/Meetings.aspx> o llamando al (214) 670-4209, antes de las 3:00 p.m. del miércoles 6 de marzo de 2024, dieciocho (18) horas antes de la fecha y hora de la reunión.

The public may attend the meeting virtually; however, City Hall is available for those wishing to attend the meeting in person. The City of Dallas will make "Reasonable Accommodations/Modifications" 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(interpreter) to fully participate in the meeting should notify the Planning and Urban Design Department by emailing yolanda.hernandez@dallas.gov, calling (214) 670-4209 or TTY (800) 735-2989, at least seventy-two (72) hours (3 days) prior to the scheduled meeting. A video stream of the meeting will be available twenty-four (24) hours after adjournment by visiting <https://dallastx.new.swagit.com/views/113>.

Se anima al público a asistir a la reunión virtualmente; sin embargo, la audiencia está disponible para aquellos que deseen asistir en persona. La ciudad de Dallas llevará a cabo "Adecuaciones/Modificaciones Razonables" a los programas y/u otras actividades relacionadas para asegurar que todos y cada uno de los residentes tengan acceso a los servicios y recursos para asegurar una reunión equitativa e inclusiva. Cualquier persona que requiera asistencia adicional, servicio, y/o traducción (intérprete) para poder participar de forma íntegra en la reunión debe notificar a Departamento de Planificación y Diseño Urbano enviando un correo electrónico a yolanda.hernandez@dallas.gov, llamando al (214) 670-4209 o TTY (800) 735-2989, por lo menos setenta y dos (72) horas (3 días) antes de la reunión programada. Una transmisión en video de la reunión estará disponible dos días hábiles luego de la finalización de la reunión en <https://dallastx.new.swagit.com/views/113>.

**AGENDA
CITY PLAN COMMISSION MEETING
THURSDAY, MARCH 7, 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://dallascityhall.webex.com/dallascityhall/j.php?MTID=m7b78175006711dfadb1d2e89cdc6c608>

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

BRIEFING ITEMS

Item 1

APPROVAL OF MINUTES

ACTION ITEMS:

MISCELLANEOUS DOCKET:

DEVELOPMENT PLANS CASES – CONSENT

Items 2-3

MINOR AMENDMENT CASES – UNDER ADVISEMENT

Item 4

ZONING DOCKET:

ZONING CASES – CONSENT

Items 5-11

ZONING CASES – UNDER ADVISEMENT

Items 12-18

ZONING CASES – INDIVIDUAL

Items 19-20

AUTHORIZED HEARING - ZONING CASES:

Item 21

SUBDIVISION DOCKET:

SUBDIVISION CASES – CONSENT

Items 22-28

SUBDIVISION CASES – RESIDENTIAL REPLATS

Items 29-32

SUBDIVISION CASES – RESIDENTIAL REPLATS/BUILDING LINE REMOVAL

Item 33

AUTHORIZATIONS OF A HEARING:

Item 34

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 pistola 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. [24-832](#) Briefing and Discussion on the ForwardDallas Comprehensive Land Use Plan
Lawrence Agu, III, AICP, Assoc AIA, Planning and Urban Design

PUBLIC TESTIMONY:**APPROVAL OF MINUTES:**

Approval of Minutes of the February 1, 2024 and February 15, 2024 City Plan Commission hearings.

ACTIONS ITEMS:**MISCELLANEOUS DOCKET:****Development Plan Cases - Consent:**

2. [24-849](#) An application for a development plan on property zoned South Subdistrict within Planned Development District No. 582, Victory Planned Development District, on the west line of Victory Avenue, between Museum Way and High Market Street.
Staff Recommendation: **Approval.**
Applicant: Victory Block M. LP
Representative: Robert Baldwin, Baldwin Associates
Planner: Teaseia Blue
Council District: 2
D223-008(TB)

Attachments: [D223-008\(TB\) Case Report](#)
[D223-008\(TB\) Proposed Development Plan](#)

3. [24-850](#) An application for a development plan on property zoned Subareas A and B within Planned Development No. 778, along the east line of Interstate Highway 45 north of Simpson Stuart Road.
Staff Recommendation: **Approval.**
Applicant: North Texas Natural Select Material, LLC
Representative: Alex Camunez - Westwood Professional Services
Planner: Teaseia Blue
Council District: 8
D234-004(TB)

Attachments: [D234-004\(TB\) Case Report](#)
[D234-004\(TB\) Proposed Development Plan](#)

Minor Amendment Cases - Under Advisement:

4. [24-845](#) An application for a minor amendment to an existing development plan on property zoned Planned Development District No. 166, on the west line of La Prada Drive, south of Blyth Drive.
Staff Recommendation: **Approval.**
Applicant: Nexus Incorporated
Representative: Rob Baldwin, Baldwin Associates
Planner: Tasfia Zahin
U/A From: February 15, 2024.
Council District: 7
M234-033(TZ)

Attachments: [M223-033\(TZ\) Case Report](#)
[M223-033\(TZ\) Existing Development Plan](#)
[M223-033\(TZ\) Proposed Development Plan](#)

ZONING DOCKET:**Zoning Cases - Consent:**

5. [24-851](#) An application for an amendment to Specific Use Permit No. 2365 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CR Community Retail District with a D-1 Liquor Control Overlay, on the southwest corner of Lake June Road and Holcomb Road.
Staff Recommendation: **Approval** for a two-year period with eligibility for automatic renewal for additional two-year periods, subject to an amended site plan and amended conditions.
Owner/Applicant: Deeyanasai Enterprise Inc.
Representative: Parvez Malik, Malik Law Firm
Planner: Connor Roberts
Council District: 5
Z223-188(CR)

Attachments: [Z223-188\(CR\) Case Report](#)
[Z223-188\(CR\) Site Plan](#)

-
6. [24-852](#) An application for a new subarea on property zoned Tract IV within Planned Development District No. 317, the Preston Center Special Purpose District, on the north line of Colgate Avenue, between Westchester Drive and Preston Road.
Staff Recommendation: **Approval** subject to a development plan, a traffic management plan, and conditions.
Owner/Applicant: CKCP-RC
Representative: Tommy Mann, Winstead PC
Planner: Michael Pepe
Council District: 13
Z223-243(MP)
- Attachments:** [Z223-243\(MP\) Case Report](#)
[Z223-243\(MP\) Development Plan](#)
[Z223-243\(MP\) Traffic Management Plan](#)
7. [24-853](#) An application for an amendment to Specific Use Permit No. 2299 for an open-enrollment charter school on property zoned an IR Industrial Research District, on the south line of Skillman Street and the north line of Wendell Road, east of Pagemill Road.
Staff Recommendation: **Approval** subject to an amended site plan, an amendment traffic management plan, and amended conditions.
Applicant: Texans Can Academy
Representative: Rob Baldwin, Baldwin Associates
Planner: Liliana Garza
Council District: 10
Z223-285(LG)
- Attachments:** [Z223-285\(LG\) Case Report](#)
[Z223-285\(LG\) Proposed Site Plan](#)
[Z223-285\(LG\) Traffic Management Plan](#)

8. [24-854](#) An application for an amendment to Specific Use Permit No. 2429 for an alcoholic beverage establishment limited to a microbrewery, microdistillery, or winery and a bar, lounge, or tavern on property zoned Tract A within Planned Development District No. 269, The Deep Ellum/Near East Side District, on the south line of Commerce Street, west of South Malcolm X Boulevard.
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewal for additional five-year periods, subject to amended conditions.
Applicant: Westlake Brewing Company
Representative: Rob Baldwin, Baldwin Planning
Planner: Wilson Kerr
Council District: 2
Z223-323(WK)
- Attachments:** [Z223-323\(WK\) Case Report](#)
9. [24-855](#) An application for a Specific Use Permit for a community service center on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay District and deed restrictions [Z101-185], on the northeast line of Webb Chapel Road, southeast of Larga Drive.
Staff Recommendation: **Approval** subject to a site plan and conditions.
Owner/Applicant: Esperanza Ministries
Representative: Bryce Green, Ministry Consultants
Planner: Connor Roberts
Council District: 6
Z223-324(CR)
- Attachments:** [Z223-324\(CR\) Case Report](#)
[Z223-324\(CR\) Site Plan](#)
10. [24-856](#) An application for a Specific Use Permit for a child-care facility on property zoned an R-7.5(A) Single Family District, between Lomax Drive and Wimbledon Way.
Staff Recommendation: **Approval** for a ten-year period with eligibility for automatic renewal for additional five-year periods, subject to a site plan and conditions.
Owner/Applicant: Pamela Jefferson [Sole Owner]
Planner: Wilson Kerr
Council District: 5
Z223-334(WK)
- Attachments:** [Z223-334\(WK\) Case Report](#)
[Z223-334\(WK\) Site Plan](#)

11. [24-857](#) An application for an amendment to Specific Use Permit No. 2358 for an alcoholic beverage establishment limited to a microbrewery, microdistillery, or winery on property zoned Planned Development District No. 619 with H/121 Dallas Power and Light Building Historic District Overlay, on the southeast corner of Commerce Street and Browder Street.
Staff Recommendation: **Approval** for a two-year period, subject to amended conditions.
Applicant: Pegasus City Brewery
Representative: Brad Eubanks
Planner: Connor Roberts
Council District: 14
Z234-133(CR)

Attachments: [Z234-133\(CR\) Case Report](#)

Zoning Cases - Under Advisement:

12. [24-860](#) 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, January 18, 2024, and February 15, 2024.
Council District: 5
Z223-116(MP)

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

13. [24-861](#) An application for an amendment to Planned Development District No. 514, on the east line of Hillcrest Road, between La Bolsa Drive and Arapaho Road.
Staff Recommendation: **Approval** subject to an amended development plan, a landscape plan for the natatorium, an amended traffic management plan, and amended conditions.
Applicant: Shubham Pandey, SS Education Foundation
Representative: Allan Ross
Planner: Andreea Udrea
U/A From: February 1, 2024.
Council District: 11
Z223-147(AU)
- Attachments:** [Z223-147\(AU\) Case Report](#)
[Z223-147\(AU\) Development Plan Existing](#)
[Z223-147\(AU\) Development Plan Amended](#)
[Z223-147\(AU\) Landscape Plan](#)
[Z223-147\(AU\) Traffic Management Plan Existing](#)
[Z223-147\(AU\) Traffic Management Plan Amended](#)
14. [24-862](#) 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
U/A From: January 18, 2024 and February 15, 2024.
Council District: 4
Z223-282(GB)
- Attachments:** [Z223-282\(GB\) Case Report](#)
15. [24-863](#) 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
U/A From: January 18, 2024 and February 15, 2024.
Council District: 4
Z223-299(LC)
- Attachments:** [Z223-299\(LC\) Case Report](#)

16. [24-864](#) 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 renewals for additional five-year periods, subject to amended conditions.
Applicant: Rodney Griffin
Representative: Louvada Jones
Planner: Martin Bate
U/A From: January 18, 2024 and February 1, 2024.
Council District: 7
Z223-309(MB)

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

17. [24-865](#) An application for an amendment to Specific Use Permit No. 1532 for convalescent and nursing homes, hospice care, and related institutions on property zoned a CC Community Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the north corner of Martin Luther King, Jr. Boulevard and South Malcom X Boulevard.
Staff Recommendation: **Approval** for a ten-year period with eligibility for automatic renewal for additional ten-year periods, subject to amended conditions.
Owner/Applicant: Fairpark Senior Care Center LLC
Representative: Emily Bowlin, Gray Reed & McGraw LLP
Planner: Wilson Kerr
U/A From: February 1, 2024.
Council District: 7
Z223-330(WK)

Attachments: [Z223-330\(WK\) Case Report](#)

18. [24-866](#) An application for an amendment to Specific Use Permit No. 1982 for a bar, lounge, or tavern and an inside commercial amusement limited to a Class A dance hall on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District, on the southwest corner of Elm Street and North Crowdus Street.
- Staff Recommendation: **Approval** for a five-year period, subject to amended conditions.
- Applicant: Westdale Properties America I LTD
- Representative: Andrew Ruegg, Masterplan
- Planner: LeQuan Clinton
- U/A From: February 1, 2024.
- Council District: 2
- Z234-104(LC)**
- Attachments:** [Z234-104\(LC\) Case Report](#)
[Z234-104\(LC\) Site Plan](#)

Zoning Cases - Individual:

19. [24-858](#) An application for a new subarea on property zoned Tract III within Planned Development District No. 317, the Preston Center Special Purpose District, in an area bounded by Luther Lane, Westchester Drive, Berkshire Lane, and Douglas Avenue.
- Staff Recommendation: **Approval** subject to a development plan and staff's recommended conditions.
- Owner/Applicant: Alpine Douglas, LP
- Representative: Suzan Kedron, Jackson Walker LLP
- Planner: Michael Pepe
- Council District: 13
- Z223-141(MP)**
- Attachments:** [Z223-141\(MP\) Case Report](#)
[Z223-141\(MP\) Development Plan](#)

20. [24-859](#) 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 bounded by Millmar Drive, Shiloh Road, Healey Drive, and Casa Oaks Drive.
- Staff Recommendation: **Approval** for a permanent time period, subject to a revised site plan, a revised traffic management plan, and conditions.
- Owner/Applicant: Dallas Independent School District
- Representative: Elsie Thurman, Land Use Planning & Zoning Services
- Planner: Jenniffer Allgaier
- Council District: 2
- Z223-272(JA)**

Attachments: [Z223-272\(JA\) Case Report](#)
[Z223-272\(JA\) Site Plan](#)
[Z223-272\(JA\) Traffic Management Plan](#)

Authorized Hearing - Zoning Cases:

21. [24-867](#) A City Plan Commission authorized hearing to determine the appropriate zoning for the area to include but not limited to uses, development standards, and other appropriate regulations in an area generally bounded by River Oaks Road to the north, Union Pacific Railroad to the east, McCommas Bluff Road to the south, and Julius Schepps Freeway to the west, and containing approximately 522.18 acres.
- Staff Recommendation: **Approval** of an A(A) Agricultural District; a CR Community Retail District; an LI Light Industrial District; an R-1/2 ac(A) Single Family District; an R-1 ac(A) Single Family District; an amendment to Planned Development District No. 778; an amendment to Specific Use Permit No. 773 for a metal processing facility for a permanent time period, to provide an expiration date that is five years from the date the zoning is approved; and termination of deed restrictions (D.R. Z067-152).
- Planner: Olga Torres Holyoak
- Council District: 8
- Z189-341(OTH)**

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

SUBDIVISION DOCKET:**Consent Items:**

22. [24-819](#) An application to create one 12.985-acre lot and one 11.509-acre lot from a 24.494-acre tract of land in City Block A/8411 on property located on Forest Lane, east of Greenville Avenue.

Applicant/Owner: Sandra Kindler, Dallas Water Utilities

Surveyor: City of Dallas, Public Works

Application Filed: February 08, 2024

Zoning: MU-3

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

Planner: Hema Sharma

Council District: 10

S234-050

Attachments: [S234-050 Case Report](#)
[S234-050 Plat](#)

23. [24-820](#) An application to create two 0.146-acre (6,360 square foot) lots from a 0.292-acre tract of land in City Block A/7070 on property located on Rochester Street, east of Woodville Street.

Applicant/Owner: Edmor Land 1 Series, LLC

Surveyor: Texas Heritage Surveying, LLC

Application Filed: February 07, 2024

Zoning: PD 595 (R-5(A))

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

Planner: Hema Sharma

Council District: 7

S234-051

Attachments: [S234-051 Case Report](#)
[S234-051 Plat](#)

24. [24-821](#) An application to create two 0.151-acre (6,595 square foot) lots from a 0.302-acre tract of land in City Block A/7068 on property located on Valentine Street, east of Woodville Street.
Applicant/Owner: GSI Investments, LLC
Surveyor: Texas Heritage Surveying, LLC
Application Filed: February 07, 2024
Zoning: PD 595 (R-5(A))
Staff Recommendation: **Approval** subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 7
S234-053

Attachments: [S234-053 Case Report](#)
[S234-053 Plat](#)

25. [24-822](#) An application to create one 0.312-acre (13,609 square foot) lot and one 0.314-acre (13,675 square foot) lot from a 0.626-acre tract of land in City Block 8806 on property located on Woody Road, southwest of C F Hawn Freeway.
Applicant/Owner: Lux Homes Corporation
Surveyor: Burns Surveying
Application Filed: February 08, 2024
Zoning: R-7.5(A), R-10(A)
Staff Recommendation: **Approval** subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 8
S234-054

Attachments: [S234-054 Case Report](#)
[S234-054 Plat](#)

26. [24-823](#) An application to create one 0.1433-acre (6,241 square foot) lot from a tract of land in City Block 2014 on property located on Central Expressway, east of Airline Road.
Applicant/Owner: Clint Wallis, 5401 N. Central Expressway, L.P.
Surveyor: PJB Surveying, LLC
Application Filed: February 08, 2024
Zoning: PD 193 (I2)
Staff Recommendation: **Approval** subject to compliance with the conditions listed in the docket
Planner: Hema Sharma
Council District: 14
S234-056

Attachments: [S234-056 Case Report](#)
[S234-056 Plat](#)

27. [24-824](#) An application to create one 2.003-acre (87,263 square foot) lot from a tract of land in City Block 8830 on property located on Garden Grove Drive, northwest of Ravenview Road.
Applicant/Owner: Fanny Sotto Fernandez
Surveyor: Texas Heritage Surveying, LLC
Application Filed: February 08, 2024
Zoning: R-10(A)
Staff Recommendation: **Approval** subject to compliance with the conditions listed in the docket
Planner: Hema Sharma
Council District: 8
S234-057

Attachments: [S234-057 Case Report](#)
[S234-057 Plat](#)

28. [24-825](#) An application to create one 1.936-acre (84,336 square foot) lot from a tract of land in City Block 6233 on property located on Pemberton Hill Road, north of Lake June Place.
Applicant/Owner: Luxury Construction, INC
Surveyor: Texas Heritage Surveying, LLC
Application Filed: February 08, 2024
Zoning: LI
Staff Recommendation: **Approval** subject to compliance with the conditions listed in the docket
Planner: Hema Sharma
Council District: 5
S234-060

Attachments: [S234-060 Case Report](#)
[S234-060 Plat](#)

Residential Replats:

29. [24-826](#) An application to replat a 0.367-acre tract of land containing all of Lot 9A and part of Lot 8 in City Block C/7071 to create one 0.184-acre (8,000 square foot) lot and one 0.183-acre (7,999 square foot) lot on property located on Valentine Street, east of Bexar Street.
Applicant/Owner: Edmor Land1 Series, LLC
Surveyor: Texas Heritage Surveying, LLC
Application Filed: February 07, 2024
Zoning: PD 595 (R-5(A))
Staff Recommendation: **Approval** subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 7
S234-052

Attachments: [S234-052 Case Report](#)
[S234-052 Plat](#)

30. [24-827](#) An application to replat a 0.529-acre tract of land containing all of Lots 27, 28 and 29 in City Block B/3122 to create a 12-lot Shared Access Development with lots ranging in size from 1,200 square feet to 1,266 square feet and to dedicate a right-of-way on property located on Patton Avenue at Seventh Street, southeast corner.
Applicant/Owner: Arham Opportunity Investments, LLC
Surveyor: Texas Heritage Surveying, LLC
Application Filed: February 08, 2024
Zoning: PD-468 (Subdistrict A, Tract 2)
Staff Recommendation: **Denial.**
Planner: Hema Sharma
Council District: 1
S234-055

Attachments: [S234-055 Case Report](#)
[S234-055 Plat](#)

31. [24-828](#) An application to replat a 0.459-acre tract of land containing all of Lot 10 in City Block 5835 to create two 0.230-acre (10,003 square foot) lots on property located on Wadsworth Drive, south of Great Trinity Forest Way.
Applicant/Owner: Imperium Global Management, LLC
Surveyor: Burns Surveying
Application Filed: February 08, 2024
Zoning: R-7.5(A)
Staff Recommendation: **Denial**.
Planner: Hema Sharma
Council District: 8
S234-058

Attachments: [S234-058 Case Report](#)
[S234-058 Plat](#)

32. [24-829](#) An application to replat a 0.163-acre tract of land containing part of Lot 12 in City Block 12/6890 to create one lot on property located on Kemrock Drive, north of Lyola Street.
Applicant/Owner: Black Island Construction, LLC
Surveyor: Texas Heritage Surveying, LLC
Application Filed: February 08, 2024
Zoning: R-5(A)
Staff Recommendation: **Approval** subject to compliance with the conditions listed in the docket.
Planner: Hema Sharma
Council District: 8
S234-059

Attachments: [S234-059 Case Report](#)
[S234-059 Plat](#)

Residential Replats and Building Line Reduction:

33. [24-830](#) An application to replat a 1.349-acre tract of land containing all of Lots 1 through 3, and a tract of land in City Block 2962 to create 6 residential lots ranging in size from 7,515 square feet to 11,536 square feet and to remove an existing 30-foot platted building line along the north line of Fisher Road, on property located on Fisher Road, at the terminus of Patrick Drive.

Applicant/Owner: LeComte Group, LLC

Surveyor: Gonzalez & Schneeberg, Engineers

Application Filed: February 08, 2024

Zoning: R-7.5(A)

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

Planner: Hema Sharma

Council District: 9

S212-183R

Attachments: [S212-183R Case Report](#)
[S212-183R Plat](#)

Authorization of a Hearing:

34. [24-831](#) Consideration of authorizing a public hearing to determine the proper zoning on property zoned a CR Community Retail District, a CR Community Retail District with a D-Liquor Control Overlay, a CS Commercial Service District, an IM Industrial Manufacturing District, an LO-1 Limited Office District, an MF-2(A) Multifamily District, an NO(A) Neighborhood Office District, an NS(A) Neighborhood Service District, a P(A) Parking District, Planned Development District No. 439, Planned Development District 645, an R-5(A) Single Family District, an R-7.5(A) Single Family District, an R-7.5(A) Single Family District with Specific Use Permit No. 139 for an electrical substation, an R-7.5(A) Single Family District with Specific Use Permit No. 162 for a meeting house for the Boy Scouts of America, and a TH-3(A) Townhouse District in an area comprised of 1) the **Casa Guanajuato** Neighborhood, generally bounded by Brooklyn Avenue and Page Avenue to the north, S. Tyler Street to the east, W. Clarendon Drive to the south, and S. Montclair Avenue to the west; 2) the **South Edgefield** Neighborhood, generally bounded by W. Clarendon Drive to the north, Elmwood Branch to the east, DART rail line to the south, and S. Montclair Avenue to the west; and 3) the **Polk Vernon** Neighborhood, generally bounded by DART rail line to the north, S. Vernon Avenue to the east, Illinois Avenue to the south, and S. Polk Street to the west and containing approximately 277.83 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.**

Attachments: [Casa Guanajuato Neighborhood Case Report](#)

OTHER MATTERS:

Consideration of Appointments to CPC Committees:

ADJOURNMENT

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**Tuesday, March 5, 2024**

ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING - Tuesday, March 5, 2024, at 9:00 a.m. at City Hall, in Room 6ES, and by videoconference, to consider **(1) DCA201-011(AG)** - Consideration of amending Chapter 51 and 51A of the Dallas Development Code, Section 51-4.208 "Recreation and Entertainment Uses", Section 51A-4.208 "Recreation Uses", and related sections with consideration to be given to defining a use, "private game club", and establishing appropriate zoning districts and development standards associated with the use. The public may attend the meeting via the videoconference link: <https://bit.ly/zoac030524>.

Tuesday, March 12, 2024

SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC) MEETING Tuesday, March 12, 2024, at 10:00 a.m., in Room 5BN at City Hall and by video conference via <https://bit.ly/SSDAC031224>.

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]