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CITY OF DALLAS

**PUBLIC HEARING POSTING**  
CITY PLAN COMMISSION  
HEARING

Thursday, September 23, 2021

**Public Notice**

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POSTED CITY SECRETARY  
DALLAS, TX

**BRIEFINGS:** Videoconference/6ES\* 8:30 a.m.

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

**PUBLIC HEARINGS:** Videoconference/Council Chambers\* 1:30 p.m.

**PURPOSE:** To consider the attached agendas and any other business that may come before this Commission.

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

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."*



**CITY OF DALLAS**  
**CITY PLAN COMMISSION**  
Thursday, September 23, 2021  
**AGENDA**

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<b>BRIEFINGS*:</b>	(Videoconference/6ES)	8:30 a.m.
<b>PUBLIC HEARING**:</b>	(Videoconference/6ES)	1:30 p.m.

\* The City Plan Commission may be briefed on any item on the agenda if it becomes necessary.

\*\* The City Plan Commission meetings will be held by videoconference and in Room 6ES, 6<sup>th</sup> Floor at City Hall. Individuals who wish to speak in accordance with the City Plan Commission Rules of Procedure, should contact the Sustainable Development and Construction Department at 214-670-4209 by **5:00 p.m. on Tuesday, September 21, 2021**, or register online at: <https://dallascityhall.com/government/meetings/Pages/city-plan-commission.aspx>. Public Affairs and Outreach will also stream the public hearing on Spectrum Cable Channel 96 or Channel 99 and [bit.ly/cityofdallastv](http://bit.ly/cityofdallastv) or [YouTube.com/CityofDallasCityHall](https://www.youtube.com/CityofDallasCityHall). The following videoconference link is available to the public to listen to the meeting, WebEx link below:

<https://bit.ly/CPC092321>.

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.

Location for in-person attendance: 1500 MARILLA STREET, DALLAS, TEXAS, 75201, ROOM, 6ES  
6TH FLOOR OF THE DALLAS CITY HALL  
(facing Young Street, between Akard Street and Ervay Street)

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**Dr. Eric A. Johnson**, Chief of Economic Development & Neighborhood Services,  
Interim Director of Sustainable Development & Construction  
**Andreea Udrea, PhD, AICP**, Interim Assistant Director of Current Planning,  
Sustainable Development & Construction

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**BRIEFINGS:**  
Subdivision Docket  
Zoning Docket

**PUBLIC TESTIMONY:**

Minor Amendments  
2022 City Plan Commission Calendar  
Minutes

**ACTION ITEMS:**

Subdivision Docket

Planner: Mohammad Bordbar

Consent Items:

- (1) **S190-171R**  
(CC District 7)  
An application to revise a previously approved plat to replat a 2.703-acre tract of land containing part of Lot 1 and Lots 5 through 7, all of Lots 2 through 4, and all of Lot 5A in City Block 5/858 to create one lot on property bounded by Dawson Avenue, Jeffries Street, Hickory Avenue, and Malcolm X Boulevard.  
Applicant/Owner: Austin Street Real Estate  
Surveyor: Winkelmann and Associates, Inc.  
Application Filed: August 27, 2021  
Zoning: IM  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
  
- (2) **S201-735**  
(CC District 13)  
An application to replat a 3.758-acre tract of land containing all of Lot 3 in City Block 6445 to create 3 lots ranging in size from 26,720-square feet to 87,750-square feet on property located on Forest Lane, west of Marsh Lane.  
Applicant/Owner: BOP Park Forest, LLC  
Surveyor: Bluestar Surveying  
Application Filed: August 25, 2021  
Zoning: PD 315  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
  
- (3) **S201-736**  
(CC District 5)  
An application to create a 10-lot Shared Access Development with lots ranging in size from 7,706-square feet to 10,082-square feet and two common areas from a 3.11-acre tract of land in City Block 6327 on property located on Lake June Road, east of Holcomb Road.  
Applicant/Owner: Fahim Mumith and Omran Mumith  
Surveyor: Geonav Surveying, Mapping, Scanning  
Application Filed: August 25, 2021  
Zoning: R-7.5(A), CR  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (4) **S201-737**  
(CC District NA) An application to replat an 8.645-acre tract of land containing all of Lots 2 and 4 through 12 Block BB and 2 through 5 and 7 through 9 in Block CC to create 17 lots ranging in size from 20,181-square feet to 24,000 square feet and 3 common areas on property located on Devonshire Drive North, west of Farm to Market Road No. 548.  
Applicant/Owner: Devonshire (Dallas) ASLI VII, LLC  
Surveyor: J. Volk Consulting, Inc  
Application Filed: August 25, 2021  
Zoning: NA  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S201-741**  
(CC District 2) An application to replat a 0.617-acre tract of land containing part of Lot 7 and all of Lot 8 in City Block 725 to create one lot on property located on Bryan Street, north of Carroll Street.  
Applicant/Owner: Mc Worth Real Estate, LLC  
Surveyor: Texas Heritage Surveying, LLC  
Application Filed: August 26, 2021  
Zoning: PD 298 (Subarea 9)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (6) **S201-744**  
(CC District 14) An application to replat a 0.525-acre tract of land containing part of Lots 5, 6, and 7 in City Block 1/360 to create one lot on property located on Olive Street at Cedar Springs Road, south corner.  
Applicant/Owner: 5th Investor SF, LLC  
Surveyor: Gonzales & Schneeberg Engineer and Surveyors, Inc.  
Application Filed: August 26, 2021  
Zoning: PD 193 (PDS 150)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (7) **S201-745**  
(CC District 3) An application to create a 34,795-square feet and one 135,288-square feet lot from a 3.106-acre tract of land in City Block 211/6113 on property located on Mountain Creek Parkway, South of Merrifield Road.  
Applicant/Owner: Cortland  
Surveyor: Pacheco Koch Consulting Engineer  
Application Filed: August 26 2021  
Zoning: PD 521(Subarea B)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (8) **S201-746**  
(CC District 14) An application to create a 0.6712-acre lot from a tract of land in City Block 750 on property located on Swiss Avenue, Northeast of Hall Street.  
Applicant/Owner: Baylor Institute of Rehabilitation  
Surveyor: Kimley-Horn and Associates, Inc.  
Application Filed: August 26, 2021  
Zoning: PD 298 (Subarea 12A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (9) **S201-747**  
(CC District 6) An application to replat a 23.3510-acre tract of land containing part of Lot 1 and all of Lot 2 in City Block 4/6512 to create one 9.2749-acre lot and one 14.0761-acre lot on Property located on Goodnight line lane, south of southwell Road.  
Applicant/Owner: Malibu Industrial, LP  
Surveyor: Kimley-Horn and Associates, Inc.  
Application Filed: August 26, 2021  
Zoning: IR  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (10) **S201-748**  
(CC District 6) An application to create a 13.169-acre lot from a tract of land in City Block 6509 on property located on Goodnight Lane, South of Walnut Hill Lane.  
Applicant/Owner: Valk Industrial, LLC  
Surveyor: Kimley-Horn and Associates, Inc.  
Application Filed: August 26, 2021  
Zoning: IR  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (11) **S201-749**  
(CC District 7) An application to replat a 0.237-acre tract of land containing all of Lots 107 and 108 in City Block 2252 to create one lot on property located on Hohen Avenue, south of Emery Street.  
Applicant/Owner: Etta Howard  
Surveyor: Lim & Associates, Inc.  
Application Filed: August 27, 2021  
Zoning: PD 595 (NC) (Tract 29)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (12) **S201-750**  
(CC District 8) An application to create one 35,238-square feet lot and one 152,476-square feet lot from a 3.5-acre tract of land on property located on Jordan Valley Road, north of Palomino Road.  
Applicant/Owner: Alvaro and Maria Consuelo Narvaez  
Surveyor: Texas Heritage Surveying, LLC  
Application Filed: August 27, 2021  
Zoning: R-16(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (13) **S201-751**  
(CC District 1) An application to replat a 1.1438-acre tract of land containing all of Lot 1B, 2, and 3 in City Block 62/3043 to create one lot on property located on Ewing Avenue, north of Sixth Street.  
Applicant/Owner: GRBK Frisco, LLC  
Surveyor: Urban Structure  
Application Filed: August 27, 2021  
Zoning: PD 468 (Subdistrict E-TR 2) WMU-8  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (14) **S201-752**  
(CC District 3) An application to create a 5.819-acre lot from a tract of land in City Block 6949 on property located on Duncanville Road, south of Ledbetter Road.  
Applicant/Owner: WABS Group, Inc.  
Surveyor: Kimley-Horn and Associates, Inc.  
Application Filed: August 27, 2021  
Zoning: IR  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (15) **S201-753**  
(CC District 3) An application to replat a 17.250-acre tract of land containing all of Lot 1 in City Block B/6116 and a tract of land in City Block B/6116 to create one lot on property located on Illinois Avenue, north of Glenfield Street.  
Applicant/Owner: Dallas Area Rapid Transit  
Surveyor: Dal-Tech Engineering  
Application Filed: August 27, 2021  
Zoning: LI  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replats:

- (16) **S201-738**  
(CC District 2) An application to replat a 0.924-acre tract of land containing all of Lots 36 and Lot 37 and two adjoining tracts of land in City Block B/698 to create 5 lots ranging in size from 6,270-square foot to 9,197-square foot on property located on Santa Fe Avenue, at Beacon Street, north corner.  
Applicant/Owner: Garcie Jo, LLC  
Surveyor: Texas Heritage Surveying, LLC  
Application Filed: August 25, 2021  
Zoning: D(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (17) **S201-739**  
(CC District 13) An application to replat a 0.560-acre tract of land containing all of Lot 1 and a portion of an abandoned tract of land in City Block A/5482 to create one lot on property located on Prestonsire Lane at Preston Road, southeast corner.  
Applicant/Owner: David and Shahnaz Hosseiny  
Surveyor: A&W Surveyors, Inc.  
Application Filed: August 26, 2021  
Zoning: R-10(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (18) **S201-740**  
(CC District 9) An application to replat a 0.617-acre tract of land containing all of Lot 1A in City Block B/2826 to create one 11,335 square foot lot and one 15,419 square foot lot on property located on Delrose Drive at West Shore Drive, southeast corner.  
Applicant/Owner: John Scott Jackson  
Surveyor: Texas Heritage Surveying, LLC  
Application Filed: August 26, 2021  
Zoning: R-7.5(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (19) **S201-742**  
(CC District 14) An application to replat a 0.291-acre tract of land containing all of Lot 10 and Lot 11 in City Block A/995 to create one lot on property located on Park Bridge Court, north of Cedar Springs Road.  
Applicant/Owner: Paula S. Lambert  
Surveyor: Gonzales & Schneeberg Engineer and Surveyors, Inc.  
Application Filed: August 26, 2021  
Zoning: PD 193 (TH-3)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.



- (20) **S201-743**  
(CC District 14) An application to replat a 0.233-acre tract of land containing all of Lot 15 and Lot 16 in City Block A/995 to create one lot on property located on Park Bridge Court, east of Turtle Creek Circle.  
Applicant/Owner: D. Greg Seal  
Surveyor: Gonzales & Schneeberg Engineer and Surveyors, Inc.  
Application Filed: August 26, 2021  
Zoning: PD 193 (TH-3)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Miscellaneous Items:

- M201-039**  
Hannah Carrasco  
(CC District 14) An application for a minor amendment to an existing development plan and landscape plan on property zoned Subdistrict C within Planned Development District No. 466, the Hall Street Special Purpose District, on the west line of North Hall Street, north of Flora Street.  
Staff Recommendation: **Approval.**  
Applicant: Kroger Texas, LP  
Representative: David Culbertson

Zoning Cases – Consent:

1. **Z201-297(OA)**  
Oscar Aguilera  
(CC District 3) An application for 1) a MF-2(A) Multifamily District; and 2) the termination of deed restrictions [Z68-305] on property zoned a LO-1 Limited Office District 1 with deed restrictions [Z68-305], on the west line of Mark Trail Way, southeast of Swansee Street.  
Staff Recommendation: **Approval** of a MF-2(A) Multifamily District; and **approval** of the termination of deed restrictions [Z68-305].  
Applicant: DSG  
Representative: Rob Baldwin, Baldwin Associates
2. **Z201-238(RM)**  
Ryan Mulkey  
(CC District 3) An application for an amendment to and an expansion of Specific Use Permit No. 1450 for an open enrollment charter school and a proposed child-care facility on property zoned an R-7.5(A) Single Family District at the southwest corner of West Illinois Avenue and Chalmers Street.  
Staff Recommendation: **Approval**, subject to a revised site/landscape plan, a revised traffic management plan, and revised conditions.  
Applicant: Michael Marcyniak, Callaway Architecture
3. **Z201-288(LG)**  
La’Kisha Girder  
(CC District 2) An application for an amendment to Planned Development District No. 1028 for IR Industrial Research District uses and a general merchandise or food store greater than 3,500 square feet use on the north line of West Mockingbird Lane, west of Maple Avenue.  
Staff Recommendation: **Approval**, subject to revised conditions.  
Applicant: Mockingbird Venture Partners, LLC  
Representative: William S. Dahlstrom, Jackson Walker, LLP



4. **Z201-231(CT)**  
Carlos Talison  
(CC District 7)  
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 a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay, at the northeast corner of Bruton Road and North Prairie Creek Road.  
Staff Recommendation: **Approval** for a two-year period with eligibility for automatic renewals for additional five-year period, subject to a site plan and conditions.  
Applicant: Yugesh Taksari  
Representative: Wes Hoblit, MASTERPLAN
5. **Z201-287(CT)**  
Carlos Talison  
(CC District 14)  
An application for a Specific Use Permit for a restaurant with drive-in or drive-through service on property zoned CA-1(A) Central Area District 1, on the southwest corner of Commerce Street and South Griffin Street.  
Staff Recommendation: **Approval** for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan, landscape plan, and conditions.  
Applicant: Claymoore Engineering  
Representative: Clay Christy
6. **Z201-247(CT)**  
Carlos Talison  
(CC District 10)  
An application for a CR Community Retail District on property zoned Tract 3 within Planned Development District No. 44, on the south side of Greenville Avenue, east of Lyndon B. Johnson Freeway.  
Staff Recommendation: **Approval.**  
Applicant: MSW NP, LLC  
Representative: Dallas Cothrum & Andrew Ruegg, MASTERPLAN

Zoning Cases – Individual:

- ~~7. **Z201-213(CT)**  
— Carlos Talison  
— (CC District 14)  
An application for creating a subdistrict within Conservation District No. 11, the M Streets East Conservation District, on the east line of Greenville Avenue, south of Marquita Avenue.  
Applicant: Shields Ltd. PS  
Representative: Rob Baldwin, Baldwin Associates~~
8. **Z201-299(CT)**  
Carlos Talison  
(CC District 8)  
An application for a Planned Development District for R-5(A) Single Family District uses on property zoned an R-7.5(A) Single Family District, south of Rylie Road, west of Haymarket Road, north of Lyndon B. Johnson Freeway, and east of Prater Road.  
Staff Recommendation: **Approval**, subject to a conceptual plan and staff's recommended conditions.  
Applicant: Liberty Banker Life Insurance Company  
Representative: Rob Baldwin, Baldwin Associates

9. **Z201-252(CT)**  
Carlos Talison  
(CC District 14)  
An application for a Specific Use Permit for a restaurant with drive-in or drive-through service use on property zoned Subarea 1 within Planned Development District No. 298, the Bryan Place Special Purpose District, on the north line of Ross Avenue, west of McCoy Street.  
Staff Recommendation: **Approval** for a five-year period, subject to a site plan and staff's recommended conditions.  
Applicant: Smoothie King  
Representative: Rob Baldwin, Baldwin Associates
10. **Z201-260(RM)**  
Carlos Talison  
(CC District 1)  
An application for a Planned Development District for MU-1 Mixed Use District uses on property zoned an MU-1 Mixed Use District on the west line of North Beckley Avenue, between West 8th Street and Melba Street.  
Staff Recommendation: **Approval**, subject to a development plan and staff's recommended conditions.  
Representative: Rob Baldwin, Baldwin Associates
11. **Z201-240(RM)**  
Ryan Mulkey  
(CC District 10)  
An application for a Planned Development District for R-7.5(A) Single Family District uses on property zoned a CS Commercial Service District and an R-7.5(A) Single Family District, on the west line of White Rock Trail, south of Walnut Hill Lane. This case was remanded back to the City Plan Commission by the City Council due to a notification error.  
Staff Recommendation: **Approval**, subject to a conceptual plan and staff's recommended conditions.  
Applicant: Robert Elliot  
Representative: Rob Baldwin, Baldwin Associates
12. **Z201-257(RM)**  
Ryan Mulkey  
(CC District 6)  
An application for a Specific Use Permit for an industrial (outside) use limited to a concrete batch plant on property zoned an IR Industrial/Research District, on the north line of West Commerce Street, west of Sylvan Avenue.  
Staff Recommendation: **Denial.**  
Applicant: Dionicio Martinez  
Representative: Ramon Aranda
13. **Z201-294(LG)**  
La'Kisha Girder  
(CC District 2)  
An application for a Specific Use Permit for an alcoholic beverage establishment limited to a microbrewery, micro-distillery, or winery and a bar, lounge or tavern uses 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 three-year period, subject to a site plan and staff's recommended conditions.  
Applicant: 2809 Canton LLC  
Representative: Rob Baldwin, Baldwin Associates

14. **Z201-284(LG)**  
La’Kisha Girder  
(CC District 5)  
An application for a CS Commercial Service District on property zoned an NO(A) Neighborhood Office District with a D-1 Liquor Control Overlay, on the south line of Bruton Road, east of Pleasant Drive.  
Staff Recommendation: **Denial.**  
Applicant: Noe Moises Santayo  
Representative: Jocelyn Cruz
15. **Z201-267(KC)**  
Karina Castillo  
(CC District 6)  
An application for a Specific Use Permit for a bail bonds office on property zoned Planned Development District No. 784, the Trinity River Corridor Special Purpose District, on the east line of Riverfront Boulevard, south of Reunion Boulevard.  
Staff Recommendation: **Approval** for a three-year period, subject to a site plan and staff’s recommended conditions.  
Applicant/Representative: Eric Khozindar
16. **Z189-172(SD)**  
Steven Doss  
(CC District 14)  
A City Plan Commission authorized hearing to determine proper zoning property zoned Conservation District No. 12, the Belmont Addition Conservation District with Modified Delta Overlay No. 1 on a portion, generally bounded by lots on both sides of Llano Avenue, Skillman Street, the lots on both sides of Belmont Avenue (excluding the south side of Belmont Avenue between Greenville Avenue and Matilda Street), and Greenville Avenue.  
Staff Recommendation: **Approval**, subject to conditions.

Zoning Cases – Under Advisement:

17. **Z190-341(LG)**  
La’Kisha Girder  
(CC District 13)  
An application for an amendment to and an expansion of Planned Development District No. 400 with consideration for a Specific Use Permit for an open space use on property zoned Planned Development District No. 400 and an R-16(A) Single Family District, on the southwest and northwest corners of Merrell Road and Midway Road.  
Staff Recommendation: **Approval**, subject to a revised development plan, a south and southwest landscape buffer exhibit, a revised traffic management plan and staff’s recommended conditions; and **denial** of the proposed Specific Use Permit for an open space use.  
Applicant: The Episcopal School of Dallas  
Representative: Andrew Ruegg and Dallas Cothrum, MASTERPLAN  
UA From: May 6, 2021; July 1, 2021; August 19, 2021; and September 2, 2021.

18. **Z201-210(LG)**  
La’Kisha Girder  
(CC District 1)  
An application for a Planned Development District for MF-2(A) Multifamily District uses on property zoned TH-3(A) Townhouse District, MF-2(A) Multifamily District, and Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District, Subdistrict 5 with deed restrictions [Z834-417], on the east line of North Westmoreland Road, south of West Colorado Boulevard.  
Staff Recommendation: **Approval**, subject to a development plan and staff’s recommended conditions, for a reduced area of request as shown on the development plan.  
Applicant: 2CK Properties  
Representative: Rob Baldwin, Baldwin Associates  
UA From: August 5, 2021 and September 2, 2021.
19. **Z201-261(OA)**  
Oscar Aguilera  
(CC District 1)  
An application for a Specific Use Permit for an auto service center use on a property zoned Subdistrict 5 within Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District, with D Liquor Control Overlay, on the north line of Fort Worth Avenue, west of Jacqueline Drive  
Staff Recommendation: **Approval** for a three-year period, subject to a site plan and staff’s recommended conditions.  
Applicant: Rosa Marquecho  
Representative: Matthew Gilbert  
UA From: August 19, 2021.
20. **Z201-243(RM)**  
Ryan Mulkey  
(CC District 14)  
An application for an amendment to Planned Development District No. 517, generally south of Gaston Avenue and east of Abrams Road.  
Staff Recommendation: **Approval**, subject to a revised development plan and revised conditions.  
Applicant/Owner: Lakewood Country Club  
Representative: Audra Buckley, Permitted Development  
UA From: July 15, 2021; August 5, 2021 and August 19, 2021.
21. **Z201-258(RM)**  
Ryan Mulkey  
(CC District 14)  
An application for a new subdistrict on property zoned Planned Development District No. 842, the Lower Greenville Avenue Special Provision District, with an MD-1 Modified Delta Overlay, on the east line of Greenville Avenue, north of La Vista Drive.  
Staff Recommendation: **Approval**, subject to revised conditions.  
Applicant: Texas Urban Living Realty, LLC  
Representative: Rob Baldwin, Baldwin Associates  
UA From: September 2, 2021.
22. **Z201-276(RM)**  
Ryan Mulkey  
(CC District 12)  
An application for a Specific Use Permit for a handicapped group dwelling unit on property zoned an R-7.5(A) Single Family District, on the west line of Amador Avenue, north of Summer Meadow Lane.  
Staff Recommendation: **Approval** for a two-year period, subject to a site plan and conditions.  
Applicant: Steve and Mary Nagle-Perkins  
UA From: September 2, 2021.

23. **Z201-280(KC)**  
Karina Castillo  
(CC District 10)  
An application for an MU-2 Mixed Use District on property zoned MU-1 Mixed Use District, at the southwest corner of Greenville Avenue and Markville Drive.  
Staff Recommendation: **Approval**, subject to deed restrictions volunteered by the applicant.  
Applicant: Norina Properties, LP  
Representative: Rob Baldwin, Baldwin Associates  
UA From: September 2, 2021.
24. **Z201-282(KC)**  
Karina Castillo  
(CC District 6)  
An application for the renewal of Specific Use Permit No. 1750 for a commercial motor vehicle parking use on property zoned CS Commercial Service District, at the northwest corner of Chalk Hill Road and Fitchburg Street.  
Staff Recommendation: **Approval** for a five-year period, subject to staff's recommended conditions.  
Applicant: Gamaliel Albarran  
Representative: Michael R. Coker  
UA From: September 2, 2021.
25. **Z201-110(AU)**  
Andreea Udrea  
(CC District 6)  
An application for an amendment to Tract 13(A) for Multi-Family MF-2(A) Tract within Planned Development District No. 508, on the north line of Singleton Boulevard, east of North Westmoreland Road.  
Staff Recommendation: **Approval**, subject to submittal of a development plan and staff's recommended conditions.  
Applicant: Greenleaf Ventures, LLC  
Representative: Victor Toledo  
UA From: May 6, 2021; June 17, 2021, and August 5, 2021.

Authorization of Hearings:

- Donna Moorman  
(CC District 5)  
Consideration of authorizing a public hearing to determine the proper zoning on property zoned a CR Community Retail District with a D Liquor Control Overlay on parcels on the west side of Seaford Drive between Maddox Avenue on the north and Alto Garden Drive on the south, excluding the parcel located at the southwest corner of Maddox Avenue and Seaford Drive and containing approximately 2.53 acres with consideration 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.

Other Matters:

2022 City Plan Commission Calendar

Minutes: September 2, 2021

Adjournment

**CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**

**Friday, September 24, 2021**

**THOROUGHFARE COMMITTEE MEETING** - Friday, September 24, 2021, via videoconference, at 9:00 a.m., to consider. **(1) Hillcrest Throughfare Plan Amendment** - Amend Hillcrest Road between Campbell Road and McCallum Boulevard from a six-lane divided roadway (M-6-Da) in 100 feet of right-of-way to a special four-lane divided roadway (SPCL 4D) in 100 feet of right-of-way. The public may attend the meeting via the videoconference link <http://bit.ly/CPCTC0924> or call in (audio only) 469-217-7604 phone conference ID: 682 095 714#.



### EXECUTIVE SESSION NOTICE

The Commission may hold a closed executive session regarding any item on this agenda when:

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 Commission/Board 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 §551.086]
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]

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."