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CITY SECRETARY  
DALLAS, TEXAS



CITY OF DALLAS

**PUBLIC HEARING POSTING**  
CITY PLAN COMMISSION  
HEARING

Thursday, January 20, 2022

Public Notice

220062

POSTED CITY SECRETARY  
DALLAS, TX

**BRIEFINGS:**                      **Videoconference/Council Chambers\***                      **10:30 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, January 20, 2022  
**AGENDA**

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<b>BRIEFINGS*:</b>	(Videoconference/Council Chambers)	10:30 a.m.
<b>PUBLIC HEARING**:</b>	(Videoconference/Council Chambers)	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 Council Chambers, 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 Department of Planning and Urban Design at 214-670-4209 by **5:00 p.m. on Tuesday, January 18, 2022**, 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/CPC012022>

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, COUNCIL CHAMBERS, 6TH FLOOR OF THE DALLAS CITY HALL  
(facing Young Street, between Akard Street and Ervay Street)

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**Julia Ryan, AICP**, Director, Department of Planning & Urban Design  
**Andreea Udrea, PhD, AICP**, Assistant Director, Zoning, Department of Planning & Urban Design

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**BRIEFINGS:**

[DCA201-008 - Consideration of amending the Dallas Development Code Chapter 51A-4.1100 Mixed-Income Housing, to support and align with the One Dallas Options Program within the City of Dallas Comprehensive Housing Policy.](#)

Steven Doss, AICP, Senior Planner, Planning & Urban Design

Pam Thompson, Housing Strategy Manager, Housing & Neighborhood Revitalization

[Subdivision Docket](#)

[Zoning Docket](#)

**PUBLIC TESTIMONY:**

Minor Amendments

Minutes

**ACTION ITEMS:**

Subdivision Docket

Planner: Mohammad Bordbar

Consent Items:

- (1) **S212-063**  
(CC District 6)  
An application to create a 3.178-acre lot from a tract of land in City Block E/8467 on property located on Olympus Boulevard, north of Ranch Trail.  
Applicant/Owner: CW Shoreline Land, LTD  
Surveyor: 1519 Service, LLC  
Application Filed: December 22, 2021  
Zoning: PD 741 (Subarea A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
  
- (2) **S212-064**  
(CC District 13)  
An application to replat a 9.040-acre tract of land containing all of Lots 11 through 15 in City Block A/6595 to create one lot on property located on Northaven Road at Dennis Road, northeast corner.  
Applicant/Owner: Dallas Independent School District  
Surveyor: Nathan D. Maier Consulting Engineers, Inc.  
Application Filed: December 22, 2021  
Zoning: PD 633  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
  
- (3) **S212-065**  
(CC District 7)  
An application to replat a 0.176-acre tract of land containing all of Lots 8 and 9 in City Block 8/1363 to create one lot on property located on South Boulevard, East of Jeffries Street.  
Applicant/Owner: Naun Galvan  
Surveyor: Gonzalez & Schneeberg Engineers-Surveyors  
Application Filed: December 22, 2021  
Zoning: PD 595 (MF-(A))  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
  
- (4) **S212-066**  
(ETJ)  
An application to create 16 residential lots with lots ranging in size from 5,967 square feet to 9,842 square feet with 1 common area from a 3.983-acre tract of land on property located in the Dallas Extra Territorial Jurisdiction (E.T.J) on Sarno Drive, north of Dayton Drive.  
Applicant/Owner: EQK Bridgeview Plaza, LLC  
Surveyor: BEG, Inc.  
Application Filed: December 22, 2021  
Zoning: NA  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (5) **S212-067**  
(CC District 11) An application to replat a 5.687-acre tract of land containing all of Lot 1A in City Block B/7005 to create one 2.897-acre lot and one 2.790-acre lot on property located on Noel Road at Southwestern Boulevard, northeast corner.  
Applicant/Owner: Citta Townhomes Condominiums  
Surveyor: Pacheco Koch  
Application Filed: December 23, 2021  
Zoning: PD 216  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (6) **S212-069**  
(CC District 10) An application to create a 34-lot Shared Access Development with lots ranging in size from 6,984 square feet to 13,576 square feet and one common area from an 8.226-acre tract of land in City Block 8124 on property located on White Rock Trail, south of Walnut Hill Lane.  
Applicant/Owner: Larry Pierce, Jack Pierce & Pattie Pierce Brewer  
Surveyor: Urban Structure  
Application Filed: December 23, 2021  
Zoning: PD 1074  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replats:

- (7) **S212-068**  
(CC District 1) An application to replat a 3.314-acre tract of land containing all of Lot 1 and part of Lot 2 in City Block A/3941 to create one lot on property located on Ouida Avenue, west of Barnett Avenue.  
Applicant/Owner: Dallas Independent School District  
Surveyor: Gonzalez & Schneeberg Engineers-Surveyors  
Application Filed: December 23, 2021  
Zoning: R-7.5(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Miscellaneous Items:

- M212-007**  
Athena Seaton  
(CC District 2) An application for a minor amendment to an existing development plan for Planned Development No. 1054, at the east corner of East Grand Avenue and Winslow Avenue.  
Staff Recommendation: **Approval**.  
Applicant: City of Dallas  
Representative: Ken Pope, BRW Architects

Zoning Cases – Consent:

1. **Z212-135(OA)**  
Oscar Aguilera  
(CC District 14)  
An application to renew Specific Use Permit No. 1881 for a late-hours establishment limited to a restaurant without drive-in or drive-through service on property zoned Planned Development District No. 842 with an MD-1 Modified Delta Overlay District, on the northwest corner of Greenville Avenue and Bell Avenue.  
Staff Recommendation: **Approval** for a three-year period, subject to conditions.  
Applicant: Simon McDonald
  
2. **Z212-137(OA)**  
Oscar Aguilera  
(CC District 2)  
An application for a Specific Use Permit for a bar, lounge or tavern and an inside commercial amusement use limited to a live music venue on property within the Tract A portion of Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, on the south line of Elm Street, west of Crowds Street.  
Staff Recommendation: **Approval** for a three-year period, subject to a site plan and conditions.  
Representative: Audra Buckley, Permitted Development  
Applicant: Club Dada, Jerri Gooden
  
3. **Z212-138(OA)**  
Oscar Aguilera  
(CC District 10)  
An application for an MU-1 Mixed-Use District on property zoned a CR Community Retail District, on the north side of Forest Lane, west of Greenville Avenue.  
Staff Recommendation: **Approval.**  
Representative: Jose Martinez, MASTERPLAN  
Applicant: Gamvest Texas, LLC
  
4. **Z212-136(MP)**  
Michael Pepe  
(CC District 14)  
An application for a new subdistrict on property zoned GR General Retail within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the east corner of Fairmount Street and Carlisle Street.  
Staff Recommendation: **Approval**, subject to a development plan and conditions.  
Representative: Angela Hunt, Munsch Hardt  
Applicant: Alamo Manhattan Fairmount LLC (Matt Segrest)

5. **Z212-114(RM)**  
Ryan Mulkey  
(CC District 1)
- An application for 1) a new Planned Development Subdistrict for specific residential and nonresidential uses; and 2) a Specific Use Permit for a supportive housing use on property zoned Subdistrict 3A within Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District, on the south line of Fort Worth Avenue, south of Interstate 30.
- Staff Recommendation: **Approval** of a new Planned Development Subdistrict for specific residential and nonresidential uses, subject to conditions; and **approval** of the Specific Use Permit for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.
- Representative: Chad Baker, CitySquare Housing  
Applicant: City of Dallas

Zoning Cases – Under Advisement:

6. **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: Matthew Gilbert  
Representative: Rob Baldwin, Baldwin Associates  
UA From: August 19, 2021, September 23, 2021, October 21, 2021 and December 2, 2021.
7. **Z201-300(OA)**  
Oscar Aguilera  
(CC District 3)
- An application for an MF-2(A) Multifamily District on property zoned an R-7.5(A) Single Family District, on the west line of South Cockrell Hill Road, north of West Red Bird Lane.
- Staff Recommendation: **Approval.**
- Applicant/Representative: Ramon Aranda  
UA From: November 4, 2021 and December 16, 2021.
8. **Z201-348(MP)**  
Michael Pepe  
(CC District 8)
- An application for an amendment to Tract 1A within Planned Development District No. 240, at the northeast corner of South Hampton Road and Beckleymeade Avenue.
- Staff Recommendation: **Hold under advisement until February 17, 2022.**
- Applicant: Al Sorrels, Majestic Realty  
Representative: Danielle Matthews, MASTERPLAN  
UA From: November 18, 2021 and December 16, 2021.

9. **Z212-112(MP)**  
Michael Pepe  
(CC District 2)
- An application for a Specific Use Permit for an alcoholic beverage establishment limited to 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 Elm Street, between North Crowds Street and North Good Latimer Expressway.  
Staff Recommendation: **Approval** for a two-year period, subject to a site plan and conditions.  
Applicant/Representative: Trevor Cantrell  
UA From: December 16, 2021.
10. **Z201-249(MP)**  
Michael Pepe  
(CC District 2)
- An application for a D(A) Duplex District on property zoned an R-7.5(A) Single Family District, on the northwest line of Capitol Avenue, northeast of North Carroll Avenue.  
Staff Recommendation: **Approval.**  
Representative: Jokabet Anaya  
Applicant: Pushban Rajaiyan  
UA From: January 6, 2022.
11. **Z201-352(MP)**  
Michael Pepe  
(CC District 1)
- An application for a Specific Use Permit for an alcoholic beverage establishment limited to a private-club bar on property zoned Subdistrict 3B within Planned Development District No. 830, the Bishop Arts Mixed Use District, at the southeast corner of North Madison Avenue and West 9th Street.  
Staff Recommendation: **Approval** for a two-year period, subject to a site plan and staff's recommended conditions.  
Applicant: Such Great Heights LLC  
Representative: Karl Crawley and Danielle Mathews, MASTERPLAN  
UA From: November 18, 2021, December 2, 2021 and January 6, 2022.
12. **Z201-254(RM)**  
Ryan Mulkey  
(CC District 9)
- An application for a Planned Development District for MF-2(A) Multifamily District uses on property zoned a CR Community Retail District, on the southeast line of Garland Road, east of the intersection of Garland Road and Peavy Road.  
Staff Recommendation: **Approval**, subject to a development plan and conditions.  
Applicant: Larkspur Acquisitions LLC  
Representative: Rob Baldwin, Baldwin Associates  
UA From: December 16, 2021.

13. **Z201-330(RM)**  
Ryan Mulkey  
(CC District 8)
- An application for a Planned Development District for R-5(A) Single Family District uses on property zoned an A(A) Agricultural District, on the northwest line of Haymarket Road, northwest of the intersection of Haymarket Road and Palomino Road.  
Staff Recommendation: **Approval** of an R-5(A) Single Family District on the northern portion; and **approval** of an R-7.5(A) Single Family District on the southern portion as shown on the applicant's proposed conceptual plan, in lieu of the Planned Development District for R-5(A) Single Family District uses.  
Applicant: CooperZadeh, LLC  
Representative: Rob Baldwin, Baldwin Associates  
UA From: December 16, 2021.
14. **Z201-296(RM)**  
Ryan Mulkey  
(CC District 2)
- An application for a new subarea for MF-2(A) Multifamily District uses on property zoned an MU-1 Mixed Use District within Subarea 9 of Planned Development District No. 298, the Bryan Area Special Purpose District, on the southeast line of Bryan Street, northeast of North Carroll Avenue.  
Staff Recommendation: **Approval**, subject to conditions.  
Representative: Rob Baldwin, Baldwin Associates  
Applicant: McWorth Real Estate  
UA From: January 6, 2022.
15. **Z212-103(RM)**  
Ryan Mulkey  
(CC District 4)
- An application for an MF-2(A)-D Multifamily District with a D Liquor Control Overlay on property zoned a CR-D Community Retail District with a D Liquor Control Overlay, on the east line of South Corinth Street Road, north of Morrell Avenue.  
Staff Recommendation: **Approval.**  
Representative: Johnny Sudbury, JBS Solutions, LLC  
Applicant: Christopher Mayes, Cedar Cliff Apartments, LLC  
UA From: January 6, 2022.
16. **Z212-123(RM)**  
Ryan Mulkey  
(CC District 2)
- An application for an MF-2(A) Multifamily District on property zoned a CR Community Retail District with consideration for a WR-3 Walkable Urban Residential District, on the northeast line of North Garrett Avenue, northwest of Ross Avenue.  
Staff Recommendation: **Approval** of a WR-3 Walkable Urban Residential District, in lieu of the MF-2(A) Multifamily District.  
Representative: Rob Baldwin, Baldwin Associates  
Applicant: TG Miller & Company LLC  
UA From: January 6, 2022.



17. **Z201-311(KC)** An application for an amendment to Planned Development District No. 393, at the northwest corner of Greenville Avenue and Old Greenville Road.  
Jennifer Muñoz  
(CC District 10)
- Staff Recommendation: **Approval**, subject to a Subarea Map, a Conceptual Plan for Subarea 2, and staff's recommended conditions.  
Representative: Rob Baldwin, Baldwin Associates  
Applicant: David Weekly Homes  
UA From: January 6, 2022.
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Other Matters

FY2020-21 City Plan Commission Annual Report

Consideration of Appointments to CPC Committees

Minutes: January 6, 2021

Adjournment

**CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**

None

### 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

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