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CITY OF DALLAS

PUBLIC HEARING POSTING

CITY PLAN COMMISSION

HEARING

Thursday, February 17, 2022

BRIEFINGS: **Videoconference/Council Chambers*** **9:30 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."

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CITY OF DALLAS
CITY PLAN COMMISSION
 Thursday, February 17, 2022
AGENDA

BRIEFINGS*:	(Videoconference/Council Chambers)	9:30 a.m.
PUBLIC HEARING**:	(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, 6th 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, February 15, 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 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/CPC021722>.

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)

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

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:

Development Plans
 Minor Amendments
 Minutes

ACTION ITEMS:

Subdivision Docket

Planner: Mohammad Bordbar

Consent Items:

- (1) **S212-079**
(CC District 12)
An application to replat a 2.499-acre tract of land containing all of Lot 3C in City Block 4/8705 to create one lot on property located on Addison Road, south of Trinity Mills Road.
Applicant/Owner: Libre Venture LLC
Surveyor: Votex Surveying Company
Application Filed: January 20, 2022
Zoning: MU-2
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (2) **S212-080**
(CC District 8)
An application to create a 9.547-acre lot from a tract of land in City Block A/7599 on property located on Wheatland Road, west of University Hills Boulevard.
Applicant/Owner: Curtis Jones
Surveyor: Ringley & Associates, Inc.
Application Filed: January 21, 2022
Zoning: MF-1(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (3) **S212-081**
(CC District 7)
An application to replat a 0.450-acre tract of land containing all of Lots 5A, 5B, and 5C in City Block A/1700 to create one lot on property located on South Malcolm X Boulevard at Metropolitan Avenue, west corner.
Applicant/Owner: Max Urban Development, LLC
Surveyor: CBG Surveying Texas, LLC
Application Filed: January 21, 2022
Zoning: PD 595 MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (4) **S212-082**
(CC District 13)
An application to create a 0.459-acre lot from a tract of land in City Block 5469 on property located on DeLoach Avenue, west of Edgemere Road.
Applicant/Owner: Edward C. Keith, III
Surveyor: A&W Surveyors, Inc.
Application Filed: January 21, 2022
Zoning: R-10(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (5) **S212-083**
(CC District 9) An application to create a 23-lot Shared Access Development with lots ranging in size from 5,829 square feet to 11,085 square feet and two common areas from a 4.117-acre tract of land in City Block 7028 on property located on Highland Road at the terminus of Barbaree Boulevard.
Applicant/Owner: James Moore
Surveyor: Gonzalez & Schneeberg Engineers - Surveyors
Application Filed: January 21, 2022
Zoning: PD 1072
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (6) **S212-092**
(CC District 8) An application to create a 164-lot single family subdivision with lots ranging in size from 5,000 square feet to 10,647.56 square feet and 6 common areas from a 34.203-acre tract of land in City Block 8779 on property located between Prater Road and Haymarket Road, north of Lyndon B Johnson Freeway/ Interstate Highway No. 20.
Applicant/Owner: Liberty Bankers Life Insurance Company
Surveyor: MTX Surveying
Application Filed: February 7, 2022
Zoning: PD 1076
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replats:

- (7) **S212-078**
(CC District 14) An application to replat a 0.601-acre tract of land containing all of Lots 10A and 11A in City Block 6/2161 to create one 16,091 square feet lot and one 10,090 square feet lot on property located on Vickery Boulevard, west of Abrams Road.
Applicant/Owner: Julia and Tim Herchen
Surveyor: Votex surveying Company
Application Filed: January 19, 2022
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Miscellaneous Items:

- D212-003(AS)**
Athena Seaton
(CC District 7) An application for a development plan for a private access drive on property zoned Tract II within Planned Development District No. 214, at the northeast corner of the eastern terminus of Chenault Street.
Staff Recommendation: **Approval**.
Applicant: SEK Holdings, Inc.
Representative: Robert Baldwin, Baldwin Associates

D212-004(AS)
Athena Seaton
(CC District 6)

An application for a development plan and landscape plan to construct an office building, a light industrial building, and a parking structure on property zoned Subarea A within Planned Development District No. 741, at the southeast corner of Cypress Waters Boulevard and Saintsbury Street.

Staff Recommendation: **Approval.**

Applicant: BDDC, Inc.

Representative: Lawrence Cates, Landev Engineers, Inc.

M201-040(HC)
Hannah Carrasco
(CC District 3)

An application for a minor amendment to an existing site plan for Specific Use Permit No. 1739 for a child-care facility and private school use on property zoned Subdistrict S-2b within Planned Development District No. 521, south of West Camp Wisdom Road, and west of Eagle Ford Drive.

Staff Recommendation: **Approval.**

Applicant: Harmony Public Schools

Representative: Kiesha Kay and Danielle Matthews, MASTERPLAN

M201-052(AS)
Athena Seaton
(CC District 13)

An application for a minor amendment to an existing development plan and landscape plan for Specific Use Permit No. 1447 for a private school on property zoned R-7.5(A) Single Family District, at the northeast corner of Park Lane and Boedeker Street.

Staff Recommendation: **Approval.**

Applicant: Our Redeemer Church

Representative: Keisha Kay, MASTERPLAN

Zoning Cases – Consent:

1. **Z212-139(OA)**
Oscar Aguilera
(CC District 3)

An application for a Specific Use Permit for an inside commercial amusement limited to a dance hall on property zoned MMU Medium Mixed-Use within Tract 2 of Planned Development District No. 631, the West Davis Special Purpose District, on the south side of West Davis Street, west of North Gilpin Avenue.

Staff Recommendation: **Approval** for a five-year period, subject to a site plan and conditions.

Applicant: Rocio Guardiola

2. **Z212-151(OA)**
Oscar Aguilera
(CC District 1)

An application for the termination of existing deed restrictions [Z801-168] on property zoned Subdistrict H within Planned Development District No. 468, the Oak Cliff Gateway Special Purpose District, on Colorado Boulevard, between Lancaster Avenue and Ewing Avenue.

Staff Recommendation: **Approval** of the termination of existing deed restrictions [Z801-168].

Representative: Rob Baldwin, Baldwin Associates

3. **Z212-147(MP)**
Michael Pepe
(CC District 13)
An application for a Planned Development District for R-10(A) Single Family District regulations and uses, on property zoned an R-10(A) Single Family District, on the south line of Northwest Highway, southwest of Midway Road.
Staff Recommendation: **Approval**, subject to conditions.
Applicant: Platinum Series Development LLC
Representative: Andrew Ruegg, MASTERPLAN
4. **Z201-331(RM)**
Ryan Mulkey
(CC District 2)
An application for 1) a new subdistrict within the Cedars West Subarea of Planned Development District No. 784, the Trinity River Corridor Special Purpose District; and 2) the termination of Specific Use Permit No. 1484 for a commercial amusement (inside) limited to a Class A dance hall at the west corner of South Riverfront Boulevard and Dearborn Street.
Staff Recommendation: **Approval** of a new subdistrict within the Cedars West Subarea of Planned Development District No. 784, the Trinity River Corridor Special Purpose District, subject to a development plan and conditions; and **approval** of the termination of Specific Use Permit No. 1484 for a commercial amusement (inside) limited to a Class A dance hall.
Applicant: Riverfront/Dearborn Partners LLC
Representative: Rob Daake, Daake Law

Zoning Cases – Individual:

5. **Z212-125(MP)**
Michael Pepe
(CC District 14)
An application for a Planned Development Subdistrict for LC Light Commercial Subdistrict uses and multifamily, retail, and lodging uses on property zoned an LC Light Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, southwest of the intersection of Knox Street and Travis Street with frontage along Buena Vista Street to the west and Armstrong Avenue to the south.
Staff Recommendation: **Approval**, subject to a development plan and conditions.
Representative: Winstead PC (Laura Hoffman, Tommy Mann, Daniel Box)
6. **Z212-133(MP)**
Michael Pepe
(CC District 1)
An application to create a new subdistrict within Planned Development District No. 830, at the southwest corner of West Davis Street and North Van Buren Avenue.
Staff Recommendation: **Approval**, subject to conditions.
Applicant: Ausbrooke, LLC
Representative: Rob Baldwin, Baldwin Associates

7. **Z212-145(MP)**
Michael Pepe
(CC District 6)
- An application for a Planned Development District for MF-2(A) Multifamily District and NS(A) Neighborhood Service District regulations and uses including multifamily and retail and personal service uses, on property zoned an IR Industrial Research District, on the southwest corner of Sylvan Avenue and Singleton Boulevard.
Staff Recommendation: **Approval**, subject to a development plan, landscape plan, and staff's recommended conditions.
Applicant: H&R Properties, LLC
Representative: Tommy Mann & David Martin, Winstead PC
8. **Z212-150(OA)**
Oscar Aguilera
(CC District 5)
- An application for a Specific Use Permit for a vehicle display, sales, and service use on property within Subdistrict 3 of Planned Development District No. 533, the C.F. Hawn Special Purpose District No. 1, on the northeast side of C.F. Hawn Freeway, west of North Jim Miller Road.
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional three-year periods, subject to a site/landscape plan and conditions.
Applicant: Heriberto Miranda

Zoning Cases – Under Advisement:

9. **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, December 2, 2021 and January 20, 2022.
10. **Z212-122(OA)**
Oscar Aguilera
(CC District 11)
- An application for an MC-1 Multiple Commercial District on property zoned LO-1 Limited Office District with deed restrictions [Z923-222], at the southwest corner of Preston Road and McCallum Boulevard.
Staff Recommendation: **Approval.**
Representative: Andrew Ruegg, MASTERPLAN
Applicant: Amber Trail Owner, LLC
UA From: January 6, 2022.

11. **Z201-246(MP)**
Michael Pepe
(CC District 2)
An application for an MU-1 Mixed Use District on property zoned CS Commercial Service District on the north side of Belmont Avenue, between North Carroll Avenue and North Peak Street.
Staff Recommendation: **Denial** without prejudice.
Applicant: Jonas J. Park
Representative: Robert Reeves & Associates, Inc.
UA From: October 7, 2021 and October 21, 2021.
12. **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 a Planned Development District for R-5(A) Single Family District uses.
Applicant: CooperZadeh, LLC
Representative: Rob Baldwin, Baldwin Associates
UA From: December 16, 2021 and January 20, 2022.

Development Code Amendment:

- DCA201-008(SD)**
Steven Doss
(All CC Districts)
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.
Staff Recommendation: **Approval.**
Zoning Ordinance Advisory Committee Recommendation: **Approval.**

Other Matters

Consideration of Appointments to CPC Committees

Minutes: January 20, 2022

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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