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CITY SECRETARY  
DALLAS, TEXAS



CITY OF DALLAS

**PUBLIC HEARING POSTING  
SPECIAL CALLED  
CITY PLAN COMMISSION  
HEARING  
Thursday, March 10, 2022**

Public Notice

220274

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."*

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*"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  
**SPECIAL CALLED**  
CITY PLAN COMMISSION  
Thursday, March 10, 2022  
AGENDA

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BRIEFINGS*:	(Videoconference/Council Chambers)	10:30 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, 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, March 8, 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/CPC031022>.

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:**

Zoning Docket

**PUBLIC TESTIMONY:**

Development Plans  
Minutes

**ACTION ITEMS:**

Miscellaneous Items – Under Advisement:

**D212-006(HC)**  
Hannah Carrasco  
(CC District 2)

An application for a development plan for a financial institution with drive-in use on property zoned Planned Development District No. 1028, at the southwest corner of Maple Avenue and Mockingbird Lane.  
Staff Recommendation: **Approval.**  
Applicant: David Counts, JP Morgan Chase  
Representative: Mary Wood, Cumulus Design  
UA From: March 3, 2022.

Certificates of Appropriateness for Signs - Consent:

Downtown Special Provision Sign District:

**2111300002**  
Jason Pool  
(CC District 14)

An application for a Certificate of Appropriateness by Bobby Nichols of Chandler Signs, Inc., for a 279.7-square-foot illuminated attached sign at 1999 Bryan Street, Ste. 3600 (northwest elevation).  
Staff Recommendation: **Approval.**  
Special Sign District Advisory Committee Recommendation:  
**Approval.**  
Applicant: Bobby Nichols, Chandler Signs, Inc.  
Owner: Fortis Property Group

**2111300003**  
Jason Pool  
(CC District 14)

An application for a Certificate of Appropriateness by Bobby Nichols of Chandler Signs, Inc., for a 279.7-square-foot illuminated attached sign at 1999 Bryan Street, Ste. 3600 (southeast elevation).  
Staff Recommendation: **Approval.**  
Special Sign District Advisory Committee Recommendation:  
**Approval.**  
Applicant: Bobby Nichols, Chandler Signs, Inc.  
Owner: Fortis Property Group

**2112160001**  
Jason Pool  
(CC District 14)

An application for a Certificate of Appropriateness by Marie Byrum of Byrum Sign and Lighting, for a 184.5-square-foot illuminated attached sign at 2627 Live Oak Street (southwest elevation).  
Staff Recommendation: **Approval.**  
Special Sign District Advisory Committee Recommendation:  
**Approval.**  
Applicant: Marie Byrum, Byrum Sign and Lighting  
Owner: Greystar

Zoning Cases – Consent:

1. **Z212-144(RM)**  
Ryan Mulkey  
(CC District 2)  
An application for the renewal of Specific Use Permit No. 1651 for a body piercing studio and a tattoo studio on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, on the south line of Main Street, west of Pryor Street.  
Staff Recommendation: **Approval** for a seven-year period with eligibility for automatic renewals for additional seven-year periods, subject to revised conditions.  
Representative: Danielle Mathews, MASTERPLAN  
Applicant: Sharon Flatte, Taboo Tattoo
  
2. **Z212-140(OA)**  
Oscar Aguilera  
(CC District 4)  
An application for the termination of existing deed restrictions [Z056-120] on property zoned a TH-2(A) Townhouse District, on northwest line of 52nd Street, northeast of Corrigan Avenue.  
Staff Recommendation: **Approval** of the termination of existing deed restrictions [Z056-120].  
Applicant: Richard Pace
  
3. **Z212-143(MP)**  
Michael Pepe  
(CC District 6)  
An application for an R-5(A) Single Family District on property zoned CR Community Retail District, on the north line of Canada Drive, north of Darien Street.  
Staff Recommendation: **Approval.**  
Representative: Audra Buckley, Permitted Development  
Applicant: Rivers Edge Investments LLC, Joshua Correa

Zoning Cases – Individual:

4. **Z212-118(LC)**  
Liz Casso  
(CC District 2)
- An application for the removal of Historic Overlay H-20, the Ambassador Hotel, on a property zoned Planned Development District No. 317, the Cedars Area Special Purpose District, on the east side of Ervay Street, south of Griffin Street East.  
Staff Recommendation: **Approval** as submitted.  
Landmark Commission Recommendation: **Denial without prejudice** with the following findings of fact. The original historic structure had significant historic and spatial relationship with Old City Park (Dallas Heritage Village), the city's oldest public park, which should guide replacement construction. The original structure was of unique historic value in and of itself, which should guide replacement construction. The original construction had a significant spatial relationship with nearby historic buildings, which are among the few remaining historic structures in the Cedars neighborhood. The original structure served as a focal point, a pin marking an important place in the neighborhood development, which should guide replacement construction. It is important for the safety of landmarked structures in Dallas to avoid setting a precedent of relinquishing Landmark Commission oversight of replacement structures for destroyed landmarked structures.  
Representative: Kyle Ward  
Applicant: Jim Lake
5. **Z212-126(RM)**  
Ryan Mulkey  
(CC District 1)
- An application for a new tract on property zoned Tract II within Planned Development District No. 87 with H/15 Winnetka Heights Historic District Overlay, at the southwest corner of West 10th Street and South Rosemont Avenue.  
Staff Recommendation: **Approval**, subject to staff's recommended conditions.  
Representative: Rob Baldwin, Baldwin Associates  
Applicant: Joseph Hightower Company LLC

Zoning Cases – Under Advisement:

6. **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 and January 20, 2022.

7. **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  
UA From: January 20, 2022.
8. **Z201-321(MP)**  
Michael Pepe  
(CC District 1)
- An application for a new subdistrict within Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District, on the southeast corner of North Hampton Road and Remond Drive.  
Staff Recommendation: **Denial.**  
Representative: Rob Baldwin, Baldwin Associates  
Applicant: Vista Property Company LLC  
UA From: January 6, 2022.
9. **Z201-323(MP)**  
Michael Pepe  
(CC District 6)
- An application for a Planned Development District for MU-2 Mixed Use District regulations and uses including multifamily and retail and personal service on property zoned IR Industrial Research District, on the west line of Borger Street, south of Singleton Boulevard.  
Staff Recommendation: **Approval**, subject to a development plan and conditions.  
Applicant: Urban Genesis  
Representative: Rob Baldwin, Baldwin Associates  
UA From: November 18, 2021, December 16, 2021, and January 6, 2022.
10. **Z201-326(MP)**  
Michael Pepe  
(CC District 8)
- An application for a NS(A) Neighborhood Service District and a Specific Use Permit for a private recreation center, club, or area use on property zoned an R-7.5(A) Single Family District, on the south line of East Camp Wisdom Road, west of University Hills Boulevard.  
Staff Recommendation: **Approval** of an NS(A) Neighborhood Service District; and **approval** of a Specific Use Permit for a four-year period, subject to a site plan, landscape plan, and conditions.  
Representative: Michael Westfall, P.E., Westfall Engineering  
Applicant: 3Hunnid Fitness  
UA From: January 6, 2022.

11. **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)  
UA From: January 20, 2022.
12. **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, December 16, 2021, and January 20, 2022.
13. **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  
UA From: January 20, 2022.
14. **Z201-302(RM)**  
Ryan Mulkey  
(CC District 2)  
An application for a Planned Development Subdistrict for GR General Retail Subdistrict uses on property zoned MF-2 Multifamily Subdistrict, P Parking Subdistrict, and GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, at the north corner of Maple Avenue and Reagan Street.  
Staff Recommendation: **Denial.**  
Representative: Rob Baldwin, Baldwin Associates  
UA From: December 16, 2021.

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Other Matters

Consideration of Appointments to CPC Committees

Minutes: March 3, 2022

Adjournment

**CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**

**Tuesday, March 8, 2022**

**COMPREHENSIVE LAND USE PLAN COMMITTEE (CLUP) MEETING** – Tuesday, March 8, 2022, at 8:00 a.m., in Room 6ES, at City Hall and by videoconference, to discuss: (1) **DRAFT West Oak Cliff Area Plan** - Discuss and provide feedback the draft West Oak Cliff Area Plan (WOCAP). Presentation to cover background information, goals and framework, draft recommendations, and identification of plan focus areas, and (2) **DRAFT Neighborhood Planning Update** - Discuss and provide feedback on the research and draft Neighborhood Planning processes for future community planning efforts. The public may attend the meeting at the videoconference link below:

<https://bit.ly/CLUP03082022>.

**SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC) MEETING** - Tuesday, March 8, 2022, at 10:00 a.m., in Room 5BN at City Hall and by video conference via link below, to consider: (1) **2202110001** - An application for a Certificate of Appropriateness by Kimberly Goodwin of Accent Graphics, for a 121-square-foot illuminated attached sign at 2506 Florence Street (southwest elevation) in the Downtown Special Provision Sign District; (2) **2202110002** - An application for a Certificate of Appropriateness by Kimberly Goodwin of Accent Graphics, for a 121-square-foot illuminated attached sign at 2506 Florence Street (southeast elevation) in the Downtown Special Provision Sign District; and (3) **22202110014** - An application for a Certificate of Appropriateness by Bobby Nichols of Chandler Signs, Inc., for a 201.5-square-foot illuminated attached sign at 2200 Main (west elevation) in the Downtown Special Provision Sign District. The public may attend the meeting at the videoconference link below:

<https://bit.ly/SSDAC030822>.



## 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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