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CITY OF DALLAS

PUBLIC HEARING POSTING

CITY PLAN COMMISSION

HEARING

Thursday, May 19th, 2022

BRIEFINGS: **Videoconference/Council Chambers*** **10:00 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, May 19, 2022
REVISED AGENDA**

BRIEFINGS*:	(Videoconference/Council Chambers)	10:00 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, May 17, 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/CPC051922>

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:

[Presentation of the Historic Resources Survey of Downtown and Deep Ellum and Thematic Historic Context Statements](#)

[Subdivision Docket](#)

[Zoning Docket](#)

PUBLIC TESTIMONY:

Development Plans
Minor Amendments
Waivers
Minutes

ACTION ITEMS:

SUBDIVISION DOCKET

Planner: Sharmila Shrestha

Consent Items:

- (1) **S212-169**
(CC District 2)

An application to replat a 3.598-acre tract of land containing all of Lots 18 and 19A in City Block 8/6144 to create one 1.201-acre lot and one 2.397-acre lot on property located between Larga Drive and El Centro Drive, north of Bolivar Drive.
Owners: Bolivar Holdings, LLC, Morelia Partners, LLC, and ASJM Realty Associates, LLC
Surveyor: Burn's Surveying, LLC
Application Filed: April 20, 2022
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (2) **S212-173**
(CC District 2)

An application to replat a 0.639-acre tract of land containing all of Lots 4, 5, and part of Lot 6 in City Block A/653 to create one lot on property located on Prairie Avenue, at the terminus of Munger Avenue.
Owner: Viceroy Prairie, LP.
Surveyor: Adams Surveying Company, LLC
Application Filed: April 20, 2022
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (3) **S212-174**
(CC District 1)

An application to replat a 1.694-acre tract of land containing all of Lots 1 through 6, and part of Lot 7 in City Block 35/3155 to create one lot on property located on Tenth Street at Llewellyn Avenue, northeast corner.
Owners: Bishop Arts Holdings, LLC and Kensington Riverfall, LLC
Surveyor: Salcedo Group, Inc.
Application Filed: April 20, 2022
Zoning: PD 830 (Subdistrict 3)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (4) **S212-175**
(CC District 2)
- An application to create one 0.4595-acre lot from a tract of land in City Block 928 on property located on Payne Street at Harwood Street, east of Harry Hines Boulevard.
Owner: Northland Developments (Payne), Inc.
Surveyor: Kimley-Horn and Associates, Inc.
Application Filed: April 20, 2022
Zoning: PD 193 (I-2)
Staff Recommendation: **Approval** subject to compliance with the conditions listed in the docket.
- (5) **S212-176**
(CC District 1)
- An application to replat a 1.678-acre tract of land in City Block G/3373 to create one lot on property bounded by Fifth Street, Beckley Avenue, Sixth Street, and Zang Boulevard.
Owner: Slate Bishop Arts Venture, LP
Surveyor: Urban Structure Plus Survey
Application Filed: April 20, 2022
Zoning: PD 468 (Subdistrict E, WMU-8)
Staff Recommendation: **Approval** subject to compliance with the conditions listed in the docket.
- (6) **S212-177**
(CC District 2)
- An application to replat a 16.4945-acre tract of land containing all of Lots 3B, 3C, 3D, and 4A in City Block A/5758 to create one lot on property bounded by Forest Park Road, Mockingbird Lane, Harry Hines Boulevard, and Hawes Avenue.
Owners: Mockingbird Harry Hines, LLC, 2111 W. Mockingbird Lane Holding, LLC
Surveyor: Kimley-Horn and Associates, Inc.
Application Filed: April 20, 2022
Zoning: IR, MU-3
Staff Recommendation: **Approval** subject to compliance with the conditions listed in the docket.
- (7) **S212-179**
(CC District 5)
- An application to replat a 1.642-acre tract of land containing all of Lots 1A, 1B, and 1C in City Block B/6294 and a tract of land in City Block 6295 to create one lot on property located on Lake June Road at Franwood Drive, southeast corner.
Owner: Lake June Aligned REI, LP
Surveyor: Spiars Engineering, Inc.
Application Filed: April 21, 2022
Zoning: PD 366 (Subarea 2, Tract 3)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (8) **S212-180**
(CC District 14)
- An application to create one 0.569-acre lot from a tract of land in City Block 971 on property located between Noble Street and Oak Grove Avenue, north of Hall Street.
Owner: Phoenix Dallas Uptown, LLC
Surveyor: Raymond L. Goodson Jr. Inc.
Application Filed: April 21, 2022
Zoning: PD 193 (LC)
Staff Recommendation: **Approval** subject to compliance with the conditions listed in the docket.
- (9) **S212-181**
(CC District 14)
- An application to replat a 0.842-acre tract of land containing part of Lot 14, Lot 16, and all of Lot 18A in City Block 11/946 to create one lot on property located on Fairmount Street at Carlisle Street, northeast corner.
Owner: Alamo Manhattan Fairmount, LLC
Surveyor: Spiars Engineering, Inc.
Application Filed: April 21, 2022
Zoning: PD 193 (GR)
Staff Recommendation: **Approval** subject to compliance with the conditions listed in the docket.
- (10) **S212-185**
(CC District 5)
- An application to replat a 2.028-acre tract of land containing all of Lot 1 in City Block 6248 and a tract of land in City Block 6241 to create one 0.726-acre lot and one 1.302-acre lot on property located at 6560 C F Hawn Freeway.
Owner: Fosho Investments, LP
Surveyor: Texas Heritage Surveying, LLC
Application Filed: April 21, 2022
Zoning: PD 533 (Subdistrict 3)
Staff Recommendation: **Approval** subject to compliance with the conditions listed in the docket.
- (11) **S212-186**
(CC District 14)
- An application to replat a 4.703-acre tract of land containing part of Lots 2 and 6, all of Lots 3, Lots 7 through 15, Lots 17 through 22, Lots 34 through 43, Lots 4A and 5A, Lots 23A and 24A in City Block M/1537; portion of abandoned Buena Vista Street, and a portion of an abandoned alley to create one lot on property located between Armstrong Avenue and Knox Street, north of Travis Street.
Owners: KD Travis Block Holdco, LLC, KD BV Holdco, LLC, Oncor Electric Delivery Company, LLC
Surveyor: Stantec Consulting Services, Inc.
Application Filed: April 21, 2022
Zoning: PD 193 (LC)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (12) **S212-187**
(CC District 4)
- An application to replat a 3.5026-acre tract of land containing part of City Block E/6035 to create one lot on property located on Legendary Lane at Navajo Drive, northwest corner.
Owner: Vima Hitech Consulting, LLC
Surveyor: PJB Surveying, LLC
Application Filed: April 22, 2022
Zoning: MF-2(A)
Staff Recommendation: **Approval** subject to compliance with the conditions listed in the docket.
- (13) **S212-188**
(CC District 8)
- An application to create a 14-lot residential lot ranging in size from 0.56 acre to 0.58 acre and to dedicate a public right-of-way from an 8.47-acre tract of land in City Block 8817 on property located on Skyfrost Drive, west of Oak Avenue.
Owner: Ginza Investments, LLC
Surveyor: Xavier Chapa Engineering/ Surveying
Application Filed: April 22, 2022
Zoning: R-1/2ac(A)
Staff Recommendation: **Approval** subject to compliance with the conditions listed in the docket.
- (14) **S212-189**
(CC District 2)
- An application to create one 13.385-acre lot from a tract of land in City Block 7907 on property located at 2700 Stemmons Freeway.
Owner: 2700 Stemmons, LP
Surveyor: Blue Sky Surveying
Application Filed: April 22, 2022
Zoning: MU-3
Staff Recommendation: **Approval** subject to compliance with the conditions listed in the docket.
- (15) **S212-190**
(CC District 6)
- An application to replat a 0.329-acre tract of land containing all of Lot 5A and 5B in City Block 1/6541 to create one lot on property located on Porter Avenue, north of Lombardy Lane.
Owners: Ruben Sanchez & Perla A. Sanchez
Surveyor: Peiser & Mankin Surveying, LLC
Application Filed: April 22, 2022
Zoning: CS
Staff Recommendation: **Approval** subject to compliance with the conditions listed in the docket.

- (16) **S212-191**
(ETJ)
- An application to create a 366- lot single family subdivision with lots ranging in size from 5,400 square feet to 13,101 square feet and 5 common areas from a 64.974-acre tract of land on property located in the Dallas Extra Territorial Jurisdiction (ETJ) on F.M. 548, north of Reader Lane.
Owners: Rachael Merritt & Timothy Merritt
Surveyor: O'Neal Surveying Company
Application Filed: April 22, 2022
Zoning: None
Staff Recommendation: **Approval** subject to compliance with the conditions listed in the docket.
- (17) **S212-192**
(CC District 6)
- An application to create one 55.40-acre lot from a tract of land in City Block 8334 on property located on Walton Walker Boulevard, north of Davis Street.
Owner: Match Box Auto Recyclers, LLC
Surveyor: Halff Associates, Inc.
Application Filed: April 22, 2022
Zoning: A(A), IR
Staff Recommendation: **Approval** subject to compliance with the conditions listed in the docket.
- (18) **S212-193**
(CC District 14)
- An application to replat a 0.2626-acre tract of land containing all of Lots 7A and 8A in city Block 19/1874 to create one lot on property located on Live Oak Street, south of Hudson Street.
Owner: TAG Real Estate, LLC
Surveyor: Urban Structure
Application Filed: April 22, 2022
Zoning: MF-2(A)
Staff Recommendation: **Approval** subject to compliance with the conditions listed in the docket.
- (19) **S212-194**
(CC District 3)
- An application to create one 25.549-acre lot from a tract of land in City Block 6048 on property located between Reynoldston Lane and Drury Drive, east of Regatta Drive.
Owner: Dallas Independent School District
Surveyor: Pacheco Koch Consulting Engineers
Application Filed: April 22, 2022
Zoning: R-7.5(A)
Staff Recommendation: **Approval** subject to compliance with the conditions listed in the docket.

- (20) **S212-195**
(CC District 12)
- An application to replat a 0.606-acre tract of land containing part of Tract B in City Block 34/8196 to create one lot on property located on Arapaho Road at Coit Road, northwest corner.
Owner: Underwood Family Enterprises, LTD
Surveyor: Barton Chapa Surveying
Application Filed: April 22, 2022
Zoning: CR
Staff Recommendation: **Approval** subject to compliance with the conditions listed in the docket.
- (21) **S212-196**
(CC District 2)
- An application to create one 1.2328-acre lot from a tract of land in City Block 1094 on property located on Wall Street, north of Botham Jean Boulevard.
Owner: Upper Room Dallas
Surveyor: Raymond L. Goodson Jr. Inc.
Application Filed: April 25, 2022
Zoning: PD 317 (Subdistrict 3)
Staff Recommendation: **Approval** subject to compliance with the conditions listed in the docket.
- (22) **S212-197**
(CC District 1)
- An application to replat a 0.425-acre tract of land containing part of Lot 4 in City Block 90/3073 to create one lot on property located on Eighth Street, southwest of Starr Street.
Owner: Arham Investments, LLC
Surveyor: Texas Heritage Surveying, LLC
Application Filed: April 25, 2022
Zoning: MF-2(A)
Staff Recommendation: **Approval** subject to compliance with the conditions listed in the docket.

Residential Replats:

- (23) **S212-171**
(CC District 9)
- An application to replat a 1.791-acre tract of land containing part of Lots 22 through 25 in City Block D/5312 to create 7 residential lots ranging in size from 0.231 acre (10,063 square feet) to 0.329 acre (14,318 square feet) on property located on Diceman Drive at Old Gate Lane, at the terminus of Datonia Drive.
Owner: Old Gate Diceman Crossing, LLC
Surveyor: Perc Engineering
Application Filed: April 20, 2022
Zoning: PD 1077 (Tract 1)
Staff Recommendation: **DENIAL**

- (24) **S212-178**
(CC District 1)
- An application to replat a 1.4381-acre (62,642 square feet) tract of land containing all of Lots 4 through 7, and part of Lots 11 through 16 in City Block B/3431 to create a 21-lot shared access development with lots ranging in size from 1,211 square feet to 4,909 square feet on property located on Crawford Street at Neely Street, northeast corner.
Owner: AHC Lake Cliff I, LLC
Surveyor: Urban Structure
Application Filed: April 21, 2022
Zoning: PD 468 (Subdistrict A, RTN)
Staff Recommendation: **Approval** subject to compliance with the conditions listed in the docket.
- (25) **S212-182**
(CC District 8)
- An application to replat a 0.764-acre tract of land containing all of Lot 7 in City Block 2/7614 to create one 0.337 acre (14,661.53 square feet) lot and one 0.427 acre (18,611.83 square feet) lot on property located on Linda Lane at Alamain Drive, southwest corner.
Owner: Sewdat Persuad
Surveyor: CBG Surveying Texas, LLC
Application Filed: April 21, 2022
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (26) **S212-183**
(CC District 9)
- 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 on property located on Fisher Road, at the terminus of Patrick Drive.
Owner: Josh Lecomte
Surveyor: Gonzalez & Schneeberg
Application Filed: April 21, 2022
Zoning: R-7.5(A)
Staff Recommendation: **Approval** subject to compliance with the conditions listed in the docket.
- (27) **S212-184**
(CC District 8)
- An application to replat a 0.608-acre (26,500-square foot) tract of land containing all of Lot 15 in City Block F/7589 to create two 0.304-acre (13,250-square foot) lots on property located on Beckleycrest Avenue, south of Beckleymeade Avenue.
Owner: Ramon Aguinaga
Surveyor: CBG Surveying Texas, LLC
Application Filed: April 26, 2022

Residential Replat and Building Line Reduction:

- (28) **S212-170**
(CC District 10) An application to replat a 0.27-acre tract of land containing all of Lot 20 in City Block G/7317 to reduce a 30-foot platted building line along the north line of Lake Haven Drive to 5 feet, and to extend the 30-foot platted building line along the east line of Lynbrook Drive towards Lake Haven Drive on property located on Lynbrook Drive at Lake Haven Drive, southeast corner.
Owner: Dustin Umberger
Surveyor: Texas Heritage Surveying, LLC
Application Filed: April 20, 2022
Zoning: R-7.5(A)
Staff recommendation: Approval, subject to compliance with the conditions listed in the docket.

Building Line Removal:

- (29) **S189-312R**
(CC District 14) An application to revise a 2.563-acre previously approved preliminary plat S189-312 containing all of Lot 1D in City Block 2/933 to remove a 15-foot platted building line along Maple Avenue and a 10-foot platted building line along the south line of Cedar Springs Road on property located between Maple Avenue and Bookhout Street, south of Cedar Springs Road.
Owner: GPI Cedar Maple, LP
Surveyor: Pacheco Koch Consulting Engineers
Application Filed: April 21, 2022
Zoning: PD 193 (PDS 146)
Staff Recommendation: **Approval** subject to compliance with the conditions listed in the docket.

MISCELLANEOUS ITEMS:

- D212-007(AS)**
Athena Seaton
(CC District 8) An application for a development plan for the second phase of new development on property zoned Subarea B in Planned Development District No. 975 on the northeast corner of Bishop college drive and Lovingood Drive.
Staff Recommendation: **Approval.**
Applicant: KIPP DFW Schools
Representative: Rob Baldwin, Baldwin Associates
- D212-008(AS)**
Athena Seaton
(CC District 2) An application for a development plan for a mixed-use development on property zoned Planned Development District No. 889, subdistrict 2A, on the north of the terminus of N. Peak Street, east of North Central Expressway.
Staff Recommendation: **Approval.**
Applicant: SLRH Acquisitions, LLC
Representative: Jeff Baran, KFM, LLC

D212-009(AS)
Athena Seaton
(CC District 2)

An application for a development plan and a landscape plan for a mixed use development on property zoned Planned Development District No. 305, East Zone, East Mixed-Use Subzone, Subdistrict E2, on the north of the terminus of N. Peak Street, east of North Central Expressway.

Staff Recommendation: **Approval.**

Applicant: SLRH Acquisitions, LLC

Representative: Jeff Baran, KFM, LLC

D212-010(AS)
Athena Seaton
(CC District 6)

An application for a development plan for multi-use development on property zoned Planned Development No. 741, Subarea A, on the northeast corner of Olympus Boulevard and Locke Street.

Staff Recommendation: **Approval.**

Applicant: Mitch Heese, KFM, LLC

M212-015(AS)
Athena Seaton
(CC District 7)

An application for a minor amendment to an existing site plan for Specific Use Permit No. 954 for a private school use, on property zoned an R-7.5(A) Single Family District, on the northeast corner of Military Parkway and Buckner Boulevard.

Staff Recommendation: **Approval.**

Applicant: Jackson Walker LLP

Representative: Bill Dahlstrom

CERTIFICATES OF APPROPRIATENESS FOR SIGNS - CONSENT:

Farmers Market Sign District:

2203140003
Jason Pool
(CC District 2)

An application for a Certificate of Appropriateness by Gary McLemee of Texas Sign Services, for 965-square-feet of illuminated attached signs at 2425 Canton Street (northwest elevation)

Staff Recommendation: **Approval.**

Special Sign District Advisory Committee Recommendation:
Approval.

Applicant: Gary McLemee of Texas Sign Services

Owner: SS Canton Street, LP

2203140005
Jason Pool
(CC District 2)

An application for a Certificate of Appropriateness by Gary McLemee of Texas Sign Services, for 421-square-feet of illuminated attached signs at 2425 Canton Street (northeast elevation)

Staff Recommendation: **Approval.**

Special Sign District Advisory Committee Recommendation:
Approval.

Applicant: Gary McLemee of Texas Sign Services

Owner: SS Canton Street, LP

2203140006
Jason Pool
(CC District 2)

An application for a Certificate of Appropriateness by Gary McLemee of Texas Sign Services, for a 179-square-foot of illuminated attached signs at 2425 Canton Street (southwest elevation)
Staff Recommendation: **Approval.**
Special Sign District Advisory Committee Recommendation:
Approval.
Applicant: Gary McLemee of Texas Sign Services
Owner: SS Canton Street, LP

Downtown Special Provision Sign District – Retail A Subdistrict:

2203140009
Jason Pool
(CC District 14)

An application for a Certificate of Appropriateness by Jim Decicco of SignBuildersDFW.com, for a 17-square-foot illuminated attached sign at 1412 Main Street (north elevation)
Staff Recommendation: **Approval.**
Special Sign District Advisory Committee Recommendation:
Approval.
Applicant: Jim Decicco of SignBuildersDFW.com
Owner: 1412 Main Street LLC

CERTIFICATES OF APPROPRIATENESS FOR SIGNS - INDIVIDUAL:

Farmers Market Sign District:

2203140004
Jason Pool
(CC District 2)

An application for a Certificate of Appropriateness by Gary McLemee of Texas Sign Services, for 774-square-foot of illuminated attached signs at 2425 Canton Street (southeast elevation)
Staff Recommendation: **Approval.**
Special Sign District Advisory Committee Recommendation:
Approval subject to conditions.
Applicant: Gary McLemee of Texas Sign Services
Owner: SS Canton Street, LP

ZONING CASES - CONSENT:

1. **Z212-168(RM)**
Ryan Mulkey
(CC District 3)

An application for a Specific Use Permit for a child-care facility on property zoned an R-10(A) Single Family District on the north line of Blue Ridge Boulevard, north of the intersection of Blue Ridge Boulevard and Pomeroy Drive.
Staff Recommendation: **Approval** a five-year period, subject to a site plan and conditions.
Owner/Applicant: Jessica Gonzales, La Escuelita Spanish Preschool.
Representative: Elsie Thurman, Land Use Planning & Zoning Services

2. **Z212-175(RM)**
Ryan Mulkey
(CC District 2)
- An application for a WR-3 Walkable Urban Residential District on property zoned an IR Industrial Research District on the southeast line of Kimsey Drive, northeast of Maple Avenue.
Staff Recommendation: **Approval**
Owner/Applicant: Raynold Gilles, RJ Shekinah LLC
Representative: Rik Adamski, Ash & Lime

ZONING CASES - INDIVIDUAL:

3. **Z201-327(RM)**
Ryan Mulkey
(CC District 7)
- An application for a Planned Development District for MF-2(A) Multifamily District uses on property zoned an NC Neighborhood Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the east line of Bexar Street, between Valentine Street and Silkwood Street.
Staff Recommendation: **Approval**, subject to a development plan, a landscape plan, and conditions.
Owner/Applicant: Citybuild Community Development Corporation
Representative: Michael Westfall, Westfall Engineering
4. **Z212-130(RM)**
Ryan Mulkey
(CC District 5)
- An application for a new subdistrict on property zoned Subdistrict 1 within Planned Development District No. 534, the C.F. Hawn Special Purpose District No. 2, with a D-1 Liquor Control Overlay, with consideration for a Specific Use Permit for an office showroom/warehouse on the west line of Pleasant Drive, north of the intersection of Pleasant Drive and C.F. Hawn Freeway.
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewal for additional five-year periods, subject to a site plan and conditions, in lieu of a new subdistrict within Subdistrict 1 of Planned Development District No. 534
Owner / Applicant: Plummer Development Company, LLC
Representative: Rob Baldwin, Baldwin Planning
5. **Z212-155(RM)**
Ryan Mulkey
(CC District 14)
- An application for an amendment to Planned Development Subdistrict No. 135 within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the northwest line of Turtle Creek Boulevard, between Cedars Springs Road and Dickason Avenue.
Staff Recommendation: **Approval** subject to a development plan, a landscape plan, and staff's recommended conditions.
Owner / Applicant: Carpenter Turtle Creek, LLC
Representative: Tommy Mann, Winstead PC

6. **Z212-165(RM)**
Ryan Mulkey
(CC District 3)
An application for a Planned Development District for specific residential and nonresidential uses on property zoned an A(A) Agricultural District on the west line of Texas State Highway Spur 408, west of South Merrifield Road.
Staff Recommendation: **Approval** subject to a development plan and staff's recommended conditions.
Owner/Applicant: Merrifield Family Investments LTD / CHI/Acquisitions
Representative: Suzan Kedron, Jackson Walker
7. **Z212-166(MP)**
Michael Pepe
(CC District 11)
An application for a Planned Development District for TH-1(A) Townhome District regulations and uses including residential uses within a shared access subdivision, on property zoned an R-1/2 ac(A) Single Family District, located at the northwest corner of Alpha Road and Hillcrest Road.
Staff Recommendation: **Approval** subject to a development plan and conditions.
Owner / Applicant: Holy Trinity Greek Orthodox Church / Charles Hicks
Representative: Audra Buckley, Permitted Development
8. **Z212-172(OA)**
Oscar Aguilera
(CC District 14)
An application for the termination of existing deed restrictions [Z834-110] on a property zoned Planned Development Subdistrict No.151 within Planned Development District No. 193, the Oak Lawn Special Purpose District, located on Oak Lawn Avenue south of Lemmon Avenue.
Staff Recommendation: **Approval** of the termination of existing deed restrictions [Z834-110].
Applicant: RP Lemmon Properties, LP
Representative: Tommy Mann, Winstead PC

ZONING CASES – UNDER ADVISEMENT:

9. **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 and March 10, 2022 and April 7, 2022

10. **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.
Owner / Applicant: H & R Properties, LLC
Representative: Tommy Mann & David Martin, Winstead PC
UA from: February 17, 2022, March 3, 2022, March 24, 2022 and April 21, 2022
11. **Z212-122(OA)**
Oscar Aguilera
(CC District 11)
- An application for a Planned Development District for LO(A) Limited Office District and restaurant with drive-in or drive-through service uses on a property zoned an LO-1 Limited Office District with deed restrictions [Z923-222] located at the southwest corner of Preston Road and McCallum Boulevard.
Staff Recommendation: **Approval** subject to a development plan, and conditions.
Owner / Applicant: Amber Trail Owner, LLC
Representative: Andrew Ruegg, Masterplan
UA From: January 6, 2022, February 17, 2022, April 7, 2022 and April 21, 2022
12. **Z212-169(OA)**
Oscar Aguilera
(CC District 5)
- An application for a CR Community Retail District on a property zoned R-7.5(A) Single Family District, located on the south line of Elam Road, West of Buttercup Lane.
Staff Recommendation: **Approval**
Owner / Applicant: Bharat Padsala
Representative: Mark Tolocko
UA from: April 21, 2022
13. **Z212-158(RM)**
Ryan Mulkey
(CC District 5)
- An application for a Planned Development District for R-7.5(A) Single Family District uses and a public school other than an open enrollment charter school use on property zoned an R-7.5(A) Single Family District on the north line of Lake June Road, between Conner Drive and Pleasant Drive.
Staff Recommendation: Approval subject to a development plan, a traffic management plan, and conditions.
Owner / Applicant: Dallas Independent School District
Representative: Karl Crawley, Masterplan
UA From: April 21, 2022

ADDITIONAL MISCELLANEOUS ITEMS:

Jason Pool Consideration of sending the application for amendments to Articles VII and IV of Chapter 51A as a package to the Special Sign District Advisory Committee for evaluation and recommendation to City Plan Commission in lieu of sending the Article IV amendments to the Zoning Ordinance Advisory Committee.

Other Matters

Consideration of Appointments to CPC Committees:

Minutes: April 21, 2022

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, May 19, 2022

THE ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING will be held at 8:30 a.m. by videoconference and in person in 5ES, 5th Floor at Dallas City Hall, 1500 Marilla Street, Dallas, TX 75201.

Link to WebEx Meeting:

<https://dallascityhall.webex.com/dallascityhall/onstage/g.php?MTID=e11f12368f89fa255fdc7d7f22e48a21e>

Bit.ly: <https://bit.ly/ZOAC051922>

Tuesday, May 24, 2022

COMPREHENSIVE LAND USE PLAN COMMITTEE (CLUP) MEETING – Tuesday, May 24, 2022, at 8:30 a.m., in the City Council Chambers, at City Hall and by videoconference, to present an engagement summary report for the ForwardDallas Comprehensive Land Use Plan Update.

Link to WebEx meeting:

<https://dallascityhall.webex.com/dallascityhall/onstage/g.php?MTID=e79918c73e64c93fe0a85a4106e3d0bac>

Bit.ly: <https://bit.ly/CLUP052422>

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."