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DALLAS, TEXAS

Public Notice

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POSTED CITY SECRETARY
DALLAS, T.X



CITY OF DALLAS
PUBLIC HEARING POSTING
CITY PLAN COMMISSION
HEARING
Thursday, July 7, 2022

BRIEFINGS: **Videoconference/Auditorium - L1FN*** **10:30 a.m.**

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

PUBLIC HEARINGS: **Videoconference/Auditorium - L1FN*** **1:30 p.m.**

PURPOSE: To consider the attached agendas.

*** 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, July 7, 2022
AGENDA

BRIEFINGS*:	(Videoconference/Auditorium - L1FN)	10:30 a.m.
PUBLIC HEARING**:	(Videoconference/ Auditorium - L1FN)	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 the Auditorium - L1FN, L1 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, July 5, 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/CPC070722>

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, AUDITORIUM ROOM L1FN, L1 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:

Subdivision Docket
Zoning Docket

PUBLIC TESTIMONY:

Development Plans
Minor Amendments
Minutes

ACTION ITEMS:

Subdivision Docket

Planner: Mohammad Bordbar

Consent Items:

- (1) **S212-235**
(CC District 1)
- An application to replat a 0.853-acre tract of land containing all of Lots 8 through 13 in City Block 29/3149 and a portion of an abandoned alley to create one lot and to dedicate public right of way on property located on Beckley Avenue, between Eighth Street and Melba Street.
Applicant/Owner: GSS, LLC
Surveyor: A&W Surveyors, Inc.
Application Filed: June 8, 2022
Zoning: MU-1
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (2) **S212-236**
(CC District 3)
- An application to replat a 20.649-acre tract of land containing all of Lot 1 in City Block A/8017 and a tract of land in City Block A/8017 to create one lot on property located on Kiest Boulevard at Duncanville Road, northeast corner.
Applicant/Owner: JB Hunt Transport, Inc
Surveyor: CEI Engineering Associates, Inc,
Application Filed: June 8, 2022
Zoning: IM
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (3) **S212-237**
(CC District 6)
- An application to create one 12,015 square foot lot and one 12,657 square foot lot from a 0.687-acre tract of land in City Block A/7187 on property located on Clymer Street, between Chippewa Drive and Fannie Street.
Applicant/Owner: Vikas Trehan
Surveyor: Westwood Professional Services, Inc.
Application Filed: June 8, 2022
Zoning: R-5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (4) **S212-238**
(CC District 14) An application to create one 3.009-acre lot from a tract of land in City Block A/1035 on property located on Turtle Creek Boulevard, between Cedar Springs Road and Dickason Avenue.
Applicant/Owner: Carpenter Turtle Creek, LLC, 3001 Turtle Creek, LP
Surveyor: Pacheco Koch.
Application Filed: June 8, 2022
Zoning: PD 193 (PDS 135)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S212-239**
(ETJ) An application to create one 0.779-acre lot and one 1.409-acre lot from a 2.188-acre tract of land on property located in the Dallas Extra Territorial Jurisdiction (ETJ) on F.M. 740, south of Travis Ranch Boulevard.
Applicant/Owner: Twin Creeks Business Park, Inc.
Surveyor: Traverse Land Surveying, LLC
Application Filed: June 8, 2022
Zoning: NA
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (6) **S212-240**
(CC District 14) An application to replat a 0.9565-acre tract of land containing part of Lots 11 and 12, 14 through 16 and all of Lot 13 in City Block J/1623 to create one lot on property located on Monticello Avenue at McKinney Avenue, northeast corner.
Applicant/Owner: 4900 McKinney Owners, LLC
Surveyor: Bowman
Application Filed: June 9, 2022
Zoning: PD 193(LC)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (7) **S212-241**
(CC District 2) An application to create one 0.8137-acre lot from a tract of land in City Block 2366 on property located on Empire Central, south of Mohawk Drive.
Applicant/Owner: 2033 EC, LTD
Surveyor: Urban Structure
Application Filed: June 9, 2022
Zoning: MF-2(A),
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket

- (8) **S212-242**
(CC District 3) An application to replat a 24.103-acre tract of land containing all of Lots 65 through 68 and part of Lot 69 in City Block 6265 to create one lot on property located on West Ledbetter Avenue, west of Duncanville Road.
Applicant/Owner: LB DR, LLC, 4307 Dr, LLC
Surveyor: Eagle Surveying
Application Filed: June 10, 2022
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (9) **S212-243**
(CC District 8) An application to create a 51-lot residential subdivision with lots ranging in size from 7,500 square feet to 9,860 square feet and 2 common areas from an 11.993-acre tract of land on property bounded by Kirnwood Drive, Concordia Lane, Dodson Drive, and Buford Drive.
Applicant/Owner: Jasz Studio, LLC
Surveyor: Dal-Tech Engineering, Inc,
Application Filed: June 10, 2022
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (10) **S212-244**
(CC District 6) An application to replat a 5.023-acre lot containing all of Lots 1 through 7 in City Block 8/7135 and part of Lots 1 through 7 and all of Lots 8 through 14 in City Block 1/7135 and an abandoned portion of Goldman Road to create one lot on property located on Canada Drive, west of Hampton Road.
Applicant/Owner: West Dallas Community School
Surveyor: Raymond L. Goodson Jr. Inc.
Application Filed: June 10, 2022
Zoning: PD 508 (Tract 7) LO-1(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (11) **S212-245**
(CC District 2) An application to replat a 1.753-acre tract on land containing all of Lot 1A and Lots 4 through 14 in City Block 1/931 to create one 19, 203 square foot lot and one 57,178 square foot lot on property bounded by McKinnon Street, Wolf Street, Harwood Street, and Ivan Street.
Applicant/Owner: One Harwood Boulevard, LTD
Surveyor: Halff Associates, Inc
Application Filed: June 10, 2022
Zoning: PD 193 (PDS 83)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (12) **S212-246**
(CC District 7) An application to replat a 1.31-acre tract of land containing all of Lot 1 in City Block 1/8472 to create one 23,891 square foot lot and one 23,078 square foot lot on property located on Jim Miller Road at Highland Road, southwest corner.
Applicant/Owner: Highland Grove Holding, LLC
Surveyor: Eagle Surveying, LLC
Application Filed: June 10, 2022
Zoning: RR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replats:

- (14) **S212-232**
(CC District 8) An application to replat a 0.867-acre tract of land containing all of Common Area A in City Block 3/6882 to create 6 lots ranging in size from 5,000 square feet to 10,076 square feet on property located on College Way, south of Veranda Way.
Applicant/Owner: J.J. W. Properties, LLC
Surveyor: Windrose Land Surveying/Platting
Application Filed: June 8, 2022
Zoning: R-5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (15) **S212-233**
(CC District 11) An application to replat a 0.410-acre (17,881 square feet) tract of land containing all of Lot 7A to create one 7,467 square foot lot and one 10,414 square foot lot on property located on Winding Lake Drive, north of Forest Lane.
Applicant/Owner: Michael and Nayla Stephan
Surveyor: Herbert S Beasley
Application Filed: June 8, 2022
Zoning: PD 719
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (16) **S212-234**
(CC District 4) An application to replat a 10.189-acre tract of land containing all of Lots 6 through 13 and a tract of land in City Block 6085 to create one lot on property located on Bonnie View Road at Linfield Road, north corner.
Applicant/Owner: Dallas Independent School District
Surveyor: Marshall Lancaster & Associates, Inc.
Application Filed: June 8, 2022
Zoning: R-5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Miscellaneous Items:

D212-011(AS)

Athena Seaton
(CC District 3)

An application for a development plan on property zoned Planned Development District No. 521, North Zone, Subdistrict A, on the east line of Merrifield Road, north of Interstate 20.

Staff Recommendation: **Approval.**

Applicant: The NRP Group

Representative: Jeff Baran, KFM, LLC

M212-025(AS)

Athena Seaton
(CC District 2)

An application for a minor amendment to an existing site plan for Specific Use Permit No. 1596 for a general merchandise or food store 100,000 square feet or more on property zoned CR Community Retail, on the northeast corner of Marsh Lane and West Northwest Highway.

Staff Recommendation: **Approval.**

Applicant: Target Corporation

Representative: Lauren Piddy, Kimley-Horn

M212-026(AS)

Athena Seaton
(CC District 2)

An application for a minor amendment to an existing development plan on property zoned Planned Development No. 529, generally on the northeast line of Larmanda Street, north of the northwest line of Skillman Street.

Staff Recommendation: **Approval.**

Applicant: Target Corporation

Representative: Lauren Piddy, Kimley-Horn

Certificates of Appropriateness for Signs - Consent:

2205160008

Jason Pool
(CC District 6)

An application for a Certificate of Appropriateness by Gary McLemee of Texas Sign Services, for 632.7-square-feet of illuminated attached signs at 903 Slocum Street (southeast elevation).

Staff Recommendation: **Approval.**

Special Sign District Advisory Committee Recommendation: **Approval with conditions.**

Applicant: Gary McLemee of Texas Sign Services

Owner: SS Canton Street, LP

2205160010

Jason Pool
(CC District 6)

An application for a Certificate of Appropriateness by Gary McLemee of Texas Sign Services, for a 374.2-square-foot illuminated attached sign at 903 Slocum Street (northwest elevation).

Staff Recommendation: **Approval.**

Special Sign District Advisory Committee Recommendation: **Approval with conditions.**

Applicant: Gary McLemee of Texas Sign Services

Owner: SS Canton Street, LP

2205160012
Jason Pool
(CC District 6)

An application for a Certificate of Appropriateness by Gary McLemee of Texas Sign Services, for a 201-square-foot illuminated attached sign at 903 Slocum 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

Certificates of Appropriateness for Signs - Under Advisement:

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

UA From: May 19, 2022; June 2, 2022 and June 16, 2022.

2203140004
Jason Pool
(CC District 2)

An application for a Certificate of Appropriateness by Gary McLemee of Texas Sign Services, for 774-square-feet of illuminated attached signs at 2425 Canton Street (southeast elevation)

Staff Recommendation: **Approval.**

Special Sign District Advisory Committee Recommendation: **Approval with conditions.**

Applicant: Gary McLemee of Texas Sign Services

Owner: SS Canton Street, LP

UA From: May 19, 2022; June 2, 2022 and June 16, 2022.

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

UA From: May 19, 2022; June 2, 2022 and June 16, 2022.

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

UA From: May 19, 2022; June 2, 2022 and June 16, 2022.

Zoning Cases - Consent:

1. **Z212-184(MP)**
Michael Pepe
(CC District 7)

An application for an amendment to and an expansion of Planned Development District No. 346 on property zoned an IM Industrial Manufacturing District, on the northwest line of Hickory Street, northeast of the intersection of Hickory Street and Malcolm X Boulevard.

Staff Recommendation: **Approval**, subject to a development plan, landscape plan and conditions.

Applicant: Shelter Ministries of Dallas (Austin Street Center)

Representative: Angela Hunt, Munsch Hardt

2. **Z212-197(MP)**
Michael Pepe
(CC District 2)

An application for an amendment to Planned Development District No. 759, Subdistrict 1, to allow for a medical or scientific laboratory as a permitted use, on the north corner of West Mockingbird Lane and Forest Park Boulevard.

Staff Recommendation: **Approval**, subject to conditions.

Applicant: Mockingbird Venture Partners, LLC

Representative: Jonathan Vinson/Jackson Walker

3. **Z212-198(MP)**
Michael Pepe
(CC District 7)

An application for a new Planned Development District for WMU-3 Walkable Urban Mixed-Use District uses and a convalescent and nursing homes, hospice care, and related institutions use, on property zoned Tract 1, WMU-3 Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the south corner of Cleveland Street and Park Row Avenue.

Staff Recommendation: **Approval**, subject to a development plan and conditions.

Applicant: The Men of Nehemiah Inc.

Representative: Tommy Mann, Winstead, PC

4. **Z212-199(OA)**
Oscar Aguilera
(CC District 7)

An application for a MF-2(A) Multifamily District on property zone CS Commercial Service District, on the northeast corner of Corregidor Street and Carbondale Street.

Staff Recommendation: **Approval.**

Applicant: Paragon Realty Group, LLC

Representative: Christopher Orr

5. **Z212-203(OA)**
Oscar Aguilera
(CC District 3)
An application for a Specific Use Permit for a mini-warehouse use on property zoned a CR Community Retail District, on the northwest corner of Clark Road and Mountain Creek Parkway.
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.
Applicant/Representative: David Bolour
6. **Z212-204(OA)**
Oscar Aguilera
(CC District 14)
An application for the renewal of Specific Use Permit No. 1912 for a late-hours establishment limited to an alcoholic beverage establishment limited to a bar, lounge, or tavern use on property zoned Planned Development District No. 842 with Specific Use Permit No. 1289 for a bar, lounge, or tavern use and an MD-1 Modified Delta Overlay, on the west line of Greenville Avenue at the terminus of Oram Street.
Staff Recommendation: **Approval** for a three-year period, subject to conditions.
Applicant: The Old Crow, Brian Hankins
Representative: Audra Buckley, Permitted Development
7. **Z212-188(OA)**
Oscar Aguilera
(CC District 4)
An application for the renewal of Specific Use Permit No. 1963 for a child-care facility on property zoned an MF-2(A) Multifamily District, on the southeast corner of Wilhurt Avenue and East Illinois Avenue.
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions.
Applicant: Wilhurt Investors, LLC
Representative: Paula Alexander

Zoning Cases – Under Advisement:

8. **Z212-122(OA)**
Oscar Aguilera
(CC District 11)
An application for a Planned Development District for an 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] 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; April 21, 2022; May 19, 2022 and June 16, 2022

9. **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
UA From: May 19, 2022

Authorization of a Hearing:

- Arturo Del Castillo
(CC District All)
- Consideration of authorizing a public hearing to consider amending Chapters 51 and 51A of the Dallas Development Code, with consideration to be given to developing appropriate standards associated with permeability, impermeability, pervious, and impervious, including, but not limited to; definitions, paving, surfaces, materials, and applicability. **This is a hearing to consider the request to authorize the hearing and not amendments to the Dallas Development Code at this time.**

Other Matters

Consideration of Appointments to CPC Committees:

Minutes: June 16, 2022

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, July 7, 2022

ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING - Thursday, June 7, 2022, at 8:30 a.m., in the Auditorium - L1FN, at City Hall and by videoconference, to consider (1) **DCA212-002** - Consideration of amending Chapters 51 and 51A of the Dallas Development Code, with consideration to be given to amending Section 51-4.216.1, "Lodging Uses" and Section 51A-4.205 "lodging Uses" to define a new use called "Short-term rental lodging" and related regulations. The public may attend the meeting via the videoconference link:

<https://bit.ly/ZOAC07072022>

Tuesday, July 12, 2022

COMPREHENSIVE LAND USE PLAN COMMITTEE (CLUP) MEETING - Tuesday, July 12, 2022, at 8:30 a.m., in City Council Chambers, at City Hall and by videoconference, to provide an update on the Hensley Field project.

Link to WebEx meeting:

<https://dallascityhall.webex.com/dallascityhall/j.php?MTID=m126103afb166fa1804570e0bf3741a63>

Bit.ly: <https://bit.ly/CLUP071222>

SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC) MEETING Tuesday, July 12, 2022, at 10:00 a.m., in Room 5BN at City hall and by video conference via

<https://bit.ly/SSDAC071222>.

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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"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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