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CITY SECRETARY
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, August 18, 2022

BUS TOUR Videoconference/Council Chambers* 8:00 a.m.

BRIEFINGS Videoconference/Council Chambers* Following bus tour

(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.

*** All meeting rooms and chambers are located in Dallas City Hall, 1500 Marilla,
Dallas, Texas
For location of bus tour, see attached agenda.**

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

BUS TOUR AGENDA

Thursday, August 18, 2022

8:00 a.m.

(The City Plan Commission may visit any site that appears on the August 18, 2022, City Plan Commission agenda as necessary.)

The City Plan Commission will meet at City Hall, 1500 Marilla Street, in the Council Chambers at 8:00 a.m., and then transfer to the bus for the tour.

The live broadcast of the bus tour can be viewed at

<https://dallascityhall.webex.com/dallascityhall/j.php?MTID=m0e6054572c05eb887c41e4571566c9bf>.

West Oak Cliff Area Plan

https://dallascityhall.com/departments/pnv/Documents/WOCAP_FinalDraft_CLUP_7.5.22.pdf

https://dallascityhall.com/departments/pnv/Documents/Executive%20Summary_Final%20Draft_Spreads_7.5.22.pdf

https://dallascityhall.com/departments/pnv/Documents/Draft_Executive%20Summary_Spanish_FinalDraft_7.6.22.pdf

Daniel Church
(CC District 1)

Bus Tour Map

Consideration of adoption of The West Oak Cliff Area Plan on property generally bounded by West Davis Street, Hampton Road, West 12th Street, Tyler Street, Vernon Avenue, Illinois Avenue on the south, Cockrell Hill Road, and Gilpin Road on the west.

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."

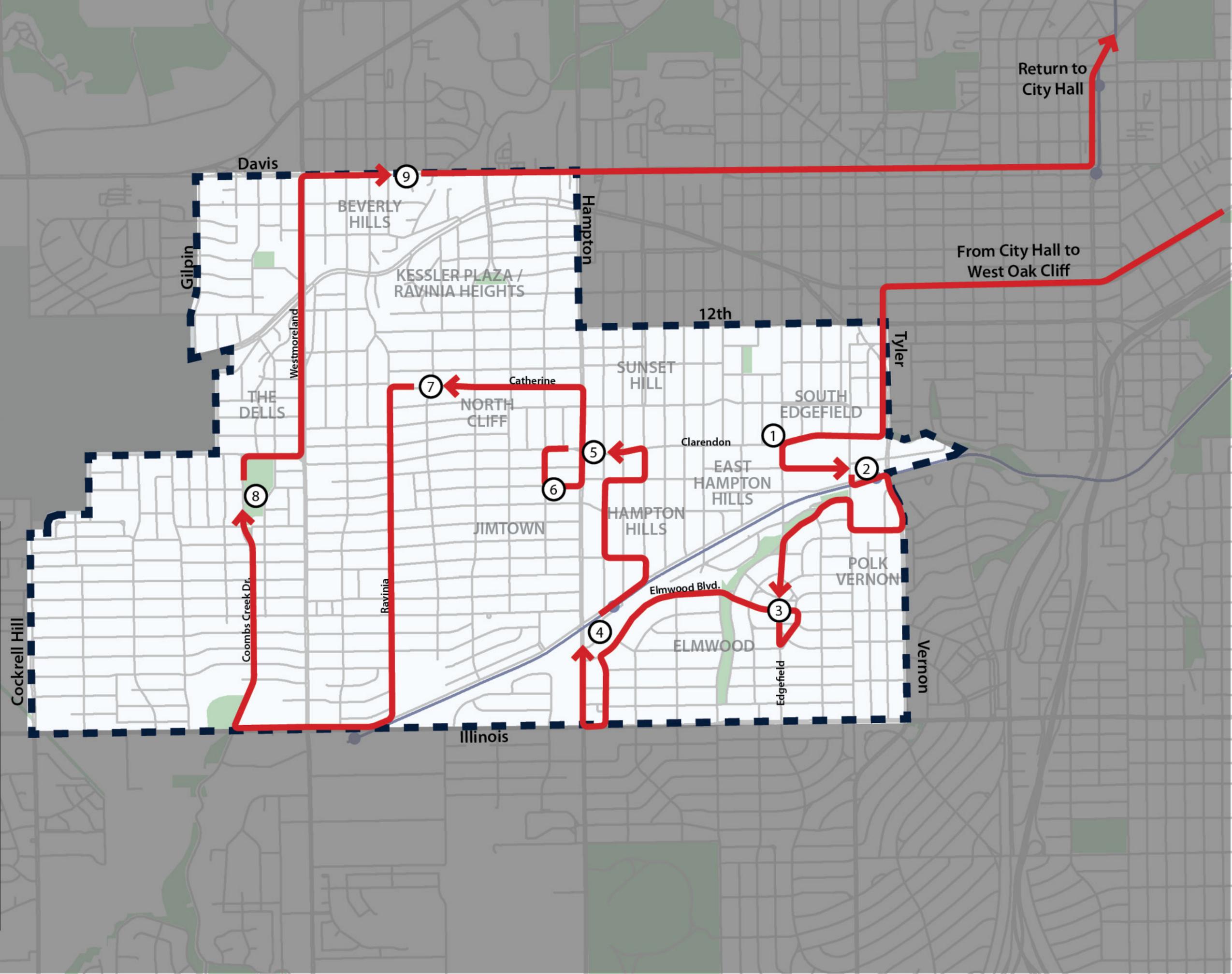
"De acuerdo con la sección 30.06 del código penal (ingreso sin autorización de un titular de una licencia con una pistola oculta), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una 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."

Route Map

1. Edgefield / Clarendon (Authorized Hearing 189-143)
2. Tyler-Vernon DART Station
3. Downtown Elmwood (Authorized Hearing 178-142)
4. Hampton DART Station
5. Hampton/Clarendon (Authorized Hearing 189-349)
6. Jimtown Neighborhood (Authorized Hearing 189-240)
7. North Cliff Neighborhood Center (Authorized Hearing 189-127)
8. Martin Weiss Park
9. West Davis Corridor





CITY OF DALLAS
CITY PLAN COMMISSION
 Thursday, August 18, 2022
AGENDA

BUS TOUR*:	(Videoconference/Council Chamber)	8:00 a.m.
BRIEFINGS*:	(Videoconference/Council Chamber)	Following bus tour
PUBLIC HEARING**:	(Videoconference/Council Chamber)	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 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, August 16, 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: <https://bit.ly/CPC081822>.

Individuals may also join the meeting by **Webinar number:** 2496 698 9535 (Webinar password: dallas (325527 from phones)) and by **phone:** +1-469-210-7159 United States Toll (Dallas) or +1-408-418-9388 United States Toll (*Access code:* 2496 698 9535).

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:

Subdivision Docket
Zoning Docket

PUBLIC TESTIMONY:

Minor Amendments

ACTION ITEMS:

Miscellaneous:

M212-028(HC)

Hannah Carrasco
(CC District 2)

An application for a minor amendment to an existing site plan for Specific Use Permit No. 2047 for a vehicle auction and storage use on property zoned Subdistrict C within Planned Development No. 37, generally on the east corner of Hargrove Drive and Sheila Lane.

Staff Recommendation: **Denial.**

Applicant: Compadres Realty LLC

Representative: Robert Baldwin, Baldwin Associates

M212-032(HC)

Hannah Carrasco
(CC District 10)

An application for a minor amendment to an existing development and landscape plan for a community service center use on property zoned Subarea 1 within Planned Development District No. 393, generally on the southwest corner of Stults Road and Greenville Avenue.

Staff Recommendation: **Approval.**

Applicant: YMCA of Metropolitan Dallas

Representative: Audra Buckley, Permitted Development

M212-039(HC)

Hannah Carrasco
(CC District 4)

An application for a minor amendment to an existing development/landscape plan on property zoned Tract IV within Planned Development District No. 812, generally on the southeast corner of East 11th Street and Fran Way.

Staff Recommendation: **Approval.**

Applicant: SDC Mixed Development, LLC

Representative: Suzan Kedron, Jackson Walker LLP

Zoning Cases - Consent:

1. **Z212-216(JA)**

Jenniffer Allgaier
(CC District 13)

An application for a Specific Use Permit for a child-care facility on property zoned an MF-1(A) Multifamily District, on the north line of Park Lane, between Fair Oaks Avenue and Pineland Drive.

Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a revised site plan and staff's recommended conditions.

Applicant: New Wildflower I Assoc LLC

Representative: Karl Crawley, Masterplan

2. **Z212-227(RM)**

Ryan Mulkey
(CC District 3)

An application for an MF-2(A) Multifamily District on property zoned Planned Development District No. 710, on the southeast line of Coombs Creek Drive, south of West Illinois Avenue.

Staff Recommendation: **Approval.**

Applicant: Raul Estrada, Mulix Investments LLC

Representative: Mariela Astrada

3. **Z212-229(OA)**
Oscar Aguilera
(CC District 7)
- An application to renew Specific Use Permit No. 2392 for an alcoholic beverage establishment limited to a bar, lounge, or tavern, and a commercial amusement (inside) use limited to a dance hall, on property zoned an FWMU-3 Form Walkable Mixed-Use Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, with an SH Shopfront Overlay, on the northeast corner of Botham Jean Boulevard and South Boulevard.
Staff Recommendation: **Approval** for a two-year period, subject to conditions.
Applicant/Representative: Shawanna Sullemon
4. **Z212-234(RM)**
Ryan Mulkey
(CC District 14)
- An application for a Specific Use Permit for an alcoholic beverage establishment limited to a bar, lounge, or tavern and a commercial amusement (inside) on property zoned Planned Development District No. 619 with Specific Use Permit No. 2411 for an attached projecting non-premise district activity videoboard sign on the northwest line of Elm Street, northeast of North Akard Street.
Staff Recommendation: **Approval** for a three-year period, subject to a site plan and conditions.
Applicant: Sweet Tooth Hotel, Inc.
Representative: Jencey Keeton

Zoning Cases – Under Advisement:

5. **Z190-250(AU)**
Andreea Udrea
(CC District 11)
- An application for a Planned Development District for MU-2 Mixed Use District uses and standards on property zoned an MF-1(A) Multifamily District, on the west line of Preston Road, north of Belt Line Road.
Staff Recommendation: **Approval**, subject to a conceptual plan and staff's recommended conditions.
Applicant: Terracap Management Inc.
Representative: Dallas Cothrum, Masterplan
UA From: July 21, 2022
6. **Z201-221(AU)**
Andreea Udrea
(CC District 11)
- An application for a Planned Development District for MU-2 Mixed Use District uses on property zoned an MF-1(A) Multifamily District, on the west line of Preston Road, south of Arapaho Road.
Staff Recommendation: **Approval**, subject to a conceptual plan and staff's recommended conditions.
Applicant: Terracap Management Inc.
Representative: Dallas Cothrum, Masterplan
UA From: July 21, 2022

7. **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: **Approval**, subject to a development plan and conditions.
Representative: Rob Baldwin, Baldwin Associates
Applicant: Vista Property Company LLC
UA From: January 6, 2022; February 3, 2022 (canceled); February 24, 2022 (canceled); March 10, 2022; April 7, 2022, May 19, 2022, June 16, 2022, July 21, 2022 and August 4, 2022.
8. **Z212-124(RM)**
Ryan Mulkey
(CC District 3)

An application for an amendment to Planned Development District No. 49, at the northwest corner of East Camp Wisdom Road and University Hills Boulevard.
Staff Recommendation: **Approval**, subject to a revised conceptual plan, a street section and revised conditions.
Applicant: Russell Glen
Representative: Suzan Kedron, Jackson Walker
UA From: July 21, 2022 and August 4, 2022.
9. **Z212-207(JA)**
Jenniffer Allgaier
(CC District 8)

An application for an LI Light Industrial District with deed restrictions volunteered by the applicant on property zoned an A(A) Agricultural District on the northwest line of Telephone Road, between Bonnie View Road and Van Horn Drive.
Staff Recommendation: **Denial.**
Applicant: Jackson Shaw
Representative: Rob Baldwin, Baldwin Associates
UA From: July 21, 2022 and August 4, 2022.
10. **Z212-220(OA)**
Oscar Aguilera
(CC District 2)

An application to enlarge Planned Development District No. 462, Subdistrict 5 on property zoned P(A) Parking District, on the west line of Euclid Avenue, north of Lewis Street.
Staff Recommendation: **Approval**, subject to conditions.
Applicant/Representative: Jacob Morgan
UA From: August 4, 2022

Subdivision Docket

Planner: Mohammad H. Bordbar

Consent Items:

- (1) **S212-114R**
(ETJ)
An application to create a 400-lot single family subdivision with lots ranging in size from 4,600 square feet to 367,819 square feet and 4 common areas from a 92.919-acre tract of land on property located in the Dallas Extra Territorial Jurisdiction (ETJ) on F.M. 548, north of Reeder Lane.
Owner: MM Forney 92, LLC
Surveyor: Jimmie D. Nichols
Application Filed: July 22, 2022
Zoning: None
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (2) **S212-280**
(CC District 4)
An application to create one 20.801-acre lot from a tract of land in City Block 5857 on property located at 2001 Kiest Boulevard, southwest of Illinois Avenue.
Owner: Dallas Independent School District
Surveyor: Dal-Tech Engineering, Inc.
Application Filed: July 20, 2022
Zoning: R-5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (3) **S212-281**
(CC District 14)
An application to replat a 1.515-acre tract of land containing all of Lot 7A and part of City Block 316 to create one lot on property located between Leonard Street and Crockett Street, northwest of Bryan Street.
Owners: Digital-Bryan Street Partnership, Digital 717 Leonard, L.P.
Application Filed: July 20, 2022
Zoning: CA-1(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (4) **S212-284**
(CC District 6)
An application to create one 38.708-acre lot from a tract of land in City Block 6500 and 8367 on property located on California Crossing Road, east of Wildwood Drive.
Owner: 2118 CC V1, LLC
Surveyor: R.C. Myers Surveying, LLC
Application Filed: July 20, 2022
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (5) **S212-285**
(CC District 6)
- An application to create 4 lots ranging in size from 0.115-acre to 12.234-acre from a 13.466-acre tract of land in City Block 6604 and 6605 on property located on Royal Lane at Grissom Lane, northeast corner.
Owners: Dallas Public Facility Corporation, LDG Development, LLC, New World Trade Center I, LTD, Asam Development, LLC, New world Jewelry, Inc.
Surveyor: Dunaway Associates, LLC
Application Filed: July 21, 2022
Zoning: IR, PD 899
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (6) **S212-286**
(CC District 6)
- An application to replat a 1.095-acre tract of land containing all of Lots 5 through 8, and part of Lot 40 in City Block 24/7890 to create one lot on property located on Express Street, west of Irving Boulevard.
Owner: Tango Properties, LLC
Surveyor: Pacheco Koch, LLC
Application Filed: July 21, 2022
Zoning: PD 621 (Subdistrict 1A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (7) **S212-287**
(CC District 2)
- An application to replat a 0.74-acre tract of land containing all of Lots 1 through 3 in City Block E/669 and all of Lots 5 and 6 in City Block 1/668 to create one lot on property located on Lafayette Street at California Avenue, east corner.
Owner: California 2021, LLC
Surveyor: CBG Surveying Texas, LLC
Application Filed: July 22, 2022
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (8) **S212-288**
(CC District 8)
- An application to replat a 23.805-acre tract of land containing a part of Lot 1 in City Block 4/8317 and part of City Block 8317 to create one lot on property located on Telephone Road, west of Bonnie View Road.
Owner: NFL Logistics, LLC
Surveyor: PJB Surveying, LLC
Application Filed: July 22, 2022
Zoning: CS
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (9) **S212-289**
(CC District 1) An application to replat a 0.57-acre tract of land containing part of City Block 80/3061 to create one lot on property located between Eighth Street and Dale Street, west of Interstate Highway 35E.
Owner: Meem Corporation, a Texas Corporation
Surveyor: Eagle Surveying
Application Filed: July 22, 2022
Zoning: PD 468 (Subdistrict F, WMU-12)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (10) **S212-292**
(CC District 8) An application to create two 9,212-square foot lots from a 0.423-acre tract of land in City Block 8827 on property located on Elk Creek Road, south of Ravenview Road.
Owner: MC Eastwood Properties & Operation, LLC
Surveyor: Seth Ephraim Osabutey
Application Filed: July 22, 2022
Zoning: PD 258
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (11) **S212-293**
(CC District 3) An application to create 7 lots ranging in size from 6,840 square feet to 11,372 square feet from a 1.216-acre tract of land in City Block 8029 on property located on South Ledbetter Drive at Millar Drive, northeast corner.
Owner: David Gustavo Deanda
Surveyor: ARA Surveying
Application Filed: July 22, 2022
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (12) **S212-295**
(CC District 6) An application to replat a 9.044-acre tract of land containing part of Lot 2 in City Block G/8465 and all of Lots 2A and 2B in City Block G/8465 to create one 1.00-acre lot and one 8.044-acre lot on property located on Saintsbury Street, east of Cypress Waters Boulevard.
Owners: The Neighborhoods of Cypress Waters Association, Inc, Trammell Crow Company No. 43, LTD, CW14 Land, LTD
Surveyor: Peiser and Mankin Surveying, LLC
Application Filed: July 25, 2022
Zoning: PD 741 (Subarea A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replats:

- (13) **S212-282**
(CC District 9) An application to replat a 0.440-acre tract of land containing all of Lot 16 in City Block E/5307 to create one 9,090-square foot lot and one 10,090-square foot lot on property located on San Fernando Way, east of Redwood Circle.
Owner: Atrisco Riverside, LLC
Surveyor: A & W Surveyors, Inc.
Application Filed: July 20, 2022
Zoning: D(A)
Staff Recommendation: **Denial**
- (14) **S212-283**
(CC District 4) An application to replat a 1.363-acre tract of land containing all of Lots 7 through 10, and 10A in City Block 3/6004 to create 8 lots ranging in size from 7,358 square feet to 7,528 square feet on property located on Marsalis Avenue, north of Ann Arbor Avenue.
Owner: Chappell Realty Investments, LLC
Surveyor: Texas Heritage Surveying, LLC
Application Filed: July 20, 2022
Zoning: TH-1(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (15) **S212-290**
(CC District 8) An application to replat a 0.161-acre (7,034 square feet) tract of land containing part of Lot 7 in City Block 19/6890 to create one lot on property on Kemrock Drive at Benrock Street, northeast corner.
Owner: Maria Alejandra Sanchez
Surveyor: Burns Surveying
Application Filed: July 22, 2022
Zoning: R-5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (16) **S212-291**
(CC District 4) An application to replat a 0.404-acre (17,601 square feet) tract of land containing all of Lot 11 in City Block 4/4300 to create one 8,480-square foot lot and one 8,522-square foot lot, and to dedicate an alley on property located on Yewpon Avenue, south of Hortense Avenue.
Owner: OCCM, Inc.
Surveyor: Webb Surveying, Inc.
Application Filed: July 22, 2022
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (17) **S212-294**
(CC District 11) An application to replat a 3.66-acre tract of land containing all of Lots 1A and 1B in City Block 7423 to create a 17-lot shared access development ranging in size from 3,600 square feet to 6,176 square feet and one common area on property located on Hillcrest Road at Alpha Road, northwest corner.
Owner: Alpha Hillcrest Holdings, LLC
Surveyor: Eagle Surveying
Application Filed: July 22, 2022
Zoning: PD 1085
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Thoroughfare Plan Amendments:

Buford Drive between Camp Wisdom Road and Millett Drive; Millett Drive between IH-35E and University Hills Boulevard

- Kimberly Smith
(CC District 3) Amendment to the City of Dallas Thoroughfare Plan to (1) delete Buford Drive between Camp Wisdom Road and Millett Drive, and (2) delete Millett Drive between IH-35E and University Hill Boulevard.
Staff Recommendation: **Approval** to amend the City of Dallas Thoroughfare Plan to (1) delete Buford Drive between Camp Wisdom Road and Millett Drive, and (2) delete Millett Drive between IH-35E and University Hills Boulevard.
CPC Thoroughfare Committee Recommendation: **Approval** to amend the City of Dallas Thoroughfare Plan to (1) delete Buford Drive between Camp Wisdom Road and Millett Drive, and (2) delete Millett Drive between IH-35E and University Hills Boulevard.
Applicant: RG University Hills, LLC.
Representative: Baldwin Associates

Sylvan Avenue between Singleton Boulevard and Irving Boulevard; Wycliff Avenue between Irving Boulevard and IH-35E

- Kimberly Smith
(CC District 6) Amendment to the City of Dallas Thoroughfare Plan to amend the dimensional classification of (1) Sylvan Avenue between Singleton Boulevard and Irving Boulevard from a minor six-lane divided roadway (M-6-D[a]) in 100 feet of right-of-way to a special four-lane divided roadway (SPCL 4D) with bicycle facilities in 100 feet of right-of-way, and (2) Wycliff Avenue between Irving Boulevard and IH-35E from a standard four-lane undivided (S-4-U) roadway in 60 feet of right-of-way to a special four-lane divided (SPCL 4D) with bicycle facilities in 100 feet of right-of-way.
Staff Recommendation: **Approval** to amend the City of Dallas Thoroughfare Plan to amend the dimensional classification of (1) Sylvan Avenue between Singleton Boulevard and Irving Boulevard from a minor six-lane divided roadway (M-6-D[a]) in 100 feet of right-of-way to a special four-lane divided roadway (SPCL 4D) with bicycle facilities in 100 feet of right-of-way, and (2) Wycliff Avenue between

Irving Boulevard and IH-35E from a standard four-lane undivided (S-4-U) roadway in 60 feet of right-of-way to a special four-lane divided (SPCL 4D) with bicycle facilities in 100 feet of right-of-way.

CPC Throughfare Committee Recommendation: **Approval** to amend the City of Dallas Thoroughfare Plan to amend the dimensional classification of (1) Sylvan Avenue between Singleton Boulevard and Irving Boulevard from a minor six-lane divided roadway (M-6-D[a]) in 100 feet of right-of-way to a special four-lane divided roadway (SPCL 4D) with bicycle facilities in 100 feet of right-of-way, and (2) Wycliff Avenue between Irving Boulevard and IH-35E from a standard four-lane undivided (S-4-U) roadway in 60 feet of right-of-way to a special four-lane divided (SPCL 4D) with bicycle facilities in 100 feet of right-of-way.

Applicant: Circuit Trail Conservancy

Representative: Jessica Scott, City of Dallas Department of Transportation Bike Manager

Unnamed SE3 between Witt Road and Cleveland Road; Witt Road between Blanco Drive and the City Limits

Kimberly Smith
(CC District 8)

Amendment to the City of Dallas Thoroughfare Plan to amend the dimensional classification of (1) Unnamed SE3 between Witt Road and Cleveland Road from a standard four-lane undivided (S-4-U) roadway in 60 feet of right-of-way to a special three-lane undivided roadway (SPCL 3U) in 60 feet of right-of-way with 36 feet of pavement and to shift the proposed roadway alignment to the west, and (2) Witt Road between Blanco Drive and the City Limits from a standard four-lane undivided (S-4-U) roadway in 60 feet of right-of-way to a special three-lane undivided roadway (SPCL 3U) in 60 feet of right-of-way with 36 feet of pavement.

Staff Recommendation: **Approval** to amend the City of Dallas Thoroughfare Plan to amend the dimensional classification of (1) Unnamed SE3 between Witt Road and Cleveland Road from a standard four-lane undivided (S-4-U) roadway in 60 feet of right-of-way to a special three-lane undivided roadway (SPCL 3U) in 60 feet of right-of-way with 36 feet of pavement and to shift the proposed roadway alignment to the west, and (2) Witt Road between Blanco Drive and the City Limits from a standard four-lane undivided (S-4-U) roadway in 60 feet of right-of-way to a special three-lane undivided roadway (SPCL 3U) in 60 feet of right-of-way with 36 feet of pavement.

CPC Throughfare Committee Recommendation: **Approval** to amend the City of Dallas Thoroughfare Plan to amend the dimensional classification of (1) Unnamed SE3 between Witt Road and Cleveland Road from a standard four-lane undivided (S-4-U) roadway in 60 feet of right-of-way to a special three-lane undivided roadway (SPCL 3U) in 60 feet of right-of-way with 36 feet of pavement and to shift the proposed roadway alignment to the west, and (2) Witt Road between Blanco Drive and the City Limits from a standard four-lane undivided

(S-4-U) roadway in 60 feet of right-of-way to a special three-lane undivided roadway (SPCL 3U) in 60 feet of right-of-way with 36 feet of pavement.

Applicant: Prologis

Representative: Kimley-Horn

Unnamed SE3 between Cleveland Road and City Limits

Kimberly Smith
(CC District 8)

Amendment to the City of Dallas Thoroughfare Plan to amend the dimensional classification of (1) Unnamed SE3 between Cleveland Road and City Limits from a standard four-lane undivided (S-4-U) roadway in 60 feet of right-of-way to a special three-lane undivided roadway (SPCL 3U) in 60 feet of right-of-way, 36 feet of pavement and change the limits of Unnamed SE3 between Cleveland Road and City Limits to Cleveland Road and Langdon Road.

Staff Recommendation: **Approval** to amend the City of Dallas Thoroughfare Plan to amend the dimensional classification of Unnamed SE3 between Cleveland Road and City Limits from a standard four-lane undivided (S-4-U) roadway in 60 feet of right-of-way to a special three-lane undivided roadway (SPCL 3U) in 60 feet of right-of-way, 36 feet of pavement, and to change the limits of Unnamed SE3 between Cleveland Road and City Limits to Cleveland Road and Langdon Road.

CPC Thoroughfare Committee Recommendation: **Approval** to amend the City of Dallas Thoroughfare Plan to amend the dimensional classification of Unnamed SE3 between Cleveland Road and City Limits from a standard four-lane undivided (S-4-U) roadway in 60 feet of right-of-way to a special three-lane undivided roadway (SPCL 3U) in 60 feet of right-of-way, 36 feet of pavement, and to change the limits of Unnamed SE3 between Cleveland Road and City Limits to Cleveland Road and Langdon Road.

Applicant: City of Dallas Department of Transportation

Representative: Kimberly Smith, City of Dallas Department of Transportation Senior Planner

Authorization of Hearings:

Murray Miller

Consideration of authorizing a public hearing to determine the proper zoning on property zoned Subdistrict 2A within Planned Development District No. 714 in an area generally located on the west side of Sylvan Avenue between Seale Street on the north and Ft. Worth Avenue on the south and containing approximately 3 acres. **Consideration is to be given to an historic overlay for the Belmont Hotel.**

Area Plan – Under Advisement:

West Oak Cliff Area Plan

https://dallascityhall.com/departments/pnv/Documents/WOCAP_FinalDraft_CLUP_7.5.22.pdf

https://dallascityhall.com/departments/pnv/Documents/Executive%20Summary_Final%20Draft_Spreads_7.5.22.pdf

https://dallascityhall.com/departments/pnv/Documents/Draft_Executive%20Summary_Spanish_FinalDraft_7.6.22.pdf

Daniel Church
(CC District 1)

Consideration of adoption of The West Oak Cliff Area Plan on property generally bounded by West Davis Street, Hampton Road, West 12th Street, Tyler Street, Vernon Avenue, Illinois Avenue on the south, Cockrell Hill Road, and Gilpin Road on the west.

Staff Recommendation: **Approval** with suggested additional changes in addition to any requested comments, of the shared draft of the West Oak Cliff Area Plan by the City Plan Commission.

UA From: July 21, 2022 and August 4, 2022.

Reconsideration

11. **Z212-203(OA)**

1. Suspension of the CPC Rules of Procedure Section 4(c)(2) to allow reconsideration of Z212-203(OA).

If #1 is approved then consideration of #2.

2. Reconsideration of action taken on July 7, 2022, which was to recommend **approval** of a Specific Use Permit for a mini-warehouse use for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions on property zoned a CR Community Retail District, on the northwest corner of Clark Road and Mountain Creek Parkway.

If #2 is approved then consideration of #3.

3. **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

Other Matters

Consideration of Appointments to CPC Committees

Report on Zoning Advisory and Comprehensive Land Use Committee Activities

Minutes: August 4, 2022

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Tuesday, August 16, 2022

ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING - Tuesday, August 16, 2022, at 9:00 a.m., in Council Chamber, 6th Floor 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/ZOAC08162022>

Tuesday, August 23, 2022

COMPREHENSIVE LAND USE PLAN COMMITTEE (CLUP) MEETING – Tuesday, August 23, 2022, at 8:30 a.m., at City Hall, City Council Chambers, and by videoconference <https://bit.ly/CLUP082322>, to provide an overview of the upcoming ForwardDallas Comprehensive Land Use Plan Update Existing Conditions Report, and a review of preliminary Placetypes.

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."