

RECEIVED

2022 AUG 26 PM 3: 34

CITY SECRETARY  
DALLAS, TEXAS

Public Notice

220814

POSTED CITY SECRETARY  
DALLAS, TX



CITY OF DALLAS

## PUBLIC HEARING POSTING

CITY PLAN COMMISSION

HEARING

Thursday, September 1, 2022

**BRIEFINGS:**                                      **Videoconference/Council Chamber\***                                      **9:00 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.

**\* 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, September 1, 2022  
**AGENDA**

<b>BRIEFINGS*:</b>	(Videoconference/Council Chamber)	9:00 a.m.
<b>PUBLIC HEARING**:</b>	(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, 6<sup>th</sup> Floor at City Hall. Individuals who wish to speak in accordance with the City Plan Commission Rules of Procedure, should contact the Department of Planning and Urban Design at 214-670-4209 by **5:00 p.m. on Tuesday, August 30, 2022**, or register online at: <https://dallascityhall.com/government/meetings/Pages/city-plan-commission.aspx>. Public Affairs and Outreach will also stream the public hearing on Spectrum Cable Channel 96 or Channel 99 and [bit.ly/cityofdallastv](http://bit.ly/cityofdallastv) or [YouTube.com/CityofDallasCityHall](https://www.youtube.com/CityofDallasCityHall). The following videoconference link is available to the public to listen to the meeting, WebEx link below: <https://bit.ly/CPC090122>

Individuals may also join the meeting by **Webinar number:** 2499 883 8521 (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:* 2499 883 8521).

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:**

Comments from City Manager T.C. Broadnax on general city business

Zoning Docket  
Subdivision Docket

**PUBLIC TESTIMONY:**

Development Plans  
 Minor Amendments

**ACTION ITEMS:**

Miscellaneous - Individual:

**D212-016(AS)**  
Athena Seaton  
(CC District 13)

An application for a development plan for multifamily development use on property zoned Planned Development District No. 900, on the south line of Northwest Highway and east of Lemmon Avenue.

Staff Recommendation: **Approval.**

Applicant: UG Bluffview LP

Representative: Robert Baldwin, Baldwin Associates

**M212-024(AS)**  
Athena Seaton  
(CC District 11)

An application for a minor amendment to an existing development plan on property zoned Planned Development District No. 614, Tract 5, on the southwest corner of Montfort Drive and Genisus Boulevard.

Staff Recommendation: **Approval.**

Applicant: Montfort CFA, LLC c/o Chick-fil-A Inc.

Representative: Amanda Bishop, Interplan LLC.

**M212-033(AS)**  
Athena Seaton  
(CC District 13)

An application for a minor amendment to an existing development plan on property zoned Planned Development District No.742, Zone 1, on the northeast corner of Northwest Highway and Skillman Road, on the south side of Retail Road.

Staff Recommendation: **Approval.**

Applicant: Montfort CFA, LLC c/o Chick-fil-A Inc.

Representative: Chrissy Schwartz, Interplan LLC.

**M212-037(AS)**  
Athena Seaton  
(CC District 10)

An application for a minor amendment to an existing development plan on property zoned Planned Development District No. 1078, on the northeast corner of Walnut Hill Lane and Ferndale Road.

Staff Recommendation: **Approval.**

Applicant: Richardson Independent School District

Representative: Karl Crawley, Masterplan

**M212-035(HC)**  
Hannah Carrasco  
(CC District 11)

An application for a minor amendment to an existing development plan on property zoned Planned Development No. 216, on the northeast corner of Noel Road and Southern Boulevard.

Staff Recommendation: **Approval.**

Applicant: Citta Townhomes Condominiums

Representative: Robert Baldwin, Baldwin Associates

Zoning Cases - Consent:

1. **Z201-242(RM)**  
Ryan Mulkey  
(CC District 5)  
An application for 1) an amendment to and expansion of Planned Development District No. 366, the Buckner Boulevard Special Purpose District; and 2) a D-1 Liquor Control Overlay on property zoned Subarea 2 within Planned Development District No. 366, the Buckner Boulevard Special Purpose District, with a D Liquor Control Overlay and an R-7.5(A) Single Family District at the southwest corner of South Buckner Boulevard and Bruton Road.  
Staff Recommendation: **Approval** of an amendment to and expansion of Planned Development District No. 366, the Buckner Boulevard Special Purpose District, subject to a development plan and conditions; and **approval** of a D-1 Liquor Control Overlay.  
Representative: Rob Baldwin, Baldwin Associates
  
2. **Z212-225(JA)**  
Jenniffer Allgaier  
(CC District 8)  
An application for a D(A) Duplex District on property zoned an R-7.5(A) Single Family District on the north and south lines of an unimproved section of Highland Woods Drive, north of Keyridge Drive.  
Staff Recommendation: **Approval.**  
Applicant: Exodus Development Group, LLC  
Representative: Randall Bryant, Politics United Marketing
  
3. **Z212-242(OA)**  
Oscar Aguilera  
(CC District 5)  
An application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned an NS(A) Neighborhood Service District with a D-1 Liquor Control Overlay, on the southeast corner of Elam Road and Pleasant Drive.  
Staff Recommendation: **Approval** of a Specific Use Permit for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.  
Applicant: Abdel Hussein, Sole Proprietorship  
Representative: Andrew Ruegg, Masterplan
  
4. **Z212-243(OA)**  
Oscar Aguilera  
(CC District 5)  
An application for a Specific Use Permit for a vehicle display, sales, and service use on property zoned Subdistrict 1 in Planned Development District No. 535, the C.F. Hawn Special Purpose District No. 3, on the northwest corner of C.F. Hawn Freeway and Haymarket Road.  
Staff Recommendation: **Approval** for a three-year period with eligibility for automatic renewals for additional three-year periods, subject to a site plan and conditions.  
Applicant: Sergio Aguinagas, Sole Proprietorship  
Representative: Michael Stanley

5. **Z212-245(MP)**  
Michael Pepe  
(CC District 8)
- An application to renew Specific Use Permit No. 2378 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CR Commercial Retail District with a D-1 Liquor Control Overlay, on the northwest corner of South Beltline Road and Seagoville Road.  
Staff Recommendation: **Approval** for a three-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions.  
Representative: Kendra Larach, La Sierra PG

Zoning Cases – Under Advisement:

6. **Z201-134(HC)**  
Hannah Carrasco  
(CC District 3)
- An application for the renewal of and an amendment to Specific Use Permit No. 2170 to allow for an open enrollment charter school use on property zoned an RR Regional Retail District, north of West Camp Wisdom Road and west of Interstate 35E Freeway.  
Staff Recommendation: **Approval.**  
Applicant: Uplift Education  
Representative: Rob Baldwin, Baldwin Associates  
UA From: June 2, 2022 and July 21, 2022.
7. **Z201-161(HC)**  
Hannah Carrasco  
(CC District 6)
- An application for the renewal of Specific Use Permit No. 2053 for an outside storage and reclamation use on property zoned an IM Industrial Manufacturing District, on the southeast corner of Norwich Lane and Bedford Street.  
Staff Recommendation: **Hold under advisement until November 17, 2022.**  
Applicant: Ignacio Hernandez, HZ Auto Sales, LLC  
Representative: Ignacio Hernandez and Lorena Hernandez  
UA From: July 21, 2022.
8. **Z212-217(MP)**  
Michael Pepe  
(CC District 1)
- An application for a Planned Development District for R-5(A) Single Family District uses and a public school use by right on property zoned an R-5(A) Single Family District, on the northeast corner of Keats Avenue and West Illinois Avenue.  
Staff Recommendation: **Approval**, subject to a development plan, traffic management plan, and conditions,  
Applicant: Dallas Independent School District  
Representative: Karl Crawley, Masterplan  
UA From: August 4, 2022.

9. **Z212-224(OA)**  
Oscar Aguilera  
(CC District 6)
- An application for a CS Commercial Service District on property zoned a CR Community Retail District, at the northwest corner of Singleton Boulevard at Mican Drive.  
Staff Recommendation: **Approval.**  
Applicant: Fredis Benitez  
Representative: Isaac Molina, Lakeside Architect  
UA From: August 4, 2022.
10. **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  
UA From: August 18, 2022.

Subdivision Docket

Planner: Mohammad H. Bordbar

Consent Items:

- (1) **S212-296**  
(CC District 7)
- An application to create 3 lots ranging in size from 1.154-acre to 6.481-acre from a 12.869-acre tract of land in City Block J/5828 on property located on Carr Street, west of Cedar Lake Drive.  
Applicant/Owner: City of Dallas  
Surveyor: City of Dallas  
Application Filed: August 3, 2022  
Zoning: IM  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (2) **S212-300**  
(CC District 3)
- An application to create one 3.872-acre lot from a tract of land in City Block 6958 on property located on West Ledbetter Drive, east of Cockrell Hill Road.  
Applicant/Owner: Ivaylo Todorov  
Surveyor: Texas Heritage Surveying, LLC  
Application Filed: August 4, 2022  
Zoning: RR  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (3) **S212-302**  
(CC District 13) An application to create one 3.5731-acre lot from a tract of land in City Block A/5627 on property located on Preston Road at Colgate Avenue, northwest corner.  
Applicant/Owner: CKCP-RC  
Surveyor: Kimley-Horn and Associates, Inc.  
Application Filed: August 4, 2022  
Zoning: PD 314 (Tract 4, Subarea A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S212-304**  
(CC District 1) An application to replat a 0.358-acre tract of land containing part of Lot 1 in City Block J/4032 to create 3 lots ranging in size from 4,832 square feet to 5,784 square feet on property located on Montana Avenue, east of Zang Boulevard.  
Applicant/Owner: Angel Lafuente  
Surveyor: Texas Heritage Surveying, LLC  
Application Filed: August 5, 2022  
Zoning: MU-1  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S212-307**  
(CC District 4) An application to create one 5.096-acre lot from a tract of land containing all of Lots 2A, 3A, 4, and 7A in City Block 2/5896 and a tract of land in City Block 2/5896 on property located on Morrell Avenue, west of Hutchins Road.  
Applicant/Owner: Morrell Landco, LLC  
Surveyor: Pacheco Koch, a Westwood Company  
Application Filed: August 5, 2022  
Zoning: MF-2(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket

Residential Replats:

- (6) **S212-297**  
(CC District 13) An application to replat a 1.9381-acre tract of land containing part of Lot 1B in City Block 2/5070 and a tract of land in City Block 1/5069 to create one lot on property located on Shore Crest Drive, west of Midway Road.  
Applicant/Owner: Timothy Morgan  
Surveyor: Raymond L. Goodson JR. Inc  
Application Filed: August 4, 2022  
Zoning: R-10(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.



- (7) **S212-298**  
(CC District 7)
- An application to replat a 0.230-acre tract of land containing all of Lot 6 in City Block F/1732 to create two 5,000 square foot lots on property located on Waldron Avenue, northwest of Hickman Street.  
Applicant/Owner: RTGX, LLC  
Surveyor: Burnes Surveying  
Application Filed: August 4, 2022  
Zoning: PD 595 R-5(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (8) **S212-299**  
(CC District 6)
- An application to replat a 1.825-acre tract of land containing part of Lots 1 through 3 to create a 6-lot Shared Access Development with lots ranging in size from 7,811 square feet to 16,905 square feet on property located at the terminus of Bond Avenue, north of Hall Street.  
Applicant/Owner: Arcadia Park Development, LLC  
Surveyor: Hennessey Engineering, Inc.  
Application Filed: August 4, 2022  
Zoning: R-7.5(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (9) **S212-305**  
(CC District 8)
- An application to replat a 0.287-acre (12,500-square foot) lot containing all of Lot 15 in City Block 18/6890 to create two 6,250-square foot lots on property located on Benrock Street, east of Kemrock Drive.  
Applicant/Owner: Felicia Adams  
Surveyor: Peiser & Mankin Surveying, LLC  
Application Filed: August 5, 2022  
Zoning: R-5(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (10) **S212-306**  
(CC District 8)
- An application to replat a 0.287-acre (12,500-square foot) lot containing all of Lot 5 in City Block 19/6890 to create two 6,250-square foot lots on property located on Benrock Street, east of Kemrock Drive.  
Applicant/Owner: Felicia Adams  
Surveyor: Peiser & Mankin Surveying, LLC  
Application Filed: August 5, 2022  
Zoning: R-5(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.



- (11) **S212-308**  
(CC District 3) An application to replat a 6.985-acre lot containing all of Lots 2, 3, and a portion of Lot 4 in City Block A/8589 to create one 1.880-acre lot and one 5.105-acre lot on property located on Ranchero Lane, east of Mona Lane.  
Applicant/Owner: Lieu Le Vu as Trustee of the Vu-Ly Family Living Trust  
Surveyor: Keeton Surveying Company  
Application Filed: August 5, 2022  
Zoning: R-10(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Street Name Change:

- (12) **NC212-005**  
(CC District 4) An application to change the name of Garza Avenue, between Marsalis Avenue and Vanetta Lane, to "Golden Bears Way".  
Applicant/Owner: City of Dallas  
Application Filed: May 31, 2022  
Notices Sent: July 29, 2022 to 9 property owners  
Staff Recommendation: **Approval**, provided that the required waiver is granted for Sec 51A-9.304(b)(1)  
SRC Recommendation: **Approval**, with the vote of 3 to 1

Certificates of Appropriateness for Signs - Consent:

- 2206240012**  
Jason Pool  
(CC District 2) An application for a Certificate of Appropriateness by Jason Horton of Sign O Rama, for an 80.4-square-foot illuminated attached sign at 2646 Elm Street (north elevation).  
Staff Recommendation: **Approval**.  
Special Sign District Advisory Committee Recommendation: **Approval**.  
Applicant: Jason Horton of Sign O Rama  
Owner: Asana Partners (AP Deep Ellum, LLC)
- 2207190001**  
Jason Pool  
(CC District 2) An application for a Certificate of Appropriateness by Janice McMillen of ASI Modulex, for a 52-square-foot illuminated detached sign at 2500 Pacific Avenue (northeast corner of property).  
Staff Recommendation: **Approval**.  
Special Sign District Advisory Committee Recommendation: **Approval**.  
Applicant: Janice McMillen of ASI Modulex  
Owner: Westdale Real Estate Investment & Management

**2207190015**  
Jason Pool  
(CC District 14)

An application for a Certificate of Appropriateness by Leia Young of Sign Remedy, Inc., for a 138-square-foot illuminated attached sign at 1900 North Akard Street (southwest elevation).

Staff Recommendation: **Approval.**

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

Applicant: Leia Young of Sign Remedy, Inc.

Owner: Hunt Dallas Office GP, LLC

**2207190019**  
Jason Pool  
(CC District 14)

An application for a Certificate of Appropriateness by Leia Young of Sign Remedy, Inc., for a 138-square-foot illuminated attached sign at 1900 North Akard Street (northeast elevation).

Staff Recommendation: **Approval.**

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

Applicant: Leia Young of Sign Remedy, Inc.

Owner: Hunt Dallas Office GP, LLC

Landmark Commission Appeal:

**CA212-354(LVO)**  
Laura van Onna  
(CC District 14)

An appeal of the Landmark Commission's decision to deny a Certificate of Appropriateness – CA212-354(LVO) at 6219 La Vista Drive to retain replacement original leaded glass windows single-light glass.

Staff Recommendation: **Denial**

Landmark Commission Recommendation: **Denial**

---

Other Matters

Consideration of Appointments to CPC Committees:

2022 CPC Calendar - Updates

Minutes: August 18, 2022

Adjournment

**CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**

**Tuesday, August 30, 2022**

**ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING** - Tuesday, August 30, 2022, at 9:00 a.m., in Council Chambers, 6th Floor, at City Hall and by videoconference, to consider (1) **DCA212-009** - Consideration of amending Chapter 51A of the Dallas Development Code, with consideration given to amending Sections 51A-10.101, 10.103, 10.135, and 10.140 to allow for a comprehensive response to the impact of the emerald ash borer (EAB) on the City's population of trees; and (2) **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/ZOAC08302022>

**Tuesday, September 13, 2022**

**COMPREHENSIVE LAND USE PLAN COMMITTEE (CLUP) MEETING** – Tuesday, September 13, 2022, at 8:30 a.m., at City Hall, Auditorium L1FN, and by videoconference <https://bit.ly/CLUP091322>, to continue discussion around placetypes and future land use planning for the ForwardDallas Comprehensive Land Use Plan Update.

## 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."