

RECEIVED

2022 SEP -9 PM 4: 16

CITY SECRETARY
DALLAS, TEXAS

Public Notice

220860

POSTED CITY SECRETARY
DALLAS, TX



CITY OF DALLAS

PUBLIC HEARING POSTING

CITY PLAN COMMISSION

HEARING

Thursday, September 15, 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*** **12:30 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 15, 2022
AGENDA

BRIEFINGS*:	(Videoconference/Council Chamber)	9:00 a.m.
PUBLIC HEARING**:	(Videoconference/Council Chamber)	12:30 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 **6:00 a.m. on Wednesday, September 14, 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/CPC091522>

Individuals may also join the meeting by **Webinar number:** 2493 219 4776 (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:* 2493 219 4776).

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. The City of Dallas will make “Reasonable Accommodations” to programs and/or other related activities to ensure any and all residents have access to services and resources to ensure an equitable and inclusive meeting. Anyone requiring auxiliary aid, service, and/or translation to fully participate in the meeting should notify the Planning and Urban Design Department by calling (214) 670-4209 or TTY (800) 735-2989, forty-eight (48) hours prior to the scheduled meeting. A video stream of the meeting will be available twenty-four (24) hours after adjournment by visiting <https://dallascityhall.com/government/Pages/Live.aspx>.

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:

Zoning Docket
Subdivision Docket

PUBLIC TESTIMONY:

Minor Amendments
Waiver

ACTION ITEMS:

Miscellaneous – Under Advisement:

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.

UA From: September 1, 2022

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.

UA From: September 1, 2022

Miscellaneous - Individual:

M212-054(AS)

Athena Seaton
(CC District 11)

An application for a minor amendment to an existing landscape 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.

W212-004

Donna Moorman
(CC District 6)

An application for a waiver of the two-year waiting period to submit a zoning application on property zoned Subdistrict 3 within Planned Development District No. 621, the Old Trinity and Design District Special Purpose District, on the southwest corner of North Riverfront Boulevard and Cole Street.

Staff Recommendation: **Denial.**

Applicant: Bird's Opening, LLC

Representative: Jackson Walker LP

Zoning Cases - Consent:

1. **Z212-190(RM)**
Ryan Mulkey
(CC District 9)
An application for a Planned Development District for MF-2(A) Multifamily District uses and office, general merchandise or food store 3,500 square feet or less, and personal service uses on property zoned an R-7.5(A) Single Family District on the northwest line of Garland Road, northeast of Easton Road.
Staff Recommendation: **Approval**, subject to a development plan, a tree protection plan, and staff's recommended conditions.
Applicant: OP Acquisitions, LLC
Representative: Rob Baldwin, Baldwin Planning

2. **Z212-212(RM)**
Ryan Mulkey
(CC District 5)
An application for an MF-2(A) Multifamily District on property zoned an R-7.5(A) Single Family District at the southwest corner of Cymbal Drive and Amity Lane.
Staff Recommendation: **Approval.**
Representative: Ramon Aranda

3. **Z212-241(RM)**
Ryan Mulkey
(CC District 11)
An application for an amendment to Specific Use Permit No. 502 for a private recreation center, club, or area on property zoned an R-16(A) Single Family District on the south line of Dilbeck Avenue, east of Preston Road.
Staff Recommendation: **Approval**, subject to a revised site/landscape plan and revised conditions.
Applicant: Tennis Club Partners LLC
Representative: Suzan Kedron, Jackson Walker LLP

Zoning Cases – Under Advisement:

4. **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 and August 18, 2022

5. **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 and August 18, 2022

Development Code Amendments:

DCA212-009
Phil Erwin
(CC District All)

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.

Zoning Ordinance Advisory Recommendation: **Approval.**

Staff Recommendation: **Approval.**

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

Andrea Gilles
(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, August 4, 2022 and August 18, 2022.

Bus Tour Date: August 18, 2022

Subdivision Docket

Planner: Sharmila Shrestha

Consent Items:

(1) **S212-309**
(CC District 8)

An application to create a 19-lot shared access development ranging in size from 7,734 square feet to 13,931 square feet and one common area from a 4.887-acre tract of land in City Block 6263 on property located on Carter Road, west of Palm Oak Drive.

Owners: Sasha Realty, LLC

Surveyor: Peiser and Mankin Surveying, LLC

Application Filed: August 17, 2022

Zoning: R-7.5(A)

Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (2) **S212-311**
(ETJ)
- An application to create a 109-lot single family subdivision with lots ranging in size from 6,900 square feet to 17,549 square feet and 7 common areas from a 26.530-acre tract of land on property located in the Dallas Extra Territorial Jurisdiction (ETJ) on Don Gomez Lane, east of Bobtown Road.
- Owner: D.R. Horton-Texas, LTD
Surveyor: JBI Partners, Inc.
Application Filed: August 18, 2022
Zoning: None
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (3) **S212-312**
(ETJ)
- An application to create a 50-lot single family subdivision with lots ranging in size from 6,900 square feet to 14,543 square feet and 7 common areas from a 35.873-acre tract of land on property located in the Dallas Extra Territorial Jurisdiction (ETJ) on Barnes Bridge Road, east of Bobtown Road.
- Owner: D.R. Horton-Texas, LTD
Application Filed: August 18, 2022
Zoning: None
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S212-313**
(CC District 12)
- An application to replat a 3.875-acre tract of land containing all of Lots 1A and 2 in City Block M/8734 to create one 1.308-acre lot and one 2.567-acre lot on property located on Genstar Lane, west of Davenport Road.
- Owners: LCP Dallas Daycare, West Plano Montessori School
Surveyor: Gonzalez & Schneeberg, Engineers and Surveyors, Inc.
Application Filed: August 18, 2022
Zoning: CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S212-314**
(CC District 1)
- An application to replat a 1.297-acre tract of land containing all of Lots 4 through 9 in City Block 70/3051 to create one lot on property located between Sixth Street and Seventh Street, west of Ewing Avenue.
- Owner: High 4 Ewing, LLC
Surveyor: Spiars Engineering, Inc.
Application Filed: August 18, 2022
Zoning: PD 468 (Subdistrict E, WMU-8)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (6) **S212-315**
(CC District 5) An application to replat a 0.556-acre tract of land containing all of Lot 21A, part of Lots 23 and 24 in City Block 6739 to create one lot on property located on Scyene Road at Kirven Drive, southeast corner.
Owner: Frank A. Perez
Surveyor: Adams Surveying Company, LLC
Application Filed: August 19, 2022
Zoning: CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (7) **S212-316**
(CC District 5) An application to create 4-residential lots ranging in size from 17,685 square feet to 19,384 square feet from a 1.771-acre tract of land in City Block A/6690 on property located on Elam Road, east of Masters Drive.
Owner: RSJ Development, LLC
Surveyor: MQI Land Surveying, Inc.
Application Filed: August 19, 2022
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (8) **S212-317**
(CC District 8) An application to create one 1.033-acre lot from a tract of land in City Block 7577 on property located on Polk Street, north of Lyndon B Johnson Freeway.
Owner: Dallas Polk 20 Investors, LLC
Surveyor: Barton Chapa Surveying
Application Filed: August 19, 2022
Zoning: PD 598 (Tract 3)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (9) **S212-318**
(CC District 3) An application to create one 0.958-acre lot from a tract of land in City Block 6958 on property located on Cockrell Hill Road, north of Ledbetter Drive.
Owner: Yusuf A. Shaikh
Surveyor: Carroll Consulting Group, Inc.
Application Filed: August 19, 2022
Zoning: RR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (10) **S212-319**
(CC District 11) An application to create one 1.3104-acre lot, one 1.3260-acre lot, and one 1.6003-acre lot from a 4.2365-acre tract of land in City Block 35/8196 on property located on Coit Road at Arapaho Road, southwest corner.
Owners: Underwood Properties, LLC, GBHA Underwood Enterprises, LTD
Surveyor: Bowman Consulting Group, LTD
Application Filed: August 19, 2022
Zoning: CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (11) **S212-320**
(CC District 2) An application to replat a 3.0932-acre tract of land containing all of Lot 2 in City Block A/280 and part of an abandoned right-of-way to create one lot on property located between Pacific Avenue and Elm Street, southwest of Good Latimer Expressway.
Owner: Epic Dallas Hotel, LP
Surveyor: Kimley-Horn and Associates, Inc.
Application Filed: August 19, 2022
Zoning: CA-2(A), PD 269 (Tract B)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (12) **S212-321**
(CC District 2) An application to replat a 30.746-acre tract of land containing part of Lot 1 in City Block B1/2368 and part of Lot 7 in City Block B/2368 to create one 2.531-acre lot and one 28.215-acre lot on property between Maple Avenue and Forest Park Road, southeast of Mockingbird Lane.
Owner: Dallas Independent School District
Surveyor: Pacheco Koch
Application Filed: August 19, 2022
Zoning: MU-2
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (13) **S212-322**
(CC District 12) An application to replat a 1.3857-acre tract of land containing all of Lots 19 and 20, and part of Lots 21 and 22 in City Block F/8728 to create one lot on property located on Windmill Lane, north of Mapleshade Lane.
Owner: Serco Holdings, LLC
Surveyor: Geonav, LLC
Application Filed: August 19, 2022
Zoning: NO(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (14) **S212-323**
(CC District 8) An application to replat a 0.342-acre tract of land containing all of Lots 34 and 35 in City Block 3/8778 to create one lot on property located on Rylie Road at Prater Road, southwest corner.
Owner: Francisco Jove
Surveyor: ARA Surveying
Application Filed: August 19, 2022
Zoning: CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replats:

- (15) **S212-310**
(CC District 4) An application to replat a 17.474-acre tract of and containing all of Lots 1 and 2 in City Block 1/3440 to create one lot on property located on Marsalis Avenue, west of Ewing Avenue.
Owner: City of Dallas
Surveyor: Pacheco Koch
Application Filed: August 17, 2022
Zoning: CR, CS, R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (16) **S212-324**
(CC District 13) An application to replat a 1.254-acre tract of land containing all of Lots 4 and 5 in City Block 5/5606 to create one lot on property located at 5534 Edlen Drive, south of Walnut Hill Lane.
Owner: JBA 2020 Family Trust
Surveyor: Graham Associates, Inc.
Application Filed: August 19, 2022
Zoning: R-1ac(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Other Matters

Consideration of Appointments to CPC Committees:

2023 City Plan Commission Calendar

Minutes: September 1, 2022

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

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.

ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING - Tuesday, September 13, 2022, at 9:00 a.m., in Room 6ES, 6th Floor, at City Hall and by videoconference, to consider **DCA212-003** - Consideration of amending Temporary Concrete or Asphalt Batching Plant uses, including but not limited to Concrete or Asphalt Batching Plant and industrial uses in the Dallas Development Code Chapter 51 and 51A. The public may attend the meeting via the videoconference link:

<https://bit.ly/ZOAC09132022>

SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC) MEETING - Tuesday, September 13, 2022, at 10:00 a.m., in Room 5BN at City Hall and by video conference via <https://bit.ly/SSDAC091322>

Thursday, September 15, 2022

THOROUGHFARE COMMITTEE MEETING - Thursday, September 15, 2022, at 8:15 a.m., in Council Chambers, 6th Floor, at City Hall and by videoconference, to consider Park Avenue Central Business District Street and Vehicular Circulation Plan Amendment - Amendment to the City of Dallas Central Business District Streets and Vehicular Circulation Plan to change the right-of-way and pavement width on Park Avenue between Young Street and Marilla Street from 50 feet of right-of-way and 25 feet of pavement to 48 feet of right-of-way and 26 feet of pavement. The public may attend the meeting via the videoconference link: <https://bit.ly/CPCTC091522>

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."