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CITY SECRETARY
DALLAS, TEXAS

City of Dallas

POSTED CITY SECRETARY
DALLAS, TX

*1500 Marilla Street
Council Chambers, 6th Floor
Dallas, Texas 75201*



City Plan Commission

**October 13, 2022
SPECIAL CALLED MEETING**

**Briefing at 9:00 AM
Public Hearing at 12:30 PM**

CITY PLAN COMMISSION
THURSDAY, OCTOBER 13, 2022
AGENDA

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.**

Public hearings will not be heard before 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**

The City Plan Commission meeting will be held by videoconference and in the Council Chambers, 6th Floor at City Hall. Individuals who wish to listen to the meeting, may participate by video by joining Cisco Webex Link: <https://bit.ly/CPC101322> or by calling the following phone number: **Webinar number:** 2495 106 0228 (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 306 5505) **Password** **(if** **required)** 325527.

Members of the public wishing to speak must sign up with the Planning and Urban Design Department by registering online at <https://dallascityhall.com/government/meetings/Pages/city-plan-commission.aspx> or calling (214) 670-4209, by 6:00 a.m., Wednesday October 12, 2022, fifteen (15) hours prior to the meeting date and time.

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>.

**AGENDA
CITY PLAN COMMISSION MEETING
THURSDAY, OCTOBER 13, 2022
ORDER OF BUSINESS**

The City Plan Commission meeting 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 Council Rules of Procedure must sign up with the City Secretary's Office.

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 following videoconference link is available to the public to listen to the meeting and Public Affairs and Outreach will also stream the City Council meeting on Spectrum Cable Channel 16 and [bit.ly/cityofdallastv](https://dallascityhall.webex.com/dallascityhall/j.php?MTID=mf77cbe9f7950c4982086842b6bf3defd):

<https://dallascityhall.webex.com/dallascityhall/j.php?MTID=mf77cbe9f7950c4982086842b6bf3defd>

Public hearings will not be heard before 12:30 p.m.

ACTION ITEMS:

APPROVAL OF MINUTES

MINOR AMENDMENTS

Items 1

DEVELOPMENT PLANS

Items 2-3

ZONING – CONSENT AGENDA

Items 4-11

SUBDIVISION – CONSENT

Items 12-21

AUTHORIZED HEARING – ZONING CASE

Item 22

OTHER MATTERS:

CONSIDERATION OF APPOINTMENTS TO CPC COMMITTEES

ADJOURNMENT

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."

"Pursuant to Section 46.03, Penal Code (places weapons prohibited), a person may not carry a firearm or other weapon into any open meeting on this property."

"De conformidad con la Sección 46.03, Código Penal (coloca armas prohibidas), una persona no puede llevar un arma de fuego u otra arma a ninguna reunión abierta en esta propiedad."

CALL TO ORDER**BRIEFINGS:**

Zoning Docket

PUBLIC TESTIMONY:**APPROVAL OF MINUTES:**

Approval of Minutes of the October 6, 2022 City Plan Commission Hearing.

ACTIONS ITEMS:**Miscellaneous Items - Consent:****Minor Amendments:**

1. [M212-040](#) An application for a minor amendment to an existing site plan for Specific Use Permit No. 1526 on property zoned R-7.5(A) Single Family Residential, generally located on the southwest corner of Abrams Road and Kenwood Avenue.

Staff Recommendation: **Approval**

Applicant: St. Thomas Aquinas Catholic School

Representative: Rob Baldwin, Baldwin Associates

Planner: Hannah Carrasco

CC Dist. 14

Attachments: [M212-040\(HC\) Case Report](#)

Development Plans:

2. [D212-012](#) An application for a development plan and a landscape plan for a multifamily development on property zoned Planned Development District No. 741, Subarea A on the northwest corner of Olympus Boulevard and Stampede Lane.

Staff Recommendation: **Approval.**

Applicant: BDDC, Inc.

Representative: Tydre'on Wilkerson, KFM, LLC.

Planner: Athena Seaton

CC Dist. 6

Attachments: [D212-012\(AS\) Case Report](#)

3. [D212-017](#) An application for a development plan and a landscape plan for a multifamily development on property zoned Planned Development District No. 811, Subareas B, C, and D on the southwest corner of W. Colorado Boulevard and Interstate 30.
Staff recommendation: **Approval**.
Applicant: Lennar Multifamily Communities, LLC.
Representative: Jamie Ploetzner, Kimley-Horn
Planner: Athena Seaton
CC Dist. 3

Attachments: [D212-017\(AS\) Case Report](#)

Zoning Cases - Consent:

4. [Z212-201](#) An application for a new subdistrict within Planned Development District No. 160, on property zoned Tract 1B within Planned Development District No. 160 located on the north line of Neches Street between Cedar Hill Avenue and Woodlawn Avenue
Staff recommendation: **Approval**, subject to conditions
Applicant/Representative: Ramon Aranda
Planner: Michael Pepe
CC Dist. 1

Attachments: [Z212-201 \(MP\) Case Report](#)

5. [Z212-221](#) An application for a Planned Development District for MU-1 Mixed Use District uses and for the termination of deed restrictions, on property zoned a CR Community Retail District with Deed Restrictions Z156-289, located on the west corner of South Belt Line Road and Garden Grove drive.
Staff recommendation: **Approval**, subject to a development plan and conditions
Applicant: 1500 S. Beltline, LLC
Representative: Audra Buckley - Permitted Development
Planner: Michael Pepe
CC Dist. 8

Attachments: [Z212-221 \(MP\) Case Report](#)

6. [Z212-223](#) An application for new tract in Subarea 2 within Planned Development District No. 363, the Jeffries/Meyers Planned Development District on property zoned Subarea 1 within Planned Development District No. 363, the Jeffries/Meyers Planned Development District and DDO-2, the Downtown Dallas Demolition Delay Overlay District, located on the southwest corner of Meyers Street and Oak Street.
Staff Recommendation: **Approval**, subject to revised Exhibit 363A
Applicant: Kashif Riaz
Planner: Michael Pepe
CC Dist. 7

Attachments: [Z212-223 \(MP\) Case Report](#)

7. [Z212-226](#) An application for an amendment to and the renewal of Specific Use Permit No. 1929 for an open enrollment charter school on property zoned an NO(A) Neighborhood Office District with deed restrictions [DR Z890-143] and a CR Community Retail district, located on the northwest corner of South Westmoreland and West Camp Wisdom Road.
Staff Recommendation: **Approval**, for a 20-year period with eligibility for automatic renewal for additional 20-year periods, subject to a site plan and staff's recommended conditions.
Applicant: A.W.Brown Fellowship Leadership Academy
Representative: Andrew Ruegg - Masterplan
Planner: Jennifer Allgaier
CC Dist. 3

Attachments: [Z212-226\(JA\) Case Report](#)

8. [Z212-228](#) An application for a Specific Use Permit for a public school other than an open enrollment charter school on property zoned an R-10(A) Single Family District on the west line of Sonnet Drive, between Flair Drive and Dartmoor Drive.
Staff Recommendation: **Approval**, for a 20-year period with eligibility for automatic renewal for additional 20-year periods, subject to a revised site plan, a traffic management plan, and staff's recommended conditions.
Applicant: Dallas Independent School District
Representative: Karl A. Crawley - Masterplan
Planner: Jennifer Allgaier
CC Dist. 13

Attachments: [Z212-228\(JA\) Case Report](#)

9. [Z212-247](#) An application for a new subarea within Subarea 1 in Planned Development District No. 298, the Bryan Place Special Purpose District, to allow an animal clinic or shelter without outside runs as a permitted use located on the east corner of Ross Avenue and Caddo Street.
Staff Recommendation: **Approval**, subject to revised Exhibits 298A, 298E, 298F, and conditions.
Applicant: CityVet
Representative: Rob Baldwin, Baldwin Associates
Planner: Michael Pepe
CC Dist. 14

Attachments: [Z212-247\(MP\) Case Report](#)

10. [Z212-265](#) An application for a Specific Use Permit for a child-care facility on property zoned an MF-2(A) Multifamily Family District with Specific Use Permit No. 634 for home for the aged, located on the south line of East Ann Arbor Avenue, west of South Marsalis Avenue.
Staff Recommendation: **Approval** for five-year period, with eligibility for auto renewal for additional five-year periods, subject to site plan, and conditions
Applicant: The Villages of Dallas
Representative: Waylon Howard
Planner: Jennifer Muñoz
CC Dist. 4

Attachments: [Z212-265\(JM\) Case Report](#)

11. [Z212-272](#) An application for an R-5(A) Single Family District on property zoned CR Community Retail District on the north line of Nomas Street, west of Puget Street.
Staff Recommendation: **Approval**
Applicant: Jorge Lariz, Morris Developers
Representative: James McGee, Southern Dallas Progress
Planner: Ryan Mulkey
CC Dist. 6

Attachments: [Z212-272\(RM\) Case Report](#)

SUBDIVISION DOCKET:**Consent Items:**

12. [S212-344](#) An application to replat a 2.248-acre tract of land containing part of Lots 1 and 2, 5 through 9, and all of Lot 13A in City Block 493 to create one lot on property located between Oak Street and Hall Street, northwest of Gaston Avenue.
Owner: SL5 Deep Ellum, LP
Surveyor: Kimley-Horn and Associates, Inc.
Application Filed: September 21, 2022
Zoning: PD 298 (Subarea 12)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
CC Dist. 14

Attachments: [S212-344 Case Report](#)

13. [S212-345](#) An application to replat a 33.948-acre tract of land containing all of Lot 1B in City Block G/5411 to create one 5.773-acre lot, one 8.122-acre lot, and one 20.055-acre lot on property located on Southwestern boulevard, north of Meadow Bend Drive.
Owner: Village Main Street, LLC.
Surveyor: Stantec Consulting Services, Inc.
Application Filed: September 22, 2022
Zoning: PD 916
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
CC Dist. 14

Attachments: [S212-345 Case Report](#)

14. [S212-346](#) An application to replat a 10.862-acre tract of land containing all of Lot 1A City Block A/6064, all of Lots 1 through 3, part of Lot 4 in City Block 6066, and part of City Block 6064 and 6066 to create one 1.381-acre lot, one 1.525-acre lot and one 7.957-acre lot on property bounded by Anson Road, Hines Place, Adeline Street, and Brookhollow Road.
Owner: 7777 Hines Place, LLC
Application Filed: September 22, 2022
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
CC Dist. 2

Attachments: [S212-346 Case Report](#)

15. [S212-347](#) An application to create one 20.780-acre lot and one 13.277-acre lot from a 34.057-acre tract of land in City Block 8308 on property located on Telephone Road, west of Bonnie View Road.
Owners: JSACQ/Telephone Road, LP
Surveyor: Gorrondona & Associates
Application Filed: September 22, 2022
Zoning: A(A), LI
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
CC Dist. 8

Attachments: [S212-347 Case Report](#)

16. [S212-348](#) An application to create one lot from a 9.722-acre tract of land in City Block 6113 on property located on Merrifield Road, south of Jefferson Boulevard.
Owner: Oncor Electric Delivery Company, LLC
Surveyor: Half Associates, Inc.
Application Filed: September 22, 2022
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
CC Dist. 3

Attachments: [S212-348 Case Report](#)

17. [S212-349](#) An application to replat a 0.472-acre tract of land containing all of Lots 7 through 9 in City Block 11/1388 to create one lot on property located on J.B. Jackson Jr. Boulevard at Birmingham Avenue, northeast corner.
Owners: Peyman Horri, Fair Park Cullum, LLC
Surveyor: Gonzalez & Schneeberg, Engineers & Schneeberg, Inc.
Application Filed: September 22, 2022
Zoning: PD 595 (CC)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
CC Dist. 7

Attachments: [S212-349 Case Report](#)

18. [S212-351](#) An application to create one 13.715-acre lot from a tract of land in City Block 7382 on property located on Buckner Boulevard, east of Ripplewood Drive.
Owner: White Rock Hills, LLC
Surveyor: Dunaway Associates
Application Filed: September 23, 2022
Zoning: PD 1088
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
CC Dist. 7

Attachments: [S212-351 Case Report](#)

19. [S212-352](#) An application to replat a 2.153-acre tract of land containing all of Lots 1 through 3, Lots 6 through 14, all of Lot 2A, Lots 1E through 1G in City Block 5/2018, and abandoned portion of Tracy Street to create one lot on property located between Tracy Street and McKinney Avenue, north of Webb Avenue.
Owner: McKinney Webb Holdings, LLC
Surveyor: Pacheco Koch, a Westwood Company
Application Filed: September 23, 2022
Zoning: PD 193 (LC)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
CC Dist. 14

Attachments: [S212-352 Case Report](#)

20. [S212-353](#) An application to create one 3.3739-acre lot from a tract of land in City Block 8461 on property located on 704 Belt Line Road, east of Denton Tap Road.
Owner: Dallas Area Rapid Transit
Surveyor: Paul Daniel
Application Filed: September 23, 2022
Zoning: PD 1039
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
CC Dist. 6

Attachments: [S212-353 Case Report](#)

21. [S212-354](#) An application to replat a 0.208-acre tract of land containing a part of Lot 1 and all of Lot 2 in City Block B/709 to create one lot on property located on Virginia Avenue, south of Fitzhugh Avenue.
Owner: AHC Funds
Surveyor: Urban Structure
Application Filed: September 23, 2022
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
CC Dist. 2

Attachments: [S212-354 Case Report](#)

Authorized Hearings - Zoning Case:

22. [Z212-256](#) A Landmark Commission Authorized Hearing to consider an application for a Historic Overlay for the Jackson Residence (10260 Strait Lane), on property zoned a R-1ac(A) Single Family District on the east side of Strait Lane, north of Walnut Hill Lane.
Landmark Commission Recommendation: **Approval**, subject to preservation criteria, and with [Designation] Committee edits to nomination and preservation criteria.
Staff Recommendation: **Approval**, subject to preservation criteria
Applicant: Beverly K. Parkhurst & K. Ray Beverly Trust
Representative: Nancy McCoy
Planner: Rhonda Dunn
CC Dist. 13

Attachments: [Z212-256\(LVO\) Case Report](#)

OTHER MATTERS:

Items for Reconsideration:

Consideration of Appointments to CPC Committees:

ADJOURNMENT

EXECUTIVE SESSION NOTICE

A closed executive session may be held if the discussion of any of the above agenda items concerns one of the following:

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 City Council 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 §551.087]
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]