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CITY SECRETARY  
DALLAS, TEXAS

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DALLAS, TX

## City of Dallas

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



### City Plan Commission

January 5, 2023

Briefing - 9:00 AM

Public Hearing - 12:30 PM



**AGENDA  
CITY PLAN COMMISSION MEETING  
THURSDAY, JANUARY 5, 2023  
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 Plan Commission Rules of Procedure must sign up with the Department of Planning and Urban Design'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 Plan Commission meeting on Spectrum Cable Channel 16 and [bit.ly/cityofdallastv](https://dallascityhall.webex.com/dallascityhall/j.php?MTID=m1b081608f41c5d861c0818d31e13bac4):

<https://dallascityhall.webex.com/dallascityhall/j.php?MTID=m1b081608f41c5d861c0818d31e13bac4>

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

**BRIEFING ITEMS:**

Items 1-2

**ACTION ITEMS:**

ZONING CASES – CONSENT AGENDA

Items 3-4

ZONING CASES – UNDER ADVISEMENT

Items 5-8

ZONING CASES – INDIVIDUAL

Item 9

DEVELOPMENT CODE AMENDMENT

Item 10

**SUBDIVISION DOCKET ITEMS:**

SUBDIVISION CASES – CONSENT

Items 11-17

SUBDIVISION CASES – RESIDENTIAL REPLATS

Items 18-20

AUTHORIZATION OF HEARINGS

Item 21

LANDMARK APPEAL

Item 22

**OTHER MATTERS:**

CONSIDERATION OF APPOINTMENTS TO CPC COMMITTEES

ADJOURNMENT

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## **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:**

1. 23-122 DCA212-006 - Consideration of amending Chapters 51 and 51A of the Dallas Development Code Sections 51A-2.102 "Definitions", 51A-4.408 "Maximum Building Height", and related sections with consideration to be given to modify how building height is measured, how grade is established, and provide clarifications.

Steven Doss, Senior Planner, Planning and Urban Design

**Attachments:** DCA212-006(SD)\_ZOAC Case Report  
DCA212-006(SD)\_ZOAC Minutes  
DCA212-006(SD)\_ZOAC Amendments

2. 23-133 DCA223-001(MK) - Consideration of amending Chapters 51 and 51A of the Development Code, Sections 51-4.212, "Service Station;" 51-4.217(18), "Accessory electric vehicle charging station;" 51A-4.210(a)(19), "Motor vehicle fueling station;" and 51A-4.217, "Accessory electric vehicle charging station;" and related sections with consideration to be given to appropriate zoning districts and developing appropriate standards associated with electric vehicle charging.

Michael King, Senior Planner, Planning and Urban Design

**PUBLIC TESTIMONY:****APPROVAL OF MINUTES:**

Approval of Minutes of the December 15, 2022 Special Called City Plan Commission Hearing.

**ACTIONS ITEMS:****Zoning Cases - Consent:**

3. 23-134 An application for an NS(A) Neighborhood Service District on property zoned an LO-1 Limited Office District, on the southwest line of North Garrett Avenue, between Ross Avenue and Monarch Street.

Staff Recommendation: **Approval.**

Applicant: Gingerbread House Academy Inc.

Planner: Michael Pepe

Council District: 2

**Z212-273(MP)**

**Attachments:** Z212-273(MP)\_Case Report

4. 23-135 An application for an LI Light Industrial District on property zoned an A(A) Agricultural District, on the west line of Bonnie View Road, south of Telephone Road.  
Staff Recommendation: **Approval**.  
Applicant: New World Contracting, LLC  
Representative: Dorrett Vanderberg  
Planner: Jenniffer Allgaier  
Council District: 8  
**Z212-323(JA)**

**Attachments:** Z212-323(JA)\_Case Report

**Zoning Cases - Under Advisement:**

5. 23-136 An application for a renewal of Specific Use Permit No. 2236 for an open-enrollment charter school or private school on property zoned an A(A) Agricultural District, on the north line of Grady Niblo Road, between Kiwanis Road and Patriot Parkway.  
Staff Recommendation: **Approval** for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan, a traffic management plan, and conditions.  
Applicant/Representative: Craig Spiers  
UA From: December 15, 2022.  
Planner: Michael Pepe  
Council District: 3  
**Z212-251(MP)**

**Attachments:** Z212-251(MP)\_Case Report  
Z212-251(MP)\_Site Plan  
Z212-251(MP)\_Traffic Management Plan

6. 23-137 An application for a Specific Use Permit for a public school other than an open-enrollment charter school on property zoned an R-7.5(A) Single Family District, in an area bound by Boaz Street, West Greenway Boulevard, Glenwick Lane, and Inwood Road.  
Staff Recommendation: **Approval**, subject to a site plan, a traffic management plan, and conditions.  
Applicant: Dallas Independent School District  
Representative: Karl A. Crawley, Masterplan  
UA From: November 17, 2022 and December 15, 2022.  
Planner: Jenniffer Allgaier  
Council District: 13  
**Z212-261(JA)**

**Attachments:** Z212-261(JA)\_Case Report  
Z212-261(JA)\_Site Plan  
Z212-261(JA)\_Traffic Management Plan

7. 23-138 An application for a renewal of Specific Use Permit No. 2102 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property zoned RR Regional Retail District with D-1 Liquor Control Overlay, northwest of the intersection of South Walton Walker Boulevard and Duncanville Road.  
Staff Recommendation: **Approval** for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to conditions.  
Representative: Skye Thibodeaux, Masterplan  
UA From: December 15, 2022.  
Planner: Michael Pepe  
Council District: 3  
**Z212-279(MP)**

**Attachments:** Z212-279(MP)\_Case Report

8. 23-139 An application for an amendment to Planned Development District No. 456, Subarea B to allow for an early childhood education center, on the north line of Stults Road, between Boundbrook Avenue and Clearwater Drive.  
Staff Recommendation: **Approval**, subject to a revised conceptual plan, a revised Subarea B development plan, and revised conditions.  
Applicant: Day 1 Academies / Will Weiner  
Representative: Jackson Walker LLP / Suzan Kedron  
UA From: December 15, 2022.  
Planner: Michael Pepe  
Council District: 10  
**Z212-302(MP)**

**Attachments:** Z212-302(MP)\_Case Report  
Z212-302(MP)\_Conceptual Plan (Exhibit 456A)  
Z212-302(MP)\_Development Plan (Exhibit 456D)

**Zoning Cases - Individual:**

9. 23-140 An application for a Planned Development District for TH-2(A) Townhouse District and R-5(A) Single Family District uses on property zoned an R-7.5(A) Single Family District, on the southeast line of Edd Road, between Garden Grove Drive and Sullivan Road.

Staff Recommendation: **Approval**, subject to a revised conceptual plan and staff's recommended conditions.

Applicant: NAN Investments, LLC

Representative: Correen Robertson, Civil Engineering Professionals

Planner: Ryan Mulkey

Council District: 8

**Z212-187(RM)**

**Attachments:** Z212-187(RM)\_Case Report  
Z212-187(RM)\_Conceptual Plan  
Z212-187(RM)\_Traffic Impact Study

**Development Code Amendments:**

10. 23-141 Consideration of amending Chapters 51 and 51A of the Development Code, Sections 51-4.212, "Service Station;" 51-4.217(18), "Accessory electric vehicle charging station;" 51A-4.210(a)(19), "Motor vehicle fueling station;" and 51A-4.217, "Accessory electric vehicle charging station;" and related sections with consideration to be given to appropriate zoning districts and developing appropriate standards associated with electric vehicle charging.

Staff Recommendation: **Approval.**

Zoning Ordinance Advisory Committee Recommendation: **Approval.**

Planner: Michael King

Council District: All

**DCA223-001(MK)**

**Attachments:** DCA223-001(MK)\_Case Report



**SUBDIVISION DOCKET:**Consent Items:

11. 23-142 An application to replat a 1.088-acre tract of land containing part of Lots 7 through 12, 14, 15 and all of Lots 16 and 17 in City Block A/4016; a portion of an abandoned 15-foot alley, and a portion of abandoned Sylvan Avenue to create one 0.8745-acre lot and one 0.1661-acre lot and to dedicate right-of-way on property located on Sylvan Avenue at Fort Worth Avenue, south of Evanston Avenue.

Applicant/Owner: 739 Forth Worth Avenue, LLC

Surveyor: Raymond L. Goodson Jr., Inc.

Application Filed: December 9, 2022

Zoning: PD 714 (Subdistrict 1B)

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

Planner: Sharmila Shrestha

Council District: 6

**S190-158R**

**Attachments:** S190-158R\_Case Report  
S190-158R\_Plat

12. 23-143 An application to replat a 0.301-acre tract of land containing all of Lots 1 and 2 in City Block 2/2475 to create one lot on property located on Dorothy Avenue at Bowser Avenue, southeast corner.

Applicant/Owner: PPA Realty, LTD

Surveyor: Spiars Engineering, Inc.

Application Filed: December 7, 2022

Zoning: PD 193 (Subdistrict 166)

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

Council District: 2

**S212-221R**

**Attachments:** S212-221R\_Case Report  
S212-221R\_Plat

13. 23-144 An application to create one 0.267-acre lot and to dedicate right-of-way from a 2.315-acre tract of land in City Block A/8138 on property located on White Rock Trail, north of Church Road.  
Applicant/Owner: Richardson Independent School District  
Surveyor: Surdukan Surveying, Inc.  
Application Filed: December 8, 2022  
Zoning: R-7.5(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Sharmila Shrestha  
Council District: 10  
**S223-045**

**Attachments:** S223-045\_Case Report  
S223-045\_Plat

14. 23-145 An application to create one 0.424-acre lot from a tract of land in City Block A/7437 on property located on Lyndon B. Johnson Freeway/Interstate Highway No. 635 at Preston Road/State Highway No. 289, northeast corner.  
Applicant/Owner: CDA Investment, Inc.  
Surveyor: Votex Surveying Company  
Application Filed: December 8, 2022  
Zoning: RR  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Sharmila Shrestha  
Council District: 11  
**S223-046**

**Attachments:** S223-046\_Case Report  
S223-046\_Plat

15. 23-146 An application to create one 3.039-acre lot and one 2.054-acre lot from a 5.093-acre tract of land in City Block 9594 and 6612 on property located on Denton Drive (F.K.A. Maple Avenue), north of Royal Lane.  
Applicant/Owner: Eleven Three ten Properties, Ltd.  
Surveyor: Sands Surveying Corporation  
Application Filed: December 8, 2022  
Zoning: PD 498  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Sharmila Shrestha  
Council District: 6  
**S223-047**

**Attachments:** S223-047\_Case Report  
S223-047\_Plat

16. 23-147 An application to replat a 1.4746-acre tract of land containing all of Lots 5, 6, 8A and a portion of Lot 7 in City Block C/789 to create one lot on property located on Haskell Avenue at Junius Street, southwest corner.  
Applicant/Owner: Baylor Scott & White Health  
Surveyor: Raymond L. Goodson Jr., Inc.  
Application Filed: December 9, 2022  
Zoning: LO-3, PD 749 (Subarea B2)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Sharmila Shrestha  
Council District: 2  
**S223-048**

**Attachments:** S223-048\_Case Report  
S223-048\_Plat

17. 23-148 An application to replat a 7.547-acre tract of land containing all of Lots 5 and 6 in City Block A/7007 to create one 3.496-acre lot and one 4.051-acre lot on property located between Montford Drive and Noel Road, north of Spring Valley Road.  
Applicant/Owner: Christian Chapel, C.M.E.  
Surveyor: Pape-Dawson Engineers, Inc.  
Application Filed: December 9, 2022  
Zoning: MF-1(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Sharmila Shrestha  
Council District: 11  
**S223-049**

**Attachments:** S223-049\_Case Report  
S223-049\_Plat

Residential Replats:

18. 23-149 An application to replat a 0.287-acre tract of land containing all of Lot 16 in City Block 18/6890 to create two 0.143-acre (6,250 square foot) lots on property located on Benrock Street, east of Kemrock Street.  
Applicant/Owner: Felisha Adams  
Surveyor: Peiser & Mankin Surveying, Inc.  
Application Filed: December 7, 2022  
Zoning: R-5(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Sharmila Shrestha  
Council District: 8  
**S223-043**
- Attachments:** S223-043\_Case Report  
S223-043\_Plat\_1 of 2  
S223-043\_Plat\_2 of 2
19. 23-150 An application to replat a 0.46-acre tract of land containing all of Lot 25 in City Block J/7590 to create two 0.23-acre (10,000 square foot) lots on property located on Winterset Avenue, south of Beckleymeade Avenue.  
Applicant/Owner: Tongar, LP.  
Surveyor: CBG Surveying Texas, LLC  
Application Filed: December 8, 2022  
Zoning: R-7.5(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Planner: Sharmila Shrestha  
Council District: 8  
**S223-044**
- Attachments:** S223-044\_Case Report  
S223-044\_Plat

20. 23-151 An application to replat a 0.792-acre tract of land containing all of Lots 8 and 9 in City Block 3/5538 to create one 0.385-acre (16,754.67 square foot) lot and one 0.407-acre (17,744.69 square foot) lot on property located on Southcrest Road, east of Crestline Avenue.  
Applicant/Owner: Paul M. and Susan S. Robinson  
Surveyor: CBG Surveying Texas, LLC  
Application Filed: December 12, 2022  
Zoning: R-16(A)  
Staff Recommendation: **Denial**.  
Planner: Sharmila Shrestha  
Council District: 13  
**S223-050**

**Attachments:** S223-050\_Case Report  
S223-050\_Plat

**Authorization of a Hearing:**

21. 23-152 Consideration of authorizing a public hearing to determine the proper zoning on property zoned an A(A) Agricultural District, a CR Community Retail District, an IR Industrial Research District, an LO-1 Limited Office District, an LO-3 Limited Office District, an MF-1(A) Multifamily District, an MF-2(A) Multifamily District, an MC-4 Multiple Commercial District, an NS(A) Neighborhood Services District, Planned Development District No. 240, Planned Development District No. 464, Planned Development District No. 598, Planned Development District No. 668, Planned Development District No. 678, Planned Development District No. 689, and an RR Regional Retail District in an area generally bound by West Wheatland Road to the north, I-35E to the east, West Daniieldale Road to the south, and along the boundary with the City of Desoto generally following Old Hickory Trail, Westmoreland Road, and Bolton Boone Drive to the west, and containing approximately 1,536 acres. Consideration is to be given to appropriate zoning for the area to include but not limited to use, development standards, and other appropriate regulations. **This is a hearing to consider the request to authorize the hearing and not the rezoning of property at this time.**  
Planner: Meagan Wimer  
Council District: 8

**Attachments:** Wheatland Daniieldale\_Case Report

**Landmark Appeal:**

22. 23-153 An appeal of the Landmark Commission's denial without prejudice to paint exterior (Body: Blue, Trim: White); work done without a Certificate of Appropriateness be denied without prejudice. The proposed work is inconsistent with City Code 51A-4.501(g)(6)(C)(ii) for non-contributing structures, and the Secretary of the Interior's Standards.

Staff Recommendation: **Deny without prejudice.**

Landmark Commission Recommendation: **Deny without prejudice.**

Planner: Rhonda Dunn

Council District: 2

Location: 4512-4518 Sycamore Street

**CA212-574(RD)**

**Attachments:** CA212-574(RD)\_The Record

**OTHER MATTERS:**

Consideration of Appointments to CPC Committees:

**ADJOURNMENT**

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

**Tuesday, January 10, 2023**

**SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC) MEETING** - Tuesday, January 10, 2023, at 10:00 a.m., in Room 5BN at City hall and by video conference via <https://bit.ly/SSDAC011023>.

**ARTS DISTRICT SIGN ADVISORY COMMITTEE (ADSAC) MEETING** - Tuesday, January 10, 2023, at 11:00 a.m., in Room 5BN at City hall and by video conference via <https://bit.ly/ADSAC011023>.

**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]