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Public Notice

CITY SECRETARY
DALLAS, TEXAS

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POSTED CITY SECRETARY
DALLAS, TX

City of Dallas

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



City Plan Commission REVISED

October 6, 2022

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

**REVISED AGENDA
CITY PLAN COMMISSION MEETING
THURSDAY, OCTOBER 6, 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.

BRIEFING

Item 1

ACTION ITEMS:

MINUTES

Item 2

ZONING – CONSENT AGENDA

Items 3-9

ZONING – UNDER ADVISEMENT AGENDA

Items 10

SUBDIVISION – CONSENT

Items 11-23

SUBDIVISION – RESIDENTIAL REPLATS

Items 24-26

SUBDIVISION – BUILDING LINE REMOVAL/REDUCTION

Item 27

CERTIFICATES OF APPROPRIATENESS FOR SIGNS – CONSENT AGENDA

Items 28-29

THOROUGHFARE PLAN AMENDMENT AGENDA

Items 30

LANDMARK COMMISSION APPEAL AGENDA

Items 31

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:**

1. [22-2266](#) **Hensley Field Master Plan**
 [<https://www.hensleyfield.com/draftmasterplan>](https://www.hensleyfield.com/draftmasterplan)
Hensley Field Master Plan, an area generally bounded by East Jefferson Street, Hensley Field Drive, Mountain Creek Lake, Cottonwood Bay, and the Dallas Global Industrial Complex.
Arturo Del Castillo, Chief Planner, Planning and Urban Design

PUBLIC TESTIMONY:**APPROVAL OF MINUTES:**

2. [22-2274](#) Approval of Minutes of the September 21, 2022 City Council Meeting.

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

3. [Z212-134](#) An application for 1) an amendment to the development standards within Planned Development District No. 741, 2) an expansion of Planned Development District No. 741, Subarea A to include an additional 446 acres of land, currently zoned an A(A) Agricultural District with Specific Use Permit No. 3 and Planned Development District No. 942, and 3) adjustment of the boundaries of Subareas A, B, and C within Planned Development District No. 741, in an area generally bound by East Belt Line Road to the north, Dallas City Limit to the east, Hackberry Road and Ranch Trail to the south, and South Belt Line Road/Dallas City Limit to the west.
Staff Recommendation: **Approval**, subject to conditions.
Applicant: Billingsley Company
Representative: Rob Baldwin, Baldwin & Associates
Planner: Michael Pepe
CC Dist. 6

Attachments: [Case Report](#)

4. [Z212-193](#) An application for an amendment to Planned Development District No. 824, on the northwest corner of Lingo Lane and Millmar Drive.
Staff Recommendation: **Approval**, subject to a development plan, a traffic management plan, and conditions.
Applicant: Dallas Independent School District
Representative: Karl A. Crawley, Masterplan
Planner: Jennifer Allgaier
CC Dist. 9

Attachments: [Case Report](#)

5. [Z212-222](#) An application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet or less on property zoned a CR Community Retail District with D-1 Liquor Control Overlay, on the north side of Lake June Road at the terminus of McElree Street, east of Oak Hill Circle.
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to site plan and conditions.
Applicant: Gilberto Bedolla Jr.
Planner: Jennifer Munoz
CC Dist. 5

Attachments: [Case Report](#)

6. [Z212-231](#) An application for a WR-3 Walkable Urban Residential District on property zoned an IR Industrial Research District, on the southeast line of Kimsey Drive, northwest of the intersection of Kimsey Drive and Maple Avenue.
Staff Recommendation: **Approval.**
Applicant/Representative: Jay Adeyina, President, Silverline Custom Homes LLC.
Planner: Michael Pepe
CC Dist. 2

Attachments: [Case Report](#)

7. [Z212-249](#) An application for an MF-2(A) Multifamily District on property zoned an IR Industrial/Research District on the southeast line of Kimsey Drive, northeast of Maple Avenue.
Staff Recommendation: **Hold under advisement to November 3, 2022.**
Applicant: Jay Adeyina
Planner: Ryan Mulkey
CC Dist. 2

Attachments: [Case Report](#)

8. [Z212-255](#) An application for a Specific Use Permit for a bar, lounge, or tavern use and an inside commercial amusement use limited to a live music venue on property within Tract A portion of Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, on the south line of Elm Street, west of North Crowdus Street.
Staff Recommendation: **Approval** for a three-year period, subject to conditions.
Applicant: Scott Beggs, Three Links
Representative: Audra Buckley, Permitted Development
Planner: Jennifer Munoz
CC Dist. 2

Attachments: [Case Report](#)

9. [Z212-262](#) An application for the renewal of an amendment to Specific Use Permit No. 1505 for a private school on property zoned Planned Development District No. 173, Tract F, on the north line of Frankford Road, northeast of the intersection of Frankford Road and Hillcrest Road.
Staff Recommendation: **Approval** for five-year period with eligibility for automatic renewals for additional 10-year periods, subject to site plan, a /landscape plan, a traffic management plan, and conditions.
Applicant: Torah Day School of Dallas
Representative: Rob Baldwin, Baldwin Associates
Planner: Michael Pepe
CC Dist. 12

Attachments: [Case Report](#)

Zoning Cases - Under Advisement:

10. [Z212-212](#) 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
UA From: September 15, 2022
Planner: Ryan Mulkey
CC Dist. 5

Attachments: [Case Report](#)

SUBDIVISION DOCKET:Consent Items:

11. [S212-326](#) An application to create one 0.642-acre lot from a tract of land in City Block 271 on property located on good Latimer Expressway at Swiss Avenue, north corner.
Applicant/Owner: 1031 Solution, LTD.
Surveyor: Kimley-Horn and Associates, Inc.
Application Filed: September 7, 2022
Zoning: PD 298 (Subarea 5)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
CC Dist. 14

Attachments: [Case Report](#)

12. [S212-327](#) An application to replat a 0.359-acre tract of land containing all of Lots 1 and 2 in City Block 21/2275 to create one lot on property located on Maple Avenue at Vagas Street, South corner.
Applicant/Owner: Jurek Properties, LTD
Surveyor: Texas Heritage Surveying, LLC
Application Filed: September 7, 2022
Zoning: PD 193 (GR)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
CC Dist. 2

Attachments: [Case Report](#)

13. [S212-328](#) An application to replat a 1.899-acre tract of land containing all of Lots 18 through 28 in City Block 7/854 to create 11 lots ranging in size from 5,225 square feet to 15,557 square feet and to dedicate right-of-way on property located on Merlin Street, west of Al Lipscomb way.
Applicant/Owner: Southfair Community Development Corporation, City of Dallas
Surveyor: Westwood Professional Services, Inc.
Application Filed: September 7, 2022
Zoning: PD 363 (Subarea 2)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
CC Dist. 7

Attachments: [Case Report](#)

14. [S212-329](#) An application to replat a 0.950-acre tract of land containing all of Lots 1 through 6 in City Block 6/8570 to create one lot on property located on Lupo Drive at Vicksburg Street, northwest corner.
Applicant/Owner: Oncor
Surveyor: Kimley-Horn and Associates, Inc.
Application Filed: September 7, 2022
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
CC Dist. 6

Attachments: [Case Report](#)

15. [S212-330](#) An application to create one 4.909-acre lot from a tract of land in City Block 6800 on property located on Scyene Road, east of Masters Drive.
Applicant/Owner: Rusom Tsegu
Surveyor: Baseline Corporation
Application Filed: September 8, 2022
Zoning: CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
CC Dist. 7

Attachments: [Case Report](#)

16. [S212-334](#) An application to create one 0.862-acre lot from a tract of land in City Block 3395 on property located on Morrell Avenue, east of Ewing Avenue.
Applicant/Owner: Atwell Capital Partners, LLC
Surveyor: Texas Heritage Surveying, LLC
Application Filed: September 8, 2022
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
CC Dist. 4

Attachments: [Case Report](#)

17. [S212-335](#) An application to replat a 0.746-acre tract of land containing all of Lots 1 and 2 in City Block 4/6810, part of City Block 4/6810, and an abandoned alley to create a 24-lot Shared Access Development ranging in size from 654 square feet to 1,557 square feet and 2 common areas on property located on Wink Street, east of Langford Street.
Applicant/Owner: Dewayne Cooper
Surveyor: Urban Structure
Application Filed: September 9, 2022
Zoning: PD 714 (Subdistrict 1A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
CC Dist. 6

Attachments: [Case Report](#)

18. [S212-336](#) An application to replat a 0.688-acre tract of land containing all of Lots 8 through 11 in City Block 10/2267 to create one lot on property located on Arroyo Avenue, south of Rosewood Avenue.
Applicant/Owner: IPX Arroyo, LLC
Surveyor: Texas Heritage Surveying, LLC
Application Filed: September 9, 2022
Zoning: PD 193 (MF-2)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
CC Dist. 2

Attachments: [Case Report](#)

19. [S212-337](#) An application to replat a 1.3117-acre tract of land containing a portion of Lot 5 in City Block C/8404 to create one lot on property located on Greenville Avenue at Lyndon B. Johnson Freeway/Interstate Highway 635, southwest corner.
Applicant/Owner: Cheddar's, Inc.
Surveyor: Bowman Consulting.
Application Filed: September 9, 2022
Zoning: MU-3
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
CC Dist. 10

Attachments: [Case Report](#)

20. [S212-338](#) An application to replat a 1.851-acre tract of land containing all of Lots 5 through 9 in City Block 6/8570 and a tract of land in City Block A/5760 to create one lot on property located on Empire Central, southwest of Forest Park Road.
- Applicant/Owner: Slate Properties
Surveyor: Urban Structure
Application Filed: September 9, 2022
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
CC Dist. 2

Attachments: [Case Report](#)

21. [S212-339](#) An application to create one 0.36-acre Lot from a tract of land in City Block 6899 on property located on Red Bird Lane at University Hill Boulevard, northeast corner.
- Applicant/Owner: Castle Inc.
Surveyor: Merle W. Miller Land Surveying
Application Filed: September 9, 2022
Zoning: CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
CC Dist. 3

Attachments: [Case Report](#)

22. [S212-342](#) An application to create 8 lots ranging in size from 7,503 square feet to 14,446 square feet from a 1.935-acre tract of land in City Block 21/8617 on property located on Bonnie View Road at Linfield Road, east corner.
- Applicant/Owner: Dallas Sunshine Group, LLC
Surveyor: Geonav
Application Filed: September 9, 2022
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
CC Dist. 4

Attachments: [Case Report](#)

23. [S212-343](#) An application to create 4 lots ranging in size from 5,009 square feet to 6,213 square feet from a 0.527-acre tract of land in City Block 7109 on property located on Morris Street, west of North Winnetka Avenue.
Applicant/Owner: KBBM Ventures, LLC
Surveyor: Hanna Surveying & Engineering, LLC
Application Filed: September 9, 2022
Zoning: R-5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
CC Dist. 6

Attachments: [Case Report](#)

Residential Replats:

24. [S212-331](#) An application to replat a 0.264-acre tract of land containing all of Lots 3 and 4 in City Block F/4714 to create one lot on property located on Fayette Street, east of Gilroy Street.
Applicant/Owner: Aurelio Martinez
Surveyor: CBG Surveying Texas, LLC
Application Filed: September 8, 2022
Zoning: R-5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
CC Dist. 4

Attachments: [Case Report](#)

25. [S212-332](#) An application to replat a 0.344-acre tract of land containing all of Lots 38 and 39 in City Block 7/6083 to create two 7,500 square foot lots on property located on Cardinal Drive, south of Custer Drive.
Applicant/Owner: Hedgestone Investment, LLC
Surveyor: CBG Surveying Texas
Application Filed: September 8, 2022
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
CC Dist. 4

Attachments: [Case Report](#)

26. [S212-340](#) An application to replat a 1.228-acre tract of land containing all of Lots 1 through 6 in City Block 4/1126 to create one lot on property located on Cleveland Street, between South Boulevard and Park Row Avenue.
Applicant/Owner: 2803 Cleveland, LLC.
Surveyor: ARA Surveying
Application Filed: September 9, 2022
Zoning: PD 1090
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
CC Dist. 6

Attachments: [Case Report](#)

Building Line Removal/Reduction:

27. [S212-333](#) An application to replat a 0.270-acre tract of land containing all of Lot 9 in City Block 13/5454 to reduce the existing 10-foot platted building line to 3.47-feet for a distance of 57-feet and to create one lot on property located on Glenshannon Circle at Crownwood Court, northwest corner.
Applicant/Owner: Gail Corder Fisher
Surveyor: Keeton Surveying Company
Application Filed: September 8, 2022
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
CC Dist. 13

Attachments: [Case Report](#)

Certificate of Appropriateness for Signs:

Consent Items:

28. [2208220001](#) An application for a Certificate of Appropriateness by Bobby Nichols of Chandler Signs, Inc., for a 245-square-foot illuminated attached sign at 2550 Pacific Avenue (northeast elevation).
Staff Recommendation: **Approval**
Special Sign District Advisory Committee Recommendation: **Approval**
Applicant: Bobby Nichols of Chandler Signs, Inc.
Owner: Westdale Properties
Planner: Jason Pool
CC Dist. 2

Attachments: [Case Report](#)

29. [2208220002](#) An application for a Certificate of Appropriateness by Bobby Nichols of Chandler Signs, Inc., for a 245-square-foot illuminated attached sign at 2550 Pacific Avenue (northwest elevation).
Staff Recommendation: **Approval.**
Special Sign District Advisory Committee Recommendation: **Approval.**
Applicant: Bobby Nichols of Chandler Signs, Inc.
Owner: Westdale Properties
Planner: Jason Pool
CC Dist. 2

Attachments: [Case Report](#)

Thoroughfare Plan Amendments:

Consent Items:

30. [22-2281](#) 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.
Staff Recommendation: **Approval.**
CPC Thoroughfare Committee: **Approval.**
Applicant: First Presbyterian Church of Dallas
Representative: Lambeth Engineering
Planner: Kimberly Smith
CC Dist. 2

Attachments: [Case Report](#)

Landmark Appeal:

31. [CD212-014](#) An appeal of the Landmark Commission's decision to deny without prejudice a Certificate of Demolition - CD212-014(MGM) at 338 South Fleming Avenue to demolish a noncontributing structure using the standard replace with more appropriate/compatible structure.
Staff Recommendation: **Denial** without prejudice.
Landmark Commission Recommendation: **Denial** without prejudice.
Planner: Murray G. Miller
CC Dist. 4

Attachments: [Case Report](#)

OTHER MATTERS:

Consideration of Appointments to CPC Committees:

ADJOURNMENT

UPCOMING MEETING:**CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS****Tuesday, October 4, 2022**

ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING - Tuesday, October 4, 2022, at 9:00 a.m., in Room 6ES, 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 and (2) DCA212-010 - Consideration of amending Chapters 51 and 51A of the Dallas Development Code, with consideration to be given to amending Section 51-4.217, "Accessory Uses" and Section 51A-4.217 "Accessory uses" to define a new use called "Home-sharing" and related regulations. The public may attend the meeting via the videoconference link: <https://bit.ly/ZOAC100422>

Thursday, October 6, 2022

SUBDIVISION REVIEW COMMITTEE (SRC) MEETING - Thursday, October 6, 2022, at 8:00 a.m., in Room 6ES, at City Hall and by videoconference, to consider: (1) NC212-007 - An application to change the name of Romine Avenue, between S. Central Expressway and S. Malcolm X Boulevard, to "Vestana Wollos Avenue" and (2) NC212-008 - An application to change the name of Audrey Street, between Agnes Street and Greenbay Street, to "Dimple Jackson Street". The public may attend the meeting via the videoconference link: <https://bit.ly/SRC100622>

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]