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CITY SECRETARY
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City of Dallas

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

Public Notice

221064

POSTED CITY SECRETARY
DALLAS, TX



City Plan Commission

November 17, 2022

Briefing - 9:00 AM

Public Hearing - 12:30 PM

CITY PLAN COMMISSION
THURSDAY, NOVEMBER 17, 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/CPC111722> or by calling the following phone number: **Webinar number:** 2497 542 3654 (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: 2497 542 3654) **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 5:00 p.m., Wednesday, November 16, 2022, sixteen (16) 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, NOVEMBER 17, 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=m2010d27e522b36503897a92e85532e8b):

<https://dallascityhall.webex.com/dallascityhall/j.php?MTID=m2010d27e522b36503897a92e85532e8b>

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

BRIEFING ITEMS: Items 1-2

ACTION ITEMS:

MISCELLANEOUS ITEMS – CONSENT Items 3-6

ZONING – INDIVIDUAL Items 7

ZONING – UNDER ADVISEMENT Item 8-10

SUBDIVISION – CONSENT Items 11-19

SUBDIVISION – RESIDENTIAL REPLATS Items 20-21

STEET NAME CHANGE Item 22-23

OTHER MATTERS:

ITEM FOR REONSIDERATION Item 24

CONSIDERATION OF APPOINTMENTS TO CPC COMMITTEES

ADJOURMENT

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

Executive Session (Sec. 551.071 T.O.M.A.):

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.

BRIEFINGS:

1. [22-2739](#) DCA212-002(SD) - 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.

Steven Doss, Senior Planner, Planning and Urban Design

Attachments: [DCA212-002\(SD\) Briefing](#)

2. [22-2741](#) Zoning classification and processes for institutional uses.
Jenniffer Allgaier, Senior Planner, Planning and Urban Design

PUBLIC TESTIMONY:**APPROVAL OF MINUTES:**

Approval of Minutes of the November 3, 2022 City Plan Commission Hearing.

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

3. [M212-038](#) An application for a minor amendment to an existing development and landscape plans on property zoned Planned Development District No. 484, generally at the southeast corner of Bruton Road and St. Augustine Road.

Staff Recommendation: **Approval.**

Applicant: Dallas Independent School District

Representative: Karl A Crowley, Masterplan

Planner: Athena Seaton

M212-038(AS)

Council District: 5

Attachments: [M212-038\(AS\) Case Report](#)
[M212-038\(AS\) Approved Development Plan](#)
[M212-038\(AS\) Approved Landscape Plan](#)
[M212-038\(AS\) Proposed Development Plan](#)
[M212-038\(AS\) Proposed Landscape Plan](#)

4. [M212-048](#) An application for approval of a site plan providing relief for the street facing frontage requirement along Louise Avenue on property zoned Subdistrict 4, within Planned Development District No. 317, the Cedars Area Special Purpose District, on the southeast corner of Good Latimer Expressway and Louise Avenue.

Staff Recommendation: **Approval**, subject to a site plan.

Applicant: SCP/O1 Good Latimer OZ Owner, LLC

Representative: Rob Baldwin, Baldwin Associates

Planner: Athena Seaton

M212-048(AS)

Council District: 2

Attachments: [M212-048\(AS\) Case Report](#)

5. [M212-016](#) An application for a minor amendment to an existing development/landscape plan on property zoned Planned Development District No. 953, on the southwest intersection of Whispering Cedar Drive and Ledbetter Drive.
Staff Recommendation: **Approval.**
Applicant: GSNETX Stem Center of Excellence
Representative: Rob Baldwin, Baldwin Associates
Planner: Hannah Carrasco
M212-016(HC)
Council District: 3

Attachments: [M212-016\(HC\) Case Report](#)

6. [M212-058](#) An application for a minor amendment to an existing development and landscape plan on property zoned Planned Development District No. 756, on northwest corner of Abernathy Street and Lombardy Lane.
Staff Recommendation: **Approval.**
Applicant: Dallas Independent School District
Representative: Karl A Crowley, Masterplan
Planner: Hannah Carrasco
M212-058(HC)
Council District: 6

Attachments: [M212-058\(HC\) Case Report](#)

Zoning Cases - Under Advisement:

7. [Z201-161-2](#) 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: **Approval**, subject to a site plan and conditions.
Applicant: Ignacio Hernandez, HZ Auto Sales, LLC
Representative: Ignacio Hernandez and Lorena Hernandez
UA From: July 21, 2022 and September 1, 2022.
Planner: Hannah Carrasco
Z201-161(HC)-2
Council District: 6

Attachments: [Z201-161\(HC\)-2 Case Report](#)
[Z201-161\(HC\) Revised Site Plan](#)
[Z201-161 Previously Approved Site Plan](#)

8. [Z212-201-1](#) An application for a new subdistrict within Planned Development District No. 160, on property zoned Tract 1B within Planned Development District No. 160, on the north line of Neches Street, between Cedar Hill Avenue and Woodlawn Avenue.
Staff recommendation: **Approval**, subject to conditions.
Applicant/Representative: Ramon Aranda
UA From: October 13, 2022.
Planner: Michael Pepe
Z212-201(MP)-1
Council District: 1

Attachments: [Z212-201\(MP\)-1 Case Report](#)

9. [Z212-231-2](#) 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: Jay Adeyina, President, Silverline Custom Homes LLC.
UA From: October 6, 2022 and November 3, 2022.
Planner: Michael Pepe
Z212-231(MP)-2
Council District: 2

Attachments: [Z212-231\(MP\)-2 Case Report](#)

Zoning Cases - Individual:

10. [Z212-261](#) 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: **Hold under advisement to December 15, 2022.**
Applicant: Dallas Independent School District
Representative: Karl A. Crawley, Masterplan
Planner: Jenniffer Allgaier
Z212-261(JA)
Council District: 13

Attachments: [Z212-261\(JA\) CPC Report 11-17-2022 PAGE ONE FOR REFER](#)
[Z212-261\(JA\) SUP Site Plan Revisions Pending](#)
[Z212-261\(JA\) TMP Revisions Pending](#)

SUBDIVISION DOCKET:Consent Items:

11. [S201-536R](#) An application to revise a previously approved preliminary plat S201-156 to create one 7.005-acre lot, one 9.465-acre lot, and one 13.135-acre lot from 29.699-acres tract of land containing part of City Block 8787 and all of Lot 1 in City Block 8787 on property located on South Belt Line Road, west of Kleberg Road.
Owner: Anani, LLC
Surveyor: R.C. Myers Surveying, LLC
Application Filed: October 19, 2022
Zoning: IM, IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shresta
Council District: 8

Attachments: [S201-536R Case Report](#)
[S201-536R Plat 1 of 2](#)
[S201-536R Plat 2 of 2](#)

12. [S223-014](#) An application to create one 0.224-acre (8,716-square foot) lot from a tract of land in City Block 2/648 on property located on Annex Avenue at San Jacinto Street, southeast corner.
Owner: Hollyvale Rental Holdings, LLC
Surveyor: Adams Surveying Company, LLC
Application Filed: October 19, 2022
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shresta
Council District: 2

Attachments: [S223-014 Case Report](#)
[S223-014 Plat](#)

13. [S223-015](#) An application to create a 140-residential lot development and to create 4 common areas, and to dedicate right-of-way from a 51.127-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
Application Filed: October 19, 2022
Zoning: None
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shresta
Council District: ETJ
- Attachments**: [S223-015 Case Report](#)
[S223-015 Plat](#)
14. [S223-018](#) An application to create one 3.001-acre lot from a tract of land in City Block 8780 on property located on Jordan Valley Road, southwest of Palomino Road.
Owners: Camerino Junior Negrete and Maria Negrete
Surveyor: Peiser and Mankin Surveying, LLC
Application Filed: October 19, 2022
Zoning: A(A)
Staff Recommendation: **Approval** subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shresta
Council District: 8
- Attachments**: [S223-018 Case Report](#)
[S223-018 Plat](#)
15. [S223-019](#) An application to replat a 29.12-acre tract of land containing part of City Block 8035 and all of Lot 66A in City Block 8035 to create one lot on property located on Duncanville Road, south of Ledbetter Drive.
Owners: LB DR LLC/ 4307 DR LLC, Felix Bahena Solano, Dagoberto Guzman Bahena, Umberto Guzman Bahena
Surveyor: Eagle Surveying, LLC
Application Filed: October 20, 2022
Zoning: IR
Staff Recommendation: **Approval** subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shresta
Council District: 3
- Attachments**: [S223-019 Case Report](#)
[S223-019 Plat](#)

16. [S223-020](#) An application to create one 4.286-acre (186,701-square foot) lot from a tract of land in City Block 8514 on property located at 9210 Teagarden Road, east of Dowdy Ferry Road.
Owners: Humberto Hernandez, Ma Del Rosario Velazquez
Surveyor: LIM and Associates, Inc.
Application Filed: October 21, 2022
Zoning: R-10(A)
Staff Recommendation: **Approval** subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shresta
Council District: 8

Attachments: [S223-020 Case Report](#)
[S223-020 Plat](#)

17. [S223-021](#) An application to create one 24.6269-acre lot, one 159.1473-acre lot, and to dedicate right-of-way from a tract of land in City Block 8273 and 8276 on property located on Witt Road, southwest of Lancaster-Hutchins Road.
Owner: Prologis-Exchange Tx 2006, LLC
Surveyor: Kimley-Horn and Associates, Inc.
Application Filed: October 21, 2022
Zoning: PD 761 (LI)
Staff Recommendation: **Approval** subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shresta
Council District: 8

Attachments: [S223-021 Case Report](#)
[S223-021 Plat](#)

18. [S223-022](#) An application to create an 11-residential lot development ranging in size from 0.5 acre to 1.76 acre and to dedicate a public right-of-way from a 14.92-acre tract of land in City Block 8817 on property located on Skyfrost Drive, west of Oak Avenue.
Owner: Ginza Investments, LLC
Surveyor: Xavier Chapa Engineering/ Surveying
Application Filed: October 21, 2022
Zoning: R-1/2ac(A)
Staff Recommendation: **Approval** subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shresta
Council District: 8

Attachments: [S223-022 Case Report](#)
[S223-022 Plat 1 of 2](#)
[S223-022 Plat 2 of 2](#)

19. [S223-023](#) An application to replat a 0.339-acre tract of land containing all of Lots 12 and 13 in City Block 9/2262 to create one lot on property located on Arroyo Avenue at Rosewood Avenue, east corner.
Owner: Dual Workshop
Surveyor: Urban Structure
Application Filed: October 21, 2022
Zoning: PD 193 MF-2(A)
Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shresta
Council District: 2

Attachments: [S223-023 Case Report](#)
[S223-023 Plat](#)

Residential Replats:

20. [S223-016](#) An application to replat a 2.715-acre tract of land containing part of Lot 17 in City Block 6625 to create 9-residential lots ranging in size from 7,618 square feet to 16,181 square feet on property located on Hillvale Drive, west of Rocky Ridge Road.
Owner: Castiel Investments, LLC
Surveyor: Texas Heritage Surveying, LLC
Application Filed: October 19, 2022
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
Planner: Sharmila Shresta
Council District: 4

Attachments: [S223-016 RESREPLAT Case Report](#)

21. [S223-017](#) An application to replat a 0.340-acre (15,000-square foot) tract of land containing all of Lots 14 and 15 in City Block 7/3873 to move internal lot lines to create one 6,750-square foot lot and one 8,250-square foot lot on property located on Peru Street, west of Corinth Street.
Owner: Sammy S. Altaan
Surveyor: CBG Surveying Texas, LLC
Application Filed: October 19, 2022
Zoning: R-5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket. Planner: Sharmila Shresta
Council District: 4

Attachments: [S223-017 RESREPLAT Case Report](#)

Street Name Change:

22. [NC212-007](#) An application to change the name of Romine Avenue, between S. Central Expressway and S. Malcolm X Boulevard, to “Vestana Wollos Avenue”.
- Applicant: City of Dallas
Application Filed: August 31, 2022
Notices Sent: 62 notices sent on October 17, 2022
Staff Recommendation: **Approval** provided that the required waivers are granted for Sec 51A-9.304(a)(5) and Sec 51A-9.304(c)(2)
SRC Recommendation: Denial
Planner: Sharmila Shresta
Council District: 7

Attachments: [NC 212-007 Case Report](#)

23. [NC212-008](#) An application to change the name of Audrey Street, between Agnes Street and Greenbay Street, to “Dimple Jackson Street”.
- Applicant: City of Dallas
Application Filed: August 31, 2022
Notices Sent: 53 notices sent on October 17, 2022
Staff Recommendation: **Approval** provided that the required waivers are granted for Sec 51A-9.304(a)(5)
SRC Recommendation: Approval
Planner: Sharmila Shresta
Council District: 7

Attachments: [NC 212-008 Case Report](#)

OTHER MATTERS:Items for Reconsideration:

24. [Z212-271-R](#)
1. Reconsideration of action taken on November 3, 2022, which was in considering an application for a Specific Use Permit for a public school other than an open-enrollment charter school on property zoned an R-5(A) Single Family District on the northeast corner of Linfield Road and Bonnie View Road, it was moved to hold the item under advisement until December 15, 2022.

If #1 is approved, then consideration of #2.

2. An application for a Specific Use Permit for a public school other than an open-enrollment charter school on property zoned an R-5(A) Single Family District, on the northeast corner of Linfield Road and Bonnie View Road.

Staff Recommendation: **Approval**, subject to a revised site plan, a revised traffic management plan, and conditions.

Applicant: Dallas Independent School District

Representative: Karl Crawley, Masterplan

Planner: Jenniffer Allgaier

Z212-271(JA)-R

Council District: 4

Attachments: [Z212-271\(JA\)-R Case Report](#)
[Z212-271\(JA\) SUP Site Plan](#)
[Z212-271\(JA\) TMP](#)
[Z212-271\(JA\) Revised TMP](#)

Consideration of Appointments to CPC Committees:**ADJOURNMENT**

UPCOMING MEETING:

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Tuesday, November 15, 2022

ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING - Tuesday, November 15, 2022, at 9:00 a.m., in Room L1FN, at Dallas City Hall and by videoconference, to consider (1) DCA212-007 - Consideration of amending Chapter 51A of the Dallas Development Code, Section 51A-4.701(d), "Two year limitation" to revise the applicability of the two-year limitation, the standard for the waiver of two-year limitation, and related regulations. The public may attend the meeting via the videoconference link: <https://bit.ly/ZOAC111522>

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]