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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 19, 2023**

**Briefing - 9:00 AM**

**Public Hearing - 12:30 PM**

CITY PLAN COMMISSION  
THURSDAY, JANUARY 19, 2023  
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/CPC011923> or by calling the following phone number: **Webinar number: 2499 318 2637** (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: 2499 318 2637*) **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, January 18, 2023, 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, JANUARY 19, 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=mbd860da7b4d851142016e0aa671ae6c1):

<https://dallascityhall.webex.com/dallascityhall/j.php?MTID=mbd860da7b4d851142016e0aa671ae6c1>

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

**APPROVAL OF MINUTES**

**ACTION ITEMS:**

|                               |            |
|-------------------------------|------------|
| MISCELLANEOUS ITEMS – CONSENT | Items 1-3  |
| ZONING CASES – CONSENT AGENDA | Items 4-8  |
| ZONING CASES – INDIVIDUAL     | Items 9-10 |

**SUBDIVISION DOCKET ITEMS:**

|   |             |
|---|-------------|
| SUBDIVISION CASES – CONSENT             | Items 11-12 |
| SUBDIVISION CASES – RESIDENTIAL REPLATS | Items 13    |

**OTHER MATTERS:**

FY2021-22 CITY PLAN COMMISSION ANNUAL REPORT  
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****PUBLIC TESTIMONY:****APPROVAL OF MINUTES:**

Approval of Minutes of the January 5, 2022 City Plan Commission Hearing.

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

1. 23-324 An application for a minor amendment to an existing development plan on property zoned Planned Development District No. 1059, on the southwest corner of North Westmoreland Road and Remond Drive.

Staff Recommendation: **Approval.**

Applicant: Metrocare

Representative: Rob Baldwin, Baldwin Planning

Planner: Donna Moorman

Council District: 3

**M212-020(DM)**

**Attachments:** M212-020(HC)\_Case Report  
M212-020(HC)\_Development Plan

**Development Plan:**

2. 23-326 An application for a development plan for a multifamily use on property zoned Subarea B within Planned Development District No. 15, on the north line of West Northwest Highway, east of Preston Road; between Pickwick Lane and Baltimore Drive.

Staff Recommendation: **Approval.**

Applicant: 16Four Investments, LLC, Kris Kashata

Representative: Tommy Mann, Winstead PC

Planner: Donna Moorman

Council District: 13

**D212-019(DM)**

**Attachments:** D212-019(DM)\_Case Report  
D212-019(DM)\_Development Plan

Waivers:

3. 23-322 An application for a waiver of the two-year waiting period to submit a zoning application on property zoned an R-1/2ac(A) Single Family District with Specific Use Permit No. 651 for a college or university on the southeast corner of Walnut Street and Abrams Road.

Staff Recommendation: **Denial.**

Applicant/Representative: Jonathan Vinson, Jackson Walker, LLP

Planner: Donna Moorman

Council District: 10

**W223-003(DM)**

**Attachments:** W223-003(DM)\_Case Report

Zoning Cases - Consent:

4. 23-327 An application for a new subdistrict within Planned Development District No. 1, on the south line of Forest Lane, west of Eastern Avenue.

Staff Recommendation: **Approval**, subject to a revised overall site plan (1B), a revised development plan (1E), a revised landscape plan (1D), and conditions.

Applicant: American National Bank & Trust

Representative: Andrew Ruegg, Masterplan

Planner: Jennifer Muñoz

Council District: 13

**Z212-304(JM)**

**Attachments:** Z212-304(JM)\_Case Report  
Z212-304(JM)\_Exhibit1B\_Overall Site Plan  
Z212-304(JM)\_Exhibit1E\_Development Plan  
Z212-304(JM)\_Exhibit1D\_Landscape Plan

5. 23-328 An application for the renewal of Specific Use Permit No. 2389 for a commercial amusement (inside) on property zoned a CC Community Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, at the southeast corner of South Malcolm X Boulevard and Birmingham Avenue.

Staff Recommendation: **Approval** for a three-year period, subject to revised conditions.

Applicant: Adina Starke, The Enchantment Group LLC

Planner: Ryan Mulkey

Council District: 7

**Z212-313(RM)**

**Attachments:** Z212-313(RM)\_Case Report

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6. 23-330 An application for a Planned Development District for MF-2(A) Multifamily District uses on property zoned an RR Regional Retail District, on the northwest corner of East 9th Street and Lansing Street.  
Staff Recommendation: **Approval**, subject to a development plan and conditions.  
Applicant: The Town Companies, LLC  
Representative: Rob Baldwin, Baldwin Planning  
Planner: Jennifer Muñoz  
Council District: 1  
**Z212-314(JM)**
- Attachments:** Z212-314(JM)\_Case Report  
Z212-314(JM)\_Development Plan
7. 23-331 An application for MF-2(A) Multifamily District on property zoned a CS Commercial Service District, on the northwest line of Willow Street at the terminus of Bank Street, between South Carroll Avenue and South Fitzhugh Avenue.  
Staff Recommendation: **Approval**.  
Applicant: Alex Lowe  
Representative: Rob Baldwin, Baldwin Associates  
Planner: Michael Pepe  
Council District: 2  
**Z212-325(MP)**
- Attachments:** Z212-325(MP)\_Case Report
8. 23-332 An application for a new subarea on property zoned Subarea 3 within Planned Development District No. 316, the Jefferson Area Special Purpose District, on the northeast corner of South Zang Boulevard and West Twelfth Street.  
Staff Recommendation: **Approval**, subject to conditions and revised Exhibit 316A and Exhibit 316B.  
Applicant: Lake-Moreno Tower, Ltd. (Jim S. Lake)  
Representative: Rob Baldwin, Baldwin Associates  
Planner:  
Council District: 1  
**Z212-333(JP)**
- Attachments:** Z212-333(JP)\_Case Report  
Z212-333(JP)\_Existing Exhibit\_316A  
Z212-333(JP)\_Existing Exhibit\_316B

**Zoning Cases - Individual:**

9. 23-333 An application for a Planned Development District 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 bounded by Vanderbilt Avenue, Delmar Avenue, Goodwin Avenue, and Matilda Street.

Staff Recommendation: **Approval**, subject to a revised development plan, a traffic management plan, a revised landscape plan, and staff's recommended conditions.

Applicant: Dallas Independent School District

Representative: Karl A. Crawley, Masterplan

Planner: Jenniffer Allgaier

Council District: 14

**Z212-218(JA)**

**Attachments:** Z212-218(JA)\_Case Report  
Z212-218(JA)\_Proposed Exhibit B\_Traffic Management Plan  
Z212-218(JA)\_Proposed Exhibit C\_Landscape Plan

10. 23-334 An application for an expansion of Planned Development Subdistrict No. 138 on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the southeast corner of Maple Avenue and Vagas Street.

Staff Recommendation: **Denial.**

Applicant: Lennox Enterprises II Inc.

Representative: Karl Crawley, Masterplan

Planner: Jennifer Muñoz

Council District: 2

**Z212-301(JM)**

**Attachments:** Z212-301(JM)\_Case Report  
Z212-301(JM)\_PDS 138\_Tract 2\_DevLS\_Plan



**SUBDIVISION DOCKET:****Consent Items:**

11. 23-335 An application to create 5 lots ranging in size from 7,575 square feet to 10,000 square feet from a 0.96-acre tract of land in City Block 34/8617 on property located on Cranfill Drive at 51st Street, north corner.  
Applicant/Owner: A Better Place  
Surveyor: CBG Surveying Texas, LLC  
Application Filed: December 22, 2022  
Zoning: R-7.5(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Council District: 4  
**S223-052**
- Attachments:** S223-052\_Case Report  
S223-052\_Plat
12. 23-336 An application to create one 8.512-acre lot from a tract of land in City Block 8776 on property located on CF Hawn Freeway / U.S. Highway No. 175, east of Haymarket Road.  
Applicant/Owner: Dayspring Ministries of Dallas, Inc.  
Surveyor: Coombs Land Surveying, Inc  
Application Filed: December 23, 2022  
Zoning: PD 241  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.  
Council District: 8  
**S223-054**
- Attachments:** S223-054\_Case Report  
S223-054\_Plat

Residential Replats:

13. 23-337 An application to replat a 2.059-acre tract of land containing all of Lot 1 in City Block A/3958 and a tract of land in City Block A/3958 to create 10 lots ranging in size from 8,067 square feet to 11,679 square feet on property located between Montclair Avenue and Neal Street, north of Bradley Street.

Applicant/Owner: Sega Louetta, LTD

Surveyor: Gonzalez & Schneeberg Engineers-Surveyors

Application Filed: December 23, 2022

Zoning: R-7.5(A)

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

Council District: 6

**S223-053**

**Attachments:** S223-053\_Case Report  
S223-053\_Plat

**OTHER MATTERS:**

FY2021-22 City Plan Commission Annual Report

Consideration of Appointments to CPC Committees:

**ADJOURNMENT**

## CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

**Tuesday, January 17, 2023**

**ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING** - Tuesday, January 17, 2023, at 9:00 a.m., in Room 1FN, at 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/ZOAC011723>

**Thursday, January 19, 2023**

**SUBDIVISION REVIEW COMMITTEE (SRC) MEETING** - Thursday, January 19, 2023, at 8:30 a.m., in the Council Chamber, 6th Floor, at City Hall and by videoconference, to consider (1) **NC223-001** - Consider changing the name of a portion of Grady Niblo Road, at Mountain Creek Parkway, to "Grady Niblo Circle". The public may attend the meeting via the videoconference link: <https://bit.ly/SRC011923>

**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]