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CITY SECRETARY  
DALLAS, TEXAS



CITY OF DALLAS  
CITY PLAN COMMISSION  
Thursday, June 18, 2020  
AGENDA

Public Notice

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POSTED CITY SECRETARY  
DALLAS, TX

BRIEFINGS*:	(Videoconference)	10:00 a.m.
PUBLIC HEARING**:	(Videoconference)	1:30 p.m.

\* The City Plan Commission may be briefed on any item on the agenda if it becomes necessary.  
 \*\* The City Plan Commission meeting will be held by videoconference. Individuals who wish to speak in accordance with the City Plan Commission Rules of Procedure should contact the Sustainable Development and Construction Department at 214-670-4209 by the close of business Tuesday, June 16, 2020. Public Affairs and Outreach will also stream the public hearing on Spectrum Cable Channel 95 or 96 and [bit.ly/cityofdallastv](http://bit.ly/cityofdallastv). The following videoconference link is available to the public to listen to the meeting WebEx link below:  
<https://dallascityhall.webex.com/dallascityhall/onstage/g.php?MTID=eaf51d91646c46f692f9aa7fcae220e60>.

Kris Sweckard, Director  
 Neva Dean, Assistant Director of Current Planning

**BRIEFINGS:**

Forward Dallas Comprehensive Land Use Plan Update.

Peer Chacko, Director, Office of Planning and Urban Design

Z167-311 - Briefing to include proposed zoning regulations for proposed Subdistricts 2, 3, and 4 within PD No. 317 for a City Plan Commission authorized hearing to determine proper zoning on property zoned Planned Development District No. 317, the Cedars Area Special Purpose District, CA-1(A) Central Area District, and Planned Development District No. 715 with consideration to be given to expanding PD No. 317 on property zoned CA-1(A) Central Area District, and Planned Development District No. 715 and amending zoning regulations including use, development standards, and other appropriate regulations of PD No. 317. The area is generally bound by Interstate Highway 45, the DART Rail right-of-way, the Union Pacific Railroad right-of-way, the northwestern side of Interstate Highway 30 from Union Pacific Railroad to Griffin Street, Canton Street between Griffin Street and Ervay Street, Ervay Street, the northern border of the Interstate Highway 30 right-of-way between Ervay Street and St. Paul Street, and Interstate Highway 30.

Vasavi Pilla, Senior Planner, Sustainable Development and Construction

Subdivision Docket  
Zoning Docket

**PUBLIC TESTIMONY:**

Minor Amendments  
Waivers  
Minutes

**ACTION ITEMS:**

Subdivision Docket

Planner: Mohammad Bordbar

Consent Items:

- (1) **S189-003R**  
(CC District 14)  
An application to revise a previously approved plat to replat a 10.9566-acre tract of land containing all of Lots 1C and 1D in City Block 1/5185 to create 5 lots ranging in size from 1.5680-acres to 3.2093-acres on property located on Twin Sixties Drive, east of North Central Expressway (U.S. Highway No. 75).  
Applicant/Owner: 60-80A NCX, LLC; 60-80B NCX, LLC; 60-80C NCX LLC; and 6070 NCX LLC  
Surveyor: Kimley-Horn and Associates, Inc  
Application Filed: May 21, 2020  
Zoning: PD 843  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
  
- (2) **S190-141**  
(ETJ)  
An application to create a 12.868-acre lot from a tract of land on property located on Ravenhill Road, southeast of Ranch Road.  
Applicant/Owner: Forney Independent School District  
Surveyor: Surdukan Surveying, Inc.  
Application Filed: May 20, 2020  
Zoning: ETJ  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
  
- (3) **S190-142**  
(CC District 14)  
An application to create a 0.14-acre lot from a tract of land in City Block 1877 on property located on Hudson Street, south of Ross Avenue.  
Applicant/Owner: Laguna Homes, Inc.  
Surveyor: Texas Heritage Surveying, LLC  
Application Filed: May 20, 2020  
Zoning: MF-2(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (4) **S190-143**  
(CC District 4) An application to create 6 lots ranging from 15,072 square feet to 16,697 square feet from a 2.12-Acre tract of land in City Block 5898 on property located on Corinth Street, south of Morrell Street.  
Applicant/Owner: Knowvest, Inc. Christopher L. Mayes  
Surveyor: CBG Surveying Texas, LLC  
Application Filed: May 20, 2020  
Zoning: MF-2(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S190-144**  
(CC District 5) An application to create a 0.28-acre lot from a tract of land in City Block 6724 on property located on Leroy Road, south of Bruton Road.  
Applicant/Owner: Oceanwide Enterprises LLC  
Surveyor: CBG Surveying Texas, LLC  
Application Filed: May 20, 2020  
Zoning: R-7.5(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (6) **S190-145**  
(CC District 13) An application to replat a 0.5234-acre tract of land containing all of Lot 3 in City Block D/5505 and a tract of land in City Block 5505 to create one lot on property located on Preston Road at Royal Lane, Southwest corner.  
Applicant/Owner: Benchmark Bank  
Surveyor: Raymond L. Goodson Jr., Inc.  
Application Filed: May 20, 2020  
Zoning: CR  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (7) **S190-150**  
(CC District 6) An application to create a 0.516-acre lot from a tract of land in City Block 6457 on property located on Walnut Hill Lane at Monroe Avenue, southwest corner.  
Applicant/Owner: SEJ Asset Management & Investment Company  
Surveyor: Arthur Land Surveying  
Application Filed: May 21, 2020  
Zoning: CR  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (8) **S190-151**  
(CC District 6) An application to create a 0.52-acre lot from a tract of land in City Block 6457 on property located on Walnut Hill Lane, west of Monroe Avenue.  
Applicant/Owner: CCBT Limited Partnership  
Surveyor: CBG Surveying Texas, LLC  
Application Filed: May 22, 2020  
Zoning: CR  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (9) **S190-152**  
(CC District 6) An application to replat a 139.6163-acre lot from a tract of land containing all of Lot 1 in City Blocks 7153 and all of City Block 7153 and 7154 on property located on Singleton Boulevard, west of Norwich Street.  
Applicant/Owner: Beltline Beltway Investments, LTD.  
Surveyor: Kimley-Horn and Associates  
Application Filed: May 22, 2020  
Zoning: IM, IR  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (10) **S190-153**  
(CC District 8) An application to create a 0.375-acre lot from a tract of land in City Block 6256 on property located on Great Trinity Forest Way at Oklaunion Drive, southeast corner  
Applicant/Owner: Mona and Nada CORP and Layan Family Corporation  
Surveyor: Texas Heritage Surveying, LLC  
Application Filed: May 22, 2020  
Zoning: RR  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (11) **S190-154**  
(CC District 14) An application to replat a 0.551-acre tract of land containing all of Lots 4, 5, and Lot 6 in City Block 1/1581 to create one lot on property located on Lemmon Avenue, southeast of Herschel Avenue.  
Applicant/Owner: 4310 Lemmon Avenue, LLC  
Surveyor: Texas Heritage Surveying, LLC  
Application Filed: May 22, 2020  
Zoning: PD 193(GR)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replats:

- (12) **S190-146**  
(CC District 13) An application to replat a 0.256-acre tract of land containing all of Lot 23 in City Block A/5508 to create one 5,745 square foot lot and one 5,400 square foot lot on property located on Orchid Lane at Park Preston Drive, southeast corner.  
Applicant/Owner: Daisy and Ju Wu, Core Capital Group, LLC  
Surveyor: A&W Surveyors, Inc.  
Application Filed: May 21, 2020  
Zoning: TH-1(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (13) **S190-147**  
(CC District 13) An application to replat a 0.239-acre tract of land containing all of Lot 26 in City Block A/5508 to create two 5,206 square foot lots on property located on Orchid Lane, east of Park Preston Drive.  
Applicant/Owner: Core Capital Group, LLC  
Surveyor: A&W Surveyors, Inc.  
Application Filed: May 21, 2020  
Zoning: TH-1(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (14) **S190-148**  
(CC District 13) An application to replat a 0.239-acre tract of land containing all of Lot 29 in City Block A/5508 to create two 5,206 square foot lots on property located on Orchid Lane, east of Park Preston Drive.  
Applicant/Owner: Garland H. Harvard; Carl L. Jr. and Barbara Cotton  
Surveyor: A&W Surveyors, Inc.  
Application Filed: May 21, 2020  
Zoning: TH-1(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (15) **S190-149**  
(CC District 13) An application to replat a 0.254-acre tract of land containing all of Lot 44 in City Block C/5508 to create two 5,525 square foot lots on property located on Orchid Lane, east of Park Preston Drive.  
Applicant/Owner: Mathew Devito, Samantha Kurz, Core Denton 501GP, LLC  
Surveyor: A&W Surveyors, Inc.  
Application Filed: May 21, 2020  
Zoning: TH-1(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Miscellaneous Items:

- M190-026**  
Abraham Martinez  
(CC District 13) An application for a minor amendment to an existing site plan for Specific Use Permit No. 1447 for a private school use on property zoned an R-7.5(A) Single Family District, generally on the northeast corner of Park Lane and Boedeker Street.  
Staff Recommendation: **Approval.**  
Applicant: Our Redeemer Evangelical Lutheran Church  
Representative: Wes Hoblit; Masterplan

**W190-008**  
Jeremy Tennant  
(CC District 14)

An application for a waiver of the two-year waiting period to submit a zoning application on property zoned in Planned Development Subdistrict No. 147 within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the southwest corner of Turtle Creek Boulevard and Dickason Avenue.

Staff Recommendation: **Denial.**

Applicant: JMJ Development

Representative: Jeremy Morrelli

Zoning Cases – Consent:

1. **Z190-140(PD)**  
Pamela Daniel  
(CC District 7)

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

Staff Recommendation: **Approval** of the CC Community Commercial Subdistrict; and **approval** of a Specific Use Permit for a two-year period, subject to a site plan and conditions.

Applicant: Adina Starke, Enchantment Studios LLC

2. **Z190-179(CT)**  
Carlos Talison  
(CC District 2)

An application for a P(A) Parking District on property zoned a TH-3(A) Townhouse District with deed restrictions [Z056-315], on the west line of Inwood Road, north of West University Boulevard.

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

Applicant: Profit Sky properties Limited, LLC

Representative: Peter Kavanagh, Zone Systems, Inc.

3. **Z190-212(CT)**  
Carlos Talison  
(CC District 8)

An application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned Subdistrict 2 within Planned Development District No. 535, the C. F. Hawn Special Purpose District No. 3, with a D-1 Liquor Control Overlay, on the northwest corner of C. F. Hawn Freeway and North St. Augustine Road.

Staff Recommendation: **Approval** for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to site plan and conditions.

Applicant: Naurin, Inc. - Sole Owner

Representative: Santos Martinez, La Sierra Planning Group

4. **Z190-195(AU)**  
Andreea Udrea  
(CC District 2)  
An application for an MF-2(A) Multifamily District on property zoned a CR Community Retail District, on the northwest line of Bryan Street, northeast of North Fitzhugh Avenue.  
Staff Recommendation: **Approval.**  
Applicant: 4907 Bryan LLC  
Representative: Gerard Whelan
5. **Z190-228(AU)**  
Andreea Udrea  
(CC District 2)  
An application for an amendment to Specific Use Permit No. 882 for a government installation for a fire department maintenance and training facility to add a fire station use, on property zoned an R-7.5(A) Single Family District, on the northeast corner Dolphin Road and Forney Road.  
Staff Recommendation: **Approval**, subject to a site plan and conditions.  
Applicant: City of Dallas  
Representative: Catherine Lee

Zoning Cases – Under Advisement:

6. **Z178-271(JM/AU)**  
Andreea Udrea  
(CC District 6)  
An application for **1)** an amendment to Planned Development District No. 944 from R-5(A) Single Family District uses to MU-1 Mixed Use District uses; and **2)** an expansion of Planned Development District No. 944 on property zoned an IR Industrial Research District and an IM Industrial Manufacturing District, in an area bounded by Duluth Street and Singleton Boulevard to the north, Borger Street to the east, Pablo Street to the south, and Vilbig Road to the west.  
Staff Recommendation: **Approval**, subject to a revised conceptual plan, development plan for Subarea A, cross sections for shared access development in Subarea B, cross sections for public street with 53-foot right of way, cross sections for public street with 80-foot right of way, a revised paving plan, and staff's recommended conditions.  
Applicant: Megatel Trinity Meadows, LLC  
Representative: Santos Martinez, La Sierra Planning Group  
UA From: May 21, 2020.
7. **Z189-368(JM)**  
Jennifer Muñoz  
(CC District 8)  
An application for 1) an MU-1 Mixed Use District; and 2) an amendment to existing deed restrictions [Z034-332], on property zoned a CR Community Retail District, on the southeast corner of C.F. Hawn Freeway and South Woody Road.  
Staff Recommendation: **Approval**, subject to amended deed restrictions volunteered by the applicant.  
Applicant: Covenant Funding Group, Inc.  
Representative: Karl A. Crawley, Masterplan Consultants  
UA From: February 6, 2020, March 26, 2020 and May 14, 2020.

8. **Z190-139(PD)**  
Pamela Daniel  
(CC District 14)
- An application for a new subdistrict within Planned Development District No. 842 with a MD-1 Modified Delta Overlay, on the east line of Greenville Avenue, north of La Vista Drive.  
Staff Recommendation: **Denial.**  
Applicant: Greenville Parks LP  
Representative: Rob Baldwin, Baldwin Associates  
UA From: May 21, 2020.
9. **Z190-178(PD)**  
Pamela Daniel  
(CC District 6)
- An application for a Specific Use Permit for a community service center use on property zoned a TH-2(A) Townhouse District with Specific Use Permit No. 525 for a day nursery, on the west side of North Winnetka Avenue, southwest of Canada Drive.  
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.  
Representative: Rob Baldwin, Baldwin Planning  
UA From: May 14, 2020.
10. **Z190-154(CT)**  
Carlos Talison  
(CC District 7)
- An application for the renewal of Specific Use Permit No. 1935 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay, on the southwest corner of Lawnview Avenue and Forney Road.  
Staff Recommendation: **Approval** for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions.  
Applicant/Representative: BKPR Corporation, Bharat Rana, Sole Owner  
UA From: March 26, 2020 and May 14, 2020.
11. **Z190-192(CT)**  
Carlos Talison  
(CC District 7)
- An application for a new Specific Use Permit for an alcoholic beverage establishment limited to a bar, lounge, or tavern, and a commercial amusement (inside) use limited to a dance hall, on property zoned FWMU-3 Form Walkable Mixed Use Subdistrict, within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, with an SH Shop Front Overlay, on the northeast corner of South Lamar Street and South Boulevard.  
Staff Recommendation: **Approval** for a two-year period, subject to site plan and conditions.  
Applicant/Representative: Shawanna Sullemon  
UA From: May 14, 2020.



Zoning Cases – Individual:

12. **Z190-222(JT)**  
Jeremy Tennant  
(CC District 8)
- An application for the renewal of Specific Use Permit No. 2233 for a private recreation center, club, or area on property zoned an A(A) Agricultural District, on the south line of Tea Garden Road, west of Haymarket Road.  
Staff Recommendation: **Approval** for a two-year period, subject to conditions.  
Applicant: Joel Torres  
Representative: La Sierra Planning Group
13. **Z190-213(ND)**  
Neva Dean  
(CC District 5)
- An application for an MF-2(A) Multifamily District on property zoned an R-7.5(A) Single Family District, on the south side of Bruton Road and west side of St. Augustine Drive.  
Staff Recommendation: **Approval.**  
Applicant: LDG Development  
Representative: Rob Baldwin
14. **Z190-204(ND)**  
Neva Dean  
(CC District 6)
- An application for a Planned Development District for IR Industrial Research District uses and multifamily use on property zoned an IR Industrial Research District, on the south side of Southwell Road, west of Ables Lane, adjacent to the North Stemmons Freeway right-of-way.  
Staff Recommendation: **Denial.**  
Applicant: Palladium USA International, Inc.  
Representative: Maxwell Fisher, Masterplan Consultants
- 

Other Matters:

Minutes: June 4, 2020

Adjournment

**CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**

**Thursday, June 18, 2020**

**ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING** - Thursday, June 18, 2020, via videoconference, at 9:00 a.m., to consider (1) **DCA190-002** - Consideration of amending off-street parking and loading requirements in Chapters 51 and 51A of the Dallas Development Code; and (2) **DCA190-009** - Consideration of amending Chapter 51A-4.702(a)(8)(A) of the Dallas Development Code with consideration to be given to clarifying the application of Residential Proximity Slope in Planned Development Districts.

Note: The official Committee Agendas will be posted in the City Secretary's Office and City Website at [www.ci.dallas.tx.us/cso/boardcal.shtml](http://www.ci.dallas.tx.us/cso/boardcal.shtml). Please review the official agenda for items for consideration.

## EXECUTIVE SESSION NOTICE

The Commission may hold a closed executive session regarding any item on this agenda when:

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 Commission/Board 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 §551.086]
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]

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."