

RECEIVED

2020 JULY 17 AM 11: 48  
CITY SECRETARY  
DALLAS. TEXAS



CITY OF DALLAS  
CITY PLAN COMMISSION  
Thursday, July 23, 2020  
AGENDA

# Public Notice

2 0 0 5 5 5

POSTED CITY SECRETARY  
DALLAS, TX

BRIEFINGS*:	(Videoconference)	10:30 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, July 7, 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=ebb97fd215a3b451836e2a7458f36adac>

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

## BRIEFINGS:

Subdivision Docket  
Zoning Docket

## PUBLIC TESTIMONY:

Waivers  
 Minor Amendments  
 Minutes

**ACTION ITEMS:**

Subdivision Docket

Planner: Mohammad Bordbar

Consent Items:

- (1) **S190-169**  
(CC District 2)  
An application to replat a 0.505-acre tract of land containing all of Lots 6, 7, and 8 in City Block 4/1327 to create one lot on property located on Regan Road at Dickason Avenue, South corner.  
Applicant/Owner: Jurek Reagan Holding, LLC  
Surveyor: Texas Heritage Surveying, LLC  
Application Filed: June 24, 2020  
Zoning: PD 193 (MF-2)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (2) **S190-170**  
(CC District 2)  
An application to replat a 0.409-acre tract of land containing all of Lots 8 and 9 in City Block 3/649 to create one lot on property located on Ross Avenue at Peak Street, west corner.  
Applicant/Owner: Main Street Ross Partners, LTD  
Surveyor: Jones / Carter  
Application Filed: June 24, 2020  
Zoning: PD 298 (Subarea 1)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (3) **S190-171**  
(CC District 2)  
An application to replat a 2.474-acre tract of land containing part of Lots 1 and 5 through 7 and all of Lots 2 through 4 in City Block 5/858 to create one lot on property bounded by Dawson Avenue, Jeffries Street, Hickory Street, and Malcolm X Boulevard.  
Applicant/Owner: Shelter Ministries of Dallas  
Surveyor: Winkelmann & Associates, Inc  
Application Filed: June 24, 2020  
Zoning: IM  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S190-175**  
(CC District 7)  
An application to replat a 0.379-acre tract of land containing all of Lots 13 and 14 in City Block B/2002 to move the existing common lot line and create one 0.175-acre lot and one 0.204-acre on property located on Manett Street at Kirby Street, northwest corner.  
Applicant/Owner: Jonathan Urick  
Surveyor: Ernest Hedgcoth Consulting Engineers, Inc.  
Application Filed: June 25, 2020  
Zoning: MF-2(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (5) **S190-176**  
(CC District 6) An application to replat a 1.38-acre tract of land containing portion of Lots 3 and 4 in City Block 18/3979 to create one lot on property located on Fort Worth Avenue at Winnetka Avenue, southwest corner.  
Applicant/Owner: Paul and Donna Toler  
Surveyor: CBG Surveying Texas, LLC  
Application Filed: June 25, 2020  
Zoning: PD 714 (Subdistrict 2B)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (6) **S190-177**  
(CC District 14) An application to replat a 0.9179-acre tract of land containing all of Lot 1B in City Block 524 to create one lot on property located on Woodall Rodgers Freeway at Harwood Street, west corner.  
Applicant/Owner: L & W Real Estate, LLC  
Surveyor: Kimley-Horn and Associates, Inc.  
Application Filed: June 25, 2020  
Zoning: PD 193 (PDS 155) (Subarea 1)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (7) **S190-179**  
(CC District 8) An application to replat a 53.28-acre tract of land containing all of Lot 2R in City Block B/8310 and part of City Block 8307 and 8310 to create one lot on property located on Cedardale Road, west of Cleveland Road.  
Applicant/Owner: CCBT Limited Partnership  
Surveyor: Halff and Associates  
Application Filed: June 26, 2020  
Zoning: PD 980, LI  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replats:

- (8) **S190-172**  
(CC District 2) An application to replat a 0.517-acre tract of land containing all of Lots 4A and 5A in City Block 1/5764 to create three 7500 square foot lot on property located on Roanoke Avenue, southwest of Huron Street.  
Applicant/Owner: TCCI Land Development, Inc.  
Surveyor: R.C. Myers Surveying, LLC  
Application Filed: June 24, 2020  
Zoning: R-7.5(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (9) **S190-173**  
(CC District 1) An application to create a 33-lot Shared Access Development with lots ranging in size from 1,200 square feet to 3,611 square feet from a 1.453-acre tract of land containing all of Lots 4 through 7 and part of Lots 11 through 16 in City Block B/3431 on property located on Crawford Street, north of Neely Street.  
Applicant/Owner: ACH Lake Cliff, LLC  
Surveyor: O'Neal Surveying, Co.  
Application Filed: June 24, 2020  
Zoning: PD 468(Subarea A) RTN  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (10) **S190-174**  
(CC District 4) An application to replat a 5.641-acre tract of land containing all of Lots 1 through 23 in City Block D/5914, all of Lots 1 through 26 in City Block E/5914 and 17 common areas and abandoned portion of Fiji Street, Tonga Street, and Sphinx Street (Ordinance 31400) to create a 49 lots subdivision with lots ranging in size from 2,112 square feet to 2,698 square feet with 17 common areas and to create 3 private streets on property located on Fran Way at Compton Street, northwest corner.  
Applicant/Owner: SDC Construction, LLC  
Surveyor: Adams Surveying Company, LLC  
Application Filed: June 25, 2020  
Zoning: PD 812 (Tract 2)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (11) **S190-180**  
(CC District 6) An application to replat a 0.9170-acre tract of land containing all of Lot 11 and part of Lots 12 and 13 in City Block 2/7138 to create one lot on property located on Pointer Street south, of Canada drive.  
Applicant/Owner: Kendall and Wendi Macon  
Surveyor: Geonav, LLC  
Application Filed: June 26, 2020  
Zoning: R-5(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Miscellaneous Items:

**W190-010**

Jeremy Tennant  
(CC District 14)

An application for a waiver of the two-year waiting period to submit a zoning application to create a new subdistrict within Planned Development District No. 619 on property zoned Planned Development District No. 619 with Specific Use Permits No. 2008 and 2009 on property zoned Planned Development District No. 619 Southeast corner of Commerce Street and Lane Street in an area bounded by Commerce Street, South Ervay Street and Jackson Streets.

Staff Recommendation: **Approval.**

Applicant: Dalpark Land Lease Ltd.

Representative: Rob Baldwin, Baldwin Associates

**M190-024**

Abraham Martinez  
(CC District 10)

An application for a minor amendment to an existing development plan for a community service center use on property zoned Planned Development District No. 393, on the southwest corner of Stults Road and Greenville Avenue.

Staff Recommendation: **Approval.**

Applicant: YMCA of Metropolitan Dallas

Representative: Scott Sower, GFF

Zoning Cases – Consent:

1. **Z190-183(PD)**

Pamela Daniel  
(CC District 3)

An application for 1) an IR Industrial Research District; and 2) a Specific Use Permit for a commercial motor vehicle parking use on property zoned an MF-2(A) Multifamily District, on the south line of West Ledbetter Drive, east of the intersection of West Ledbetter Drive and Whispering Cedar Drive.

Staff Recommendation: **Approval** of an IR Industrial Research District; and **approval** of the Specific Use Permit with an expiration date of (August 23, 2027) with eligibility for automatic renewals for additional ten-year periods, subject to a site plan, landscape plan, and conditions.

Applicant: Hagwood Transportation Services, Inc.

Representative: James Hagwood

2. **Z190-241(PD)**

Pamela Daniel  
(CC District 8)

An application for a Specific Use Permit for a handicapped group dwelling unit use on property zoned an R-7.5(A) Single Family District, on the south line of Plaza Boulevard, between South Lancaster Road and Santa Rosa Drive.

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: Astrid Village Assisted Centre LLC

3. **Z190-243(PD)**  
Pamela Daniel  
(CC District 14)
- An application for a Specific Use Permit for a hotel use on property zoned a CA-1(A) Central Area District 1, on the north line of Commerce Street, between South Pearl Expressway and South Cesar Chavez Boulevard.
- 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.
- Applicant: SOVA Commerce, LLC
- Representative: Karl Crawley, Masterplan
4. **Z190-226(CT)**  
Carlos Talison  
(CC District 6)
- An application for a Planned Development District for MU-2 Mixed Use District uses on property zoned an IR Industrial Research District, on the east line of North Beckley Avenue, south of West Commerce Street.
- Staff Recommendation: **Approval**, subject to a development plan and conditions.
- Applicant: Mill Creek Residential
- Representative: Rob Baldwin, Baldwin & Associates
5. **Z190-251(JT)**  
Jeremy Tennant  
(CC District 14)
- An application for the renewal of Specific Use Permit No. 2206 for a liquor store on property zoned Subdistrict 1 within Planned Development District No. 298, the Bryan Area Special Purpose District, on the southeast line of Ross Avenue, northeast of North Hall Street.
- Staff Recommendation: **Approval** for a three-year period with eligibility for automatic renewals for additional three-year periods, subject to conditions.
- Applicant: Bar and Garden
- Representative: Santos Martinez, La Sierra Planning Group
6. **Z190-252(JT)**  
Jeremy Tennant  
(CC District 6)
- An application for the renewal of Specific Use Permit No. 2261 for a metal salvage facility on property zoned an IM Industrial Manufacturing District, on the east of Luna Road, north of Ryan Road.
- Staff Recommendation: **Approval** for a ten-year period, subject to conditions.
- Applicant: Venture Metals
- Representative: Robert Baldwin, Baldwin & Associates

Zoning Cases – Under Advisement:

**7. Z167-311(VP)**  
Vasavi Pilla  
(CC District 2)

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 Planned Development District 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 Planned Development District No. 317, in an area 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.

Staff Recommendation: **Approval** of amendments to Planned Development District No. 317, subject to conditions; and **no change** to Planned Development District No. 715 and CA-1 (A) Central Area District properties.

Bus Tour Date: November 7, 2019.

UA From: February 6, 2020, March 26, 2020 and May 21, 2020.

**8. Z190-220(PD)**  
Pamela Daniel  
(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 less than 3,500 square feet on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay, on the west corner of Seagoville Road and South Belt Line Road.

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

Representative: Santos Martinez, La Sierra Planning Group

UA From: June 18, 2020

**9. Z190-221(AU)**  
Andreea Udrea  
(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 a CR-D-1 Commercial Retail District with a D-1 Liquor Control Overlay, on the north corner of South Belt Line and Seagoville Road.

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

Applicant: Abed Ammouri

Representative: Santos Martinez, La Sierra Planning Group

UA From: June 18, 2020

10. **Z190-234(CT)**  
Carlos Talison  
(CC District 7)
- An application for a Specific Use Permit for a food or beverage store use 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 western corner of South Ervay Street and South Boulevard.
- 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: Cornerstone Baptist Church of Dallas, Inc.
- Representative: Benton Payne
- UA From: June 18, 2020

Zoning Cases – Individual:

11. **Z190-201(CT)**  
Carlos Talison  
(CC District 8)
- An application for a Planned Development District for MU-1 Mixed Use District uses on property zoned an R-7.5(A) Single Family District with Specific Use Permit No. 184 for a private country club, on the northwest corner of South Lancaster Road and Crouch Road.
- Staff Recommendation: **Approval**, subject to a conceptual plan and conditions.
- Applicant: LDG Development
- Representative: Rob Baldwin, Baldwin & Associates
12. **Z190-231(CT)**  
Carlos Talison  
(CC District 3)
- An application for a Planned Development District for MF-2(A) Multifamily District uses on property zoned an NO(A) Neighborhood Office District and an RR Regional Retail District, on the north line of Ridge Center Drive, west of Cedar Ridge Drive.
- Staff Recommendation: **Approval**, subject to development plan and conditions.
- Applicant: JPI Real Estate Acquisition, LLC
- Representative: David Martin, Winstead PC
13. **Z190-242(CT)**  
Carlos Talison  
(CC District 11)
- An application for an amendment to Planned Development District No. 143 for a private school, on the northwest corner of Lyndon B. Johnson Freeway and Valley View Lane.
- Staff Recommendation: **Approval**, subject to a revised development plan, revised landscape plan, revised traffic management plan, and conditions.
- Applicant: The Covenant Knights School
- Representative: Brad Williams & Tommy Mann, Winstead PC



14. **Z190-248(CT)**  
Carlos Talison  
(CC District 5)

An application for an amendment to Planned Development District No. 484 for a public school use, on the southeast corner of Bruton Road and St. Augustin Drive.

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

Applicant: Dallas Independent School District

Representative: Karl Crawley, Masterplan

---

Other Matters:

Minutes: July 9, 2020

Adjournment

**CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**

**Thursday, July 23, 2020**

**ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING** - Thursday, July 23, 2020, via videoconference, at 8:30 a.m., to consider (1) **DCA190-007** - Consideration of amending the Dallas Development Code pertaining to accessory dwelling units.

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."