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CITY SECRETARY
DALLAS, TEXAS



CITY OF DALLAS
CITY PLAN COMMISSION
Thursday, November 5, 2020
AGENDA

Public Notice

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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 5:00 p.m. **Tuesday, November 3, 2020**. Public Affairs and Outreach will also stream the public hearing on Spectrum Cable Channel 96 or 99 and bit.ly/cityofdallastv or [YouTube.com/CityofDallasCityHall](https://www.youtube.com/CityofDallasCityHall). 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=ec1a2faeb246d2013283abf85ab446410>.

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

BRIEFINGS:

Subdivision Docket

Zoning Docket

PUBLIC TESTIMONY:

Waivers

Development Plans

Minutes

ACTION ITEMS:

Subdivision Docket

Planner: Sharmila Shrestha

Consent Items:

- (1) **S201-500**
(CC District 2)

An application to replat a 21.62-acre tract of land containing all of Lots 1A and 2 in City Block B/6055 to create one lot on property located at 1935 Medical District Drive, north of Stemmons Freeway/ Interstate Highway No. 35E.
Owner: Children's Medical Center of Dallas
Surveyor: Dunaway Associates, L.P.
Application Filed: October 8, 2020
Zoning: PD 882, PD 925
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (2) **S201-504**
(CC District 7)

An application to create one 2.952-acre lot from a tract of land in City Block 6794 on property located on St. Augustine Road at Military Parkway, southeast corner.
Owner: Akram Abdul Alzoubi
Surveyor: Peiser & Mankin Surveying, LLC
Application Filed: October 8, 2020
Zoning: CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (3) **S201-505**
(CC District 3)

An application to create one 22.0025-acre lot from a tract of land in City Block 8594 on property located on Ridge Center Drive, south of Lyndon B Johnson Freeway/ Interstate Highway No. 20.
Owner: Racetrac Petroleum, Inc.
Surveyor: Kimley-Horn and Assoc., Inc.
Application Filed: October 8, 2020
Zoning: PD 1036
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S201-506**
(CC District 8)

An application to create one 30.1895-acre lot from a tract of land in City Block 8281 on property located on Cleveland Road, west of Al Lipscomb Way.
Owner: DLH Logistics, LLC
Surveyor: Kimley-Horn and Assoc., Inc.
Application Filed: October 8, 2020
Zoning: PD 761 (LI)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (5) **S201-508**
(CC District 2) An application to create one 0.726-acre lot from a tract of land in City Block 4628 on property located on Cedar Springs Road, north of Inwood Road.
Owner: SRI Real Estate Properties, LLC
Surveyor: Spooner & Associates
Application Filed: October 9, 2020
Zoning: CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (6) **S201-509**
(CC District 1) An application to replat a 0.982-acre tract of land containing all of Lots 3 and 4 in City Block A/6142 to create one lot on property located on Westmoreland Road, north of Fort Worth Avenue.
Owner: Pro Quick Lube
Surveyor: Jones/Carter
Application Filed: October 9, 2020
Zoning: PD 714 (Subdistrict 5)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (7) **S201-512**
(CC District 11) An application to replat a 3.42-acre tract of land containing all of Lot 2A in City Block 4/7004 to create one 0.1168-acre lot and one 3.303-acre lot on property located on Southern Boulevard, west of Montfort Drive.
Owner: MPC Montfort, LP
Surveyor: Davis Land Surveying Co., Inc.
Application Filed: October 9, 2020
Zoning: PD 887 (Subdistrict 4A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replats:

- (8) **S201-501**
(CC District 12) An application to replat a 10.208-acre tract of land containing all of Lot 1B in City Block T/8751 to create one lot and to add easements on property located on Kelly Boulevard at Timberglen Road, east of Timber Oaks Drive.
Owner: Carrollton-Farmers Branch ISD
Surveyor: 1519 Surveying, LLC
Application Filed: October 8, 2020
Zoning: TH-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (9) **S201-502**
(CC District 13) An application to replat a 2.139-acre tract of land containing all of Lots 4 and 5 in City Block M/4982 to create one lot on property located on Watauga Road at Canyon Drive, southeast corner.
Owner: Christopher Bancroft
Surveyor: Rhodes Surveying
Application Filed: October 8, 2020
Zoning: PD 455 (Subdistrict A)
Staff Recommendation: **Denial**.
- (10) **S201-503**
(CC District 4) An application to replat a 0.2044-acre tract of land containing all of Lot 3 in City Block 2/4337 and part of City Block 4337 to create one lot on property located at 3816 Opal Avenue, southeast of Hudspeth Avenue.
Owner: City Wide Community Development Corporation
Surveyor: Sands Surveying Corporation
Application Filed: October 8, 2020
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (11) **S201-507**
(CC District 4) An application to replat a 1.018-acre tract of land containing all of Lot 12 in City Block 28/4323 to create two 22,198 square foot lots on property located at 4119 Denley Drive, south of Fordham Street.
Owner: Brickman Homes & Construction, LLC
Surveyor: Salcedo Group, Inc.
Application Filed: October 8, 2020
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (12) **S201-510**
(CC District 9) An application to replat a 3.926-acre tract of land containing all of Lots 2, 3, and 4 in City Block B/4406 to create one 43,562-square foot lot, one 58,883-square foot lot, and one 68,557-square foot lot on property located on Chapel Hill Road, at the terminus of Cathedral Drive.
Owners: Mark C. Holland, Patrick Thomas Perot
Surveyor: Winkelmann & Associates, Inc.
Application Filed: October 9, 2020
Zoning: R-1ac(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (13) **S201-511**
(CC District 6) An application to replat a 3.865-acre tract of land containing part of Lots 1 and 2 in City Block 15/3976 to create one lot on property located on Fort Worth Avenue, east of Montclair Avenue.
Owner: ADC Fort Worth, LLC
Surveyor: Pierce-Murray Land Solutions, LLC
Application Filed: October 9, 2020
Zoning: PD 714 (Subdistrict 2A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Street Name Change:

- (14) **NC190-003**
(CC District 7) An application to change South Lamar Street between Interstate 30 and South Central Expressway, to "Botham Jean Boulevard".
Applicant: City of Dallas
Application Filed: July 24, 2020
Notices Sent: 122 notices sent October 6, 2020
SRC Recommendation: **Approval.**
Staff Recommendation: **Approval.**

Miscellaneous Items:

- W190-013**
Neva Dean
(CC District 7) An application for a waiver of the two-year waiting period to submit a zoning application on property zoned an R-7.5(A) Single Family District, on the north line of Interstate Highway 30, east of North Buckner Boulevard.
Staff Recommendation: **Denial.**
Applicant/Representative: Rob Baldwin, Baldwin Associates

- D190-001(A)**
Abraham Martinez
(CC District 10) An application for a development plan and landscape plan on a portion of property zoned Subarea C within Planned Development District No. 758 Southeast corner of Walnut Hill Lane and Skillman Street.
Staff Recommendation: **Approval.**
Applicant: GRI Lake Highlands, LLC
Representative: Sree Ravipati; Cumulus Design

Miscellaneous Items – Under Advisement:

- D190-008**
Abraham Martinez
(CC District 10) An application for a development plan for a multifamily use on property zoned Subdistrict A and Subdistrict B within Planned Development District No. 758, on the north and south line of Whistle Stop Place, east of Wildcat Way.
Staff Recommendation: **Approval.**
Applicant: PC LH Land Partners, LP
Representative: Kiesha Kay, Masterplan
UA From: October 1, 2020 and October 15, 2020

Zoning Cases – Consent:

1. **Z190-186(AM)**
Abraham Martinez
(CC District 6)
An application for an amendment to and renewal of Specific Use Permit No. 1763 for a community service center use on property zoned an R-5(A) Single Family District, on the southeast corner of North Winnetka Avenue and Gallagher Street.
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a revised site plan and conditions.
Applicant: Robert Baldwin, Baldwin Planning

2. **Z190-338(LG)**
La’Kisha Girder
(CC District 2)
An application for an amendment to and an expansion of Subdistrict F within Planned Development Subdistrict No. 79 within Planned Development District No.193, the Oak Lawn Special Purpose District, on property zoned Planned Development Subdistrict No. 79 and an I-2 Industrial Subdistrict within Planned Development District No. 193, in an area generally bounded by North Harwood Street, Hunt Street, Harry Hines Boulevard and Randall Street, except for Lot 12 in Block 3/930.
Staff Recommendation: **Approval**, subject to a revised conceptual plan and conditions.
Applicant: Harwood International, Inc.
Representative: Richard Brown, rebZ Firm

3. **Z190-320(PD)**
Pamela Daniel
(CC District 3)
An application for a CR Community Retail District on property zoned an NS(A) Neighborhood Service District, on the southwest corner of Cockrell Hill Road and Red Bird Lane.
Staff Recommendation: **Approval**.
Applicant: Cockrell Hill Partners, Inc.
Representative: Peter Kavanagh, Zone Systems, Inc.

Zoning Cases – Under Advisement:

4. **Z190-308(PD)**
Pamela Daniel
(CC District 2)
An application for a Planned Development District for an LC Light Commercial Subdistrict uses on property zoned an LC Light Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the southeast corner of Lemmon Avenue and Mahanna Street.
Staff Recommendation: **Denial**.
Applicant: 5033 Lemmon LP
Representative: Rob Baldwin, Baldwin Associates
UA From: October 15, 2020

5. **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, May 21, 2020, July 23, 2020, August 20, 2020, September 3, 2020 and October 15, 2020

6. **Z190-229(CT)**
Carlos Talison
(CC District 6)

An application for an amendment to and an expansion of Planned Development District No. 774 on property zoned Planned Development District No. 774 and an IM Industrial Manufacturing District with Specific Use Permit No. 1203 for a government installation other than listed to be used as a medium security county jail on the southwest corner of North Riverfront Boulevard and Continental Avenue.

Staff Recommendation: **Approval**, subject to a conceptual plan, development plan for Blocks A and B, and staff's recommended conditions.

Applicant: 505 Riverfront, Ltd., Columbus Realty Partners, Ltd, Technically Scottish I, Ltd., Tribox Real Estate, LLC

Representative: Laura Morrison & Tommy Mann, Winstead PC

UA From: October 15, 2020

7. **Z190-283(CT)**
Carlos Talison
(CC District 14)
- An application for 1) a D-1 Liquor Control Overlay; and 2) a Specific Use Permit for the sale of acholic beverages in conjunction with a restaurant without drive-in or drive-through service on property zoned Planned Development District No. 859 with an H/128 Historical Overlay for the Junius Heights Historic District and a D Liquor Control Overlay, on the southeast line of Junius Street, between North Henderson Avenue and the terminus of Dumas Street.
Staff Recommendation: **Approval** of a D-1 Liquor Control Overlay; and **approval** of a Specific Use Permit for the sale of alcoholic beverages in conjunction with a restaurant without drive-in or drive-through service for a two-year period, subject to site plan and conditions.
Applicant: Dale Wootton
UA From: October 15, 2020
8. **Z190-290(LG)**
La’Kisha Girder
(CC District 14)
- An application for an O-2 Office Subdistrict on property zoned an MF-2 Multiple-Family Subdistrict with deed restrictions volunteered by the applicant within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the northeast corner of Rawlins Street and north of Knight Street.
Staff Recommendation: **Denial.**
Applicant: Ron Watterson & Michael Sambogna
Representative: Audra Buckley, Permitted Development
UA From: September 17, 2020 and October 1, 2020.
9. **Z190-182(AU)**
Andreea Udrea
(CC District 13)
- An application for an MU-3 Mixed Use District on property zoned a GO(A) General Office District, on the northeast corner of North Central Expressway and Midtown Boulevard.
Staff Recommendation: **Approval.**
Applicant: Pillar Commercial
Representative: Tony Anderson – Signtastic II
UA From: September 3, 2020 and October 1, 2020
10. **Z190-230(AU)**
Andreea Udrea
(CC District 13)
- An application for a P(A) Parking District on property zoned an R-16(A) Single Family District and an MF-2(A) Multifamily District, on the east line of Inwood Road, north of Lovers Lane.
Staff Recommendation: **Denial.**
Applicant: Intercity Investment Properties, Inc.
Representative: Dallas Cothrum, Masterplan
UA From: October 1, 2020

Zoning Cases – Individual:

11. **Z190-121(AU)**
Andreea Udrea
(CC District 5)
- 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 use 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 northeast corner of South St. Augustine Drive and C. F. Hawn Freeway.
- Staff Recommendation: **Approval** for a two-year period, subject to a site plan and staff's recommended conditions.
- Applicant: SAI Bhari Inc.
- Representative: Ryan Hughes, Griffith Firm PLLC
12. **Z190-108(AU)**
Andreea Udrea
(CC District 9)
- An application to amend Planned Development District No. 79 to update to CR Community Retail District regulations, on the southeast corner of East Mockingbird Lane and Abrams Road.
- Staff Recommendation: **Approval**, subject to a revised development plan, revised landscape plan and staff's recommended conditions.
- Applicant: Bristol Holds LLC, Mockingbird Square LTD, Riverbend Real Estate Group LLC
- Representative: Rob Baldwin, Baldwin Associates
13. **Z190-237(CT)**
Carlos Talison
(CC District 2)
- An application to create a new subdistrict to allow for MF-2(A) Multifamily District uses within Subarea 9 within Planned Development District No. 298 on property on the north, west, and south corners of Burlew Street and Scurry Street.
- Staff Recommendation: **Approval**, subject to staff's conditions.
- Applicant: Scurry Partners, LLC, One Mad Ox
- Representative: Rob Baldwin, Baldwin Associates
14. **Z190-173(PD)**
Pamela Daniel
(CC District 1)
- An application for a Specific Use Permit for an auto service center on property zoned Subdistrict 5 within Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District for mixed uses, on the east side of North Westmoreland Road, northwest of Fort Worth Avenue.
- Staff Recommendation: **Approval** for a five-year period, subject to a site plan and conditions.
- Applicant: Pro Quick Lube
- Representative: Rob Baldwin, Baldwin Associates

15. **Z190-158(PD)**
Pamela Daniel
(CC District 6)
- An application for a Planned Development District for office and mixed uses on property zoned an IR Industrial Research District, on the northeast corner of Gulden Lane and Singleton Boulevard.
Staff Recommendation: **Approval**, subject to a revised development plan, a revised streetscape exhibit, and staff's recommended conditions.
Applicant: West Dallas Investments, L.P.
Representative: Laura Hoffman & Tommy Mann, Winstead PC
16. **Z190-180(PD)**
Pamela Daniel
(CC District 6)
- An application for a Planned Development District for a GO General Office District and mixed uses on property zoned an R-5(A) Single Family District, an IR Industrial Research District, and a CS Commercial Service District, on the north side of Singleton Boulevard, between Bataan Street and Herbert Street.
Staff Recommendation: **Denial**.
Applicant: West Dallas Investments, L.P.
Representative: Laura Hoffman & Tommy Man, Winstead PC
17. **Z190-315(LG)**
La'Kisha Girder
(CC District 2)
- An application for an IM Industrial Manufacturing District with deed restrictions volunteered by the applicant on property zoned an IR Industrial Research District, on the north line of Empire Central, west of Harry Hines Boulevard.
Staff Recommendation: **Denial**.
Applicant: Vibrio Properties I LP
Representative: Dallas Cothrum, Masterplan

Other Matters:

Minutes: October 15, 2020

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, November 5, 2020

ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING - Thursday, November 5, via videoconference, at 8:45 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. The public may attend the meeting via the videoconference link: <http://bit.ly/ZOAC110520>

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. 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."