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CITY SECRETARY  
DALLAS, TEXAS



CITY OF DALLAS  
CITY PLAN COMMISSION  
Thursday, November 19, 2020  
AGENDA

Public Notice

200901

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 5:00 p.m. **Tuesday, November 17, 2020.** Public Affairs and Outreach will also stream the public hearing on Spectrum Cable Channel 96 or 99 and [bit.ly/cityofdallastv](http://bit.ly/cityofdallastv) or [YouTube.com/CityofDallasCityHall](https://www.youtube.com/CityofDallasCityHall). The following videoconference links are available to the public to listen to the meeting WebEx link below:

<http://bit.ly/CPC111920> OR  
<https://dallascityhall.webex.com/dallascityhall/onstage/g.php?MTID=ebb5e29d3fa082a86963e259a1102a8e6>.

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

**BRIEFINGS:**

Z167-360(NW) – A City Plan Commission authorized hearing to determine proper zoning on property zoned Planned Development District No. 145, Planned Development District No. 708, and CA-1(A) Central Area District with consideration being given to appropriate zoning for the area including use, development standards, and other appropriate regulations, on property generally bounded by North St. Paul Street on the west, Woodall Rodgers on the north, North Central Expressway on the east, and San Jacinto Street on the south.

Nathan Warren, Senior Planner, Sustainable Development and Construction Services

The Dallas Arts District Connect Master Plan

Luis Tamayo, Chief Planner, Office of Planning and Urban Design

Subdivision Docket

Zoning Docket

**PUBLIC TESTIMONY:**

Suspension of CPC Rules of Procedure  
 Consideration of Appointments to CPC Committees  
 Minutes

**ACTION ITEMS:**

Subdivision Docket

Planner: Mohammad Bordbar

Consent Items:

- (1) **S189-212R**  
(CC District 6)  
An application to revise a previously approved plat (S189-212) to replat a 0.911-acre tract of land containing all of Lots 16 through 19 in City Block 14/8570 and an abandoned portion of Burgess Boulevard in City Block 14/8570 to create one lot on property located on Iberia Avenue at Burgess Boulevard, southeast corner.  
Applicant/Owner: Ouellette and Company  
Surveyor: Duenes Land Surveying, LLC  
Application Filed: October 23, 2020  
Zoning: IR  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
  
- (2) **S201-515**  
(CC District NA)  
An application to create 170 single family lots ranging in size from 7,200-square feet to 21,006-square feet and 6 common areas from a 64.476-acre tract of land on property located in the Extra Territorial Jurisdiction (ETJ) on Ranch Road, south of University Drive.  
Applicant/Owner: Devonshire (Dallas) ASLI VIII, LLC  
Surveyor: J. Volk Consulting  
Application Filed: October 21, 2020  
Zoning: NA  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
  
- (3) **S201-516**  
(CC District 7)  
An application to create a 16.8-acre lot from a tract of land in City Block 7364 on property located on R.L. Thornton Freeway/Interstate Highway No. 30, east of Buckner Boulevard.  
Applicant/Owner: Chapel Downs Dallas, LLC  
Surveyor: Raymond L. Goodson Jr., Inc  
Application Filed: October 22, 2020  
Zoning: R-7.5(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (4) **S201-518**  
(CC District 2) An application to create an 11-lot Shared Access Development with lots ranging in size from 2,121 square feet to 2,913 square feet and two open space areas from a 0.916-acre tract of land in City Block 4708 on property located on Mohawk Drive at Colony Court, south corner.  
Applicant/Owner: Mohawk Townhomes, LLC  
Surveyor: R.C. Myers Surveying, LLC  
Application Filed: October 22, 2020  
Zoning: TH-3(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S201-519**  
(CC District 2) An application to create one 3.3095-acre lot and one 4.5747-acre lot from a 7.8842-acre tract of land in City Block 706 on property located on Ross Avenue at Henderson Avenue, south corner.  
Applicant/Owner: Corporation of the Episcopal Diocese of Dallas  
Surveyor: Kimley-Horn and Associates, Inc.  
Application Filed: October 23, 2020  
Zoning: MF-2(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (6) **S201-520**  
(CC District 1) An application to replat a 0.838-acre tract of land containing all of Lots 23 and 24 in City Block 104/3087 to create one lot on property located on Eleventh Street at Ewing Avenue, northwest corner.  
Applicant/Owner: East Jefferson Partners, Inc.  
Surveyor: Pacheco Koch Consulting Engineers  
Application Filed: October 23, 2020  
Zoning: PD 468 (Sub-district F, TR-1) WMU-12  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replats:

- (7) **S201-514**  
(CC District 13) An application to replat a 0.392-acre tract of land containing all of Lot 33 in City Block C/5508 to create one 5,634 square foot lot and one 11,433 square foot lot on property located on Orchid Lane, at the terminus of Park Preston Drive.  
Applicant/Owner: Nalini Mohan & Prathibha S. Tamanna  
Surveyor: Strand System Engineering  
Application Filed: October 21, 2020  
Zoning: TH-1(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (8) **S201-517**  
(CC District 6)
- An application to create a 38-lot Shared Access Development with lots ranging in size from 2,640 square feet to 6,191 square feet and one common area from a 4.639-acre tract of land in City Block 19/8335 on property located at the terminus of Hale Street, east of Dwight Avenue.  
Applicant/Owner: Whitely Brothers Construction, LLC  
Surveyor: Westwood Professional Services, Inc.  
Application Filed: October 22, 2020  
Zoning: PD 1032  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Certificates of Appropriateness for Signs:

Downtown Retail A Subdistrict:

- 2009030010**  
Jennifer Muñoz  
(CC District 14)
- An application for a Certificate of Appropriateness by David Proffitt of Prism Electric, Inc., for a 16 sq. ft. attached LED illuminated canopy sign at 1309 Main Street (south elevation).  
Staff Recommendation: **Approval**.  
Special Sign District Advisory Committee Recommendation: **Approval**.  
Applicant: David Proffitt – Prism Electric, Inc.  
Owner: Davis 1309 Main, LLC

Downtown Perimeter Subdistrict:

- 2009180021**  
Jennifer Muñoz  
(CC District 14)
- An application for a Certificate of Appropriateness by Lisa Renfro of Trinity Signs and Shelton Electrical Service for a 110.42 sq. ft. attached LED illuminated sign at 1845 Woodall Rodgers Freeway, Ste. 200 (southwest elevation).  
Staff Recommendation: **Approval**.  
Special Sign District Advisory Committee Recommendation: **Approval**.  
Applicant: Lisa Renfro of Trinity Signs and Shelton Electrical Service  
Owner: WDC-FUB Office Owner, LLC

Zoning Cases – Consent:

1. **Z190-236(AU)**  
Andreea Udrea  
(CC District 14)

An application for a Specific Use Permit for a late-hours establishment limited to a restaurant without drive-in or drive-through service on property zoned Planned Development District No. 842, with an MD-1 Modified Delta Overlay District, with Specific Use Permit No. 1905 for a late-hours establishment limited to a restaurant without drive-in or drive-through service, on the west side of Greenville Avenue, south of Sears Street.  
Staff Recommendation: **Approval** for a two-year period with eligibility for automatic renewals for additional two-year periods, subject to a site plan and conditions.  
Applicant: 1919-27 Greenville LTD  
Representative: La Sierra Planning Group
2. **Z190-326(AU)**  
Andreea Udrea  
(CC District 8)

An application for the renewal of and an amendment to Specific Use Permit No. 2229 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property zoned a CR-D-1 Commercial Retail District with a D-1 Liquor Control Overlay and deed restrictions [Z845-291], on the northeast corner of Jim Miller Road and Great Trinity Forest Way.  
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 on the 1.7-acre western portion of the area of request.  
Applicant: Sanabel Investment, LP  
Representative: Melinda Nelson
3. **Z190-318(LG)**  
La’Kisha Girder  
(CC District 2)

An application for an MF-2(A) Multifamily District on property zoned an MU-2 Mixed Use District and an IR Industrial Research, on the northeast corner of Kimsey Drive and Maple Avenue.  
Staff Recommendation: **Approval.**  
Applicant: Urban Genesis  
Representative: Rob Baldwin, Baldwin Associates
4. **Z190-319(LG)**  
La’Kisha Girder  
(CC District 2)

An application for an MF-2(A) Multifamily District on property zoned an IM Industrial Manufacturing District, on the west corner of Maple Avenue and Stutz Drive.  
Staff Recommendation: **Approval.**  
Applicant: Urban Genesis  
Representative: Rob Baldwin, Baldwin Associates

5. **Z190-322(CT)**  
Carlos Talison  
(CC District 8)  
An application for an amendment to Tract 1 within Planned Development District No. 658, on the northeast corner of East Camp Wisdom Road and Firebird Drive.  
Staff Recommendation: **Approval**, subject to a development plan and conditions.  
Applicant: Zarion, LLC  
Representative: CCM Engineering
6. **Z190-330(CT)**  
Carlos Talison  
(CC District 7)  
An application for the renewal of a Specific Use Permit No. 2354 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay, on the southeast corner of Scyene Road and Namur Street.  
Staff Recommendation: **Approval** for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions.  
Applicant: Sadlerssai Enterprise Inc.  
Representative: Parvez Malik, BUSINESS ZOOM
7. **Z190-328(LG)**  
La’Kisha Girder  
(CC District 14)  
An application for a new tract on property zoned Planned District No. 9 with a Dry Liquor Control Overlay, on the southwest line of Routh Street, between Mahon Street and Howell Street.  
Staff Recommendation: **Approval**, subject to a revised development plan and conditions with retention of the D Liquor Control Overlay.  
Applicant: The Pegasus Foundation DBA The Dallas Institute of Humanities and Culture  
Representative: Rob Baldwin, Baldwin Associates

Zoning Cases – Under Advisement:

8. **Z190-177(PD)**  
Pamela Daniel  
(CC District 4)  
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, on the northwest corner of South Beckley Avenue and Iowa Avenue.  
Staff Recommendation: **Denial.**  
Representative: ASH+LIME  
UA From: October 15, 2020.
9. **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, landscape plan, and staff’s recommended conditions.  
Applicant: Mill Creek Residential  
Representative: Rob Baldwin, Baldwin Associates  
UA From: July 23, 2020, August 20, 2020, September 17, 2020, October 1, 2020 and October 15, 2020.

10. **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 alcoholic 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 and November 5, 2020

Zoning Cases – Individual:

11. **Z190-295(CT)**  
Carlos Talison  
(CC District 3)
- An application to create a new tract within Tract 3 of Planned Development District No. 247 to allow for multifamily uses on the southwest corner of Keeneland Parkway and Duncanville Road.
- Staff Recommendation: **Approval**, subject to a development plan and staff's recommended conditions.
- Applicant: AHA Residential  
Representative: Bill Dahlstrom, Jackson Walker, LLP
12. **Z190-324(LG)**  
La’Kisha Girder  
(CC District 14)
- An application for a Planned Development Subdistrict on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the south corner of Lemmon Avenue and Douglas Avenue.
- Staff Recommendation: **Denial**.
- Applicant: JHS Partners, LP  
Representative: Rob Baldwin, Baldwin Associates

Authorization Hearing:

Consideration of authorizing a public hearing to consider a code amendment to Section 51A-4.501, "Historic Overlay District" of the Dallas Development Code specifically the following sections: Section 51A-4.501(d), "Pre-designation certificate of appropriateness," Section 51A-4.501(e), "Additional uses and regulations," Section 51A-4.501(g), "Certificates of Appropriateness," and Section 51A-4.501(h)(2), "Certificate for Demolition or Removal Application."

Other Matters:

Suspension of CPC Rules of Procedure

Suspension of Section 13, Rule (f)(8) of the City Plan Commission Rules of Procedure and take the item to amend Section 51A-4.501, "Historic Overlay District" from the Zoning Ordinance Advisory Committee and direct that the initial public hearing and ordinance review be held at the Landmark Commission.

Consideration of Appointments to CPC Committees

Minutes: November 5, 2020

Adjournment



**CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**

**Thursday, November 19, 2020**

**ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING** - Thursday, November 19, via videoconference, at 8:30 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/ZOAC11192020>

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."