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CITY SECRETARY
DALLAS, TEXAS



CITY OF DALLAS
CITY PLAN COMMISSION
Thursday, December 17, 2020
AGENDA

Public Notice

200980

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, December 15, 2020**. Public Affairs and Outreach will also stream the public hearing on Spectrum Cable Channel 96 or Channel 99 and bit.ly/cityofdallastv or YouTube.com/CityofDallasCityHall. The following videoconference links are available to the public to listen to the meeting WebEx link below:

<http://bit.ly/CPC121720>

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

BRIEFINGS:

The Bottom Briefing and [Virtual Bus Tour](#)

Z178-307(MK) – A City Plan Commission authorized hearing to determine proper zoning on property zoned an R-5(A) Single Family District and a TH-1(A) Townhouse District with consideration to be given to appropriate zoning for the area to include but not limited to use, development standards, and other appropriate regulations on property generally located east of Denley Drive, south the Trinity River Greenbelt, west of Corinth Street, north of Canyon Street, north of Hutchins Avenue, and along both sides of Canyon Street.

Mike King, Senior Planner, Sustainable Development and Construction Department

Subdivision Docket

Zoning Docket

PUBLIC TESTIMONY:

Development Plans

Minutes

ACTION ITEMS:

Subdivision Docket

Planner: Mohammad H. Bordbar

Consent Items:

- (1) **S201-534**
(CC District NA)

An application to create 194 single family lots ranging in size from 4,600-square feet to 8,535-square feet and 2 common areas from a 30.906-acre tract of land on property located in the Dallas Extra Territorial Jurisdiction (ETJ) on Lake Ray Hubbard Drive, south of Travis Ranch Boulevard.
Applicant/Owner: Pulte Homes of Texas, LP
Surveyor: Westwood Professional Services, Inc
Application Filed: November 18, 2020
Zoning: NA
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (2) **S201-535**
(CC District 6)

An application to replat a 35.907-acre tract of land containing all of Lots 1 through 10, and part of lots 18 through 22 ,in City Block 14/7195 and a tract of land in City Block 7194 to create 3 lots ranging in size from 2.216-acres to 16.016-acres on property located on Singleton Boulevard at Riser Street, southwest corner.
Applicant/Owner: 4900 Fitchburg Street, LLC
Surveyor: Pacheco Koch Consulting Engineers
Application Filed: November 18, 2020
Zoning: IM
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (3) **S201-536**
(CC District 8)

An application to replat a 29.71-acres tract of land containing all of Lot 1 in City Block 8787, and a tract of land in City Block 8787 to create one 7.045-acre lot, and one 22.665-acre lot on property located on South Belt Line Road, north of Log Cabin Road.
Applicant/Owner: Anani, LLC
Surveyor: R.C. Myers Surveying, LLC
Application Filed: November 19, 2020
Zoning: IR, IM
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (4) **S201-538**
(CC District 2) An application to replat a 0.689-acre tract of land containing all of Lots 13 through 16 in City Block 9/2295 to create one lot on property located on Sylvester Avenue, north of King Road.
Applicant/Owner: Sylvester Dallas, LLC
Surveyor: Gonzalez and Schneeberg Engineer-Surveyors
Application Filed: November 19, 2020
Zoning: PD 193 (MF-2)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S201-539**
(CC District 3) An application to create a 11.076-acre lot from a tract of land in City Block E/7212 on property located on Cockrell Hill Road, north of Rock Curry Road.
Applicant/Owner: Pinnacle Ridge II, LTD
Surveyor: Jones/Carter
Application Filed: November 19, 2020
Zoning: MF-1(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (6) **S201-541**
(CC District 1) An application to create a 7.642-acre lot from a tract of land in City Block 5958 on property located on Phinney Avenue at Kernack Street, southwest corner.
Applicant/Owner: Dallas Independent School District
Surveyor: Sam, LLC
Application Filed: November 19, 2020
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (7) **S201-542**
(CC District 2) An application to replat a 02.2054-acre tract of land containing all of Lots 1 through 11 and part of lots 12 through 22 in City Block 29/129 to create one 1.0381-acre lot, and one 1.1673-acre lot on property located on Young Street at Harwood Street, east corner.
Applicant/Owner: Dallas Scottish Rite Bodies, Dallas Scottish Rite Library and Museum, Inc.
Surveyor: Kimley-Horn and Associates, Inc.
Application Filed: November 19, 2020
Zoning: PD 357 (Subdistrict 3)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (8) **S201-543**
(CC District 14) An application to replat a 1.3189-acre tract of land containing all of Lots 5 through 9 in City Block 493 to create one lot on property located on Gaston Avenue at Oak Street, east corner.
Applicant/Owner: SL5 Deep Ellum, LP
Surveyor: Kimley-Horn and Associates, Inc.
Application Filed: November 19, 2020
Zoning: PD 298 (Subarea 12) Tract 1
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (9) **S201-544**
(CC District 2) An application to replat a 0.2984-acre tract of land containing all of Lots 13 and 14 in City Block A/653 to create one lot on property located on Prairie Avenue, southeast of Drees Street.
Applicant/Owner: Vita Real Estate group
Surveyor: Urban Structure
Application Filed: November 20, 2020
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replats:

- (10) **S201-537**
(CC District 11) An application to replat a 0.508-acre tract of land containing all of Lots 2 and 3 in City Block 9/8209 to create one lot on property located on Club Hill Drive, east of Club Oaks Drive.
Applicant/Owner: Kyle T. Griffis
Surveyor: Duenes Land Surveying, LLC
Application Filed: November 19, 2020
Zoning: TH-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Miscellaneous Items:

- D190-010**
Abraham Martinez
(CC District 2) An application for a development plan and landscape plan within Subarea F of Planned Development Subdistrict No. 79, the Harwood Special Purpose District, in Planned Development District No. 193, the Oak Lawn Special Purpose District, on the northwest side of Hunt Street between North Harwood Street and Harry Hines Boulevard.
Staff Recommendation: **Approval**.
Applicant: Harwood International
Representative: Richard Brown; rebZ Firm

Zoning Cases – Consent:

1. **Z190-342(AU)**
Andreea Udrea
(CC District 3)

An application for the renewal of Specific Use Permit No. 2308 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay, on the north side of West Camp Wisdom Road, east of Marvin D. Love Freeway (US 67).

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

Applicant: Jawed Sagani, sole owner

Representative: Santos Martinez, La Sierra Planning Group

2. **Z190-333(PD)**
Pamela Daniel
(CC District 9)

An application to amend Planned Development District No. 896 for a public school other than an open-enrollment charter school on the northeast side of Monterrey Drive between Farola Drive and Itasca Drive.

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

Applicant: Dallas Independent School District

Representative: Karl A. Crawley, MASTERPLAN

3. **Z190-347(LG)**
La’Kisha Girder
(CC District 2)

An application for the renewal of Specific Use Permit No. 2355 for a late-hours establishment limited to an alcoholic beverage establishment for a bar, lounge or tavern use on property zoned Planned Development District No. 842 for CR Community Retail District uses, on the west side of Greenville Avenue, southeast of Ross Avenue.

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

Applicant: Ship’s Lounge

Representative: Audra Buckley, Permitted Development

4. **Z190-354(LG)**
La’Kisha Girder
(CC District 2)

An application for a Specific Use Permit for a manufacturing laboratory on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, on the north side of Taylor Street, east of North Walton Street.

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

Applicant: Alex Oshmyansky

Representative: Lora Zeanchock, Jacobs Engineering

5. **Z190-325(CT)**
Carlos Talison
(CC District 8)
- An application for the expansion of Planned Development District No. 761 (LI Subdistrict) on property zoned an A(A) Agricultural District, north of Witt Road between Lancaster-Hutchins Road and Blanco Drive.
Staff Recommendation: **Approval.**
Applicant: Dollar-Flowers Realty Partners
Representative: Lauren Montgomery
6. **Z190-355(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 CS-D-1 Commercial Service District with a D-1 Liquor Control Overlay, on the northeast corner of Great Trinity Forest Way and Creek Cove Drive.
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: Tabitha Tijernia
Representative: Audra Buckley, Permitted Development

Zoning Cases – Under Advisement:

7. **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 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
UA From: November 5, 2020
8. **Z190-322(CT)**
Carlos Talison
(CC District 8)
- An application for an amendment to Tract 1 to allow for R-5(A) Single Family uses 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
UA From: November 19, 2020
9. **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
UA From: November 5, 2020 and December 3, 2020

10. **Z190-177(PD)**
Pamela Daniel
(CC District 4)
- An application for a Planned Development District for MU-1 Mixed Use District uses to allow a mixed-use project 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 and November 19, 2020
11. **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 within Planned Development District No. 193, the Oak Lawn Special Purpose District, with deed restrictions volunteered by the applicant, on the northeast corner of Rawlins Street and north of Knight Street with consideration given to a Planned Development Subdistrict for MF-2 Multiple-Family Subdistrict uses and office and live/work uses.
Staff Recommendation: **Approval**, subject to a development plan and conditions.
Applicant: Ron Watterson & Michael Sambogna
Representative: Audra Buckley, Permitted Development
UA From: September 17, 2020, October 1, 2020, and November 5, 2020
12. **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
UA From: November 5, 2020
13. **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
UA From: November 19, 2020
14. **Z190-334(JK)**
Janna Keller
(CC District 7)
- An application for a CR Community Retail District with deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District, north of Scyene Road, between North Prairie Creek Road and Kingsford Avenue.
Staff Recommendation: **Denial.**
Applicant: Placid Development Group, LLC
Representative: Audra Buckley, Permitted Development
UA From: December 3, 2020

Zoning Cases – Individual:

15. **Z190-321(PD)**
Pamela Daniel
(CC District 9)
An application for an amendment to Specific Use Permit No. 1543 for a public school other than an open-enrollment charter school use on property zoned an R-7.5(A) Single Family District, on the east corner of Ferguson Road and Plummer Drive.
Staff Recommendation: **Hold under advisement until January 7, 2021.**
Applicant: Dallas Independent School District
Representative: Karl A. Crawley, MASTERPLAN
16. **Z190-188(PD)**
Pamela Daniel
(CC District 14)
An application for a Planned Development Subdistrict for LC Light Commercial Subdistrict uses and mixed uses on property zoned an LC Heavy Commercial Subdistrict, an O-2 Office District, and a (P) Parking District within Planned Development District No. 193, the Oak Lawn Special Purpose District and the termination of deed restrictions [Z834-349], on the northeast corner of McKinney Avenue and Boll Street.
Staff Recommendation: **Approval**, subject to a development plan, landscape plan, and staff's recommended conditions.
Applicant: 2700 McKinney Dallas Partners, Ltd.
Representative: Laura Hoffmann & Tommy Mann, Winstead PC
17. **Z190-122(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 an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay, on the south line of Great Trinity Forest Way (Loop 12), east of Oklaunion Drive.
Staff Recommendation: **Approval** for a two-year period, subject to a site plan and conditions.
Applicant: SAI Sanjit Inc.
Representative: Ryan Hughes, Griffith Firm PLLC
18. **Z190-352(CT)**
Carlos Talison
(CC District 8)
An application for a Planned Development District for MF-2(A) Multifamily District uses on property zoned a CR Community Retail District, on the southwest side of Simpson Stuart Road and the west side of Bonnie View Road.
Staff Recommendation: **Approval**, subject to a revised development plan and staff recommended conditions.
Applicant: Palladium Simpson Stuart, Ltd.
Representative: Maxwell Fisher, MASTERPLAN

19. **Z167-360(NW)** Nathan Warren (CC District 14) 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.
Staff Recommendation: **Approval.**

Dallas Arts District Connect Plan

- Luis Tamayo (CC District 14) Consideration of The Dallas Arts District Connect Plan 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.

Other Matters:

Minutes: December 3, 2020

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

None

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."