

RECEIVED

2020 DEC 29 PM 1:26

CITY SECRETARY  
DALLAS, TEXAS



CITY OF DALLAS  
CITY PLAN COMMISSION  
Thursday, January 7, 2021  
AGENDA

Public Notice

200992

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, January 5, 2021**. Public Affairs and Outreach will also stream the public hearing on Spectrum Cable Channel 96 or Channel 99 and [bit.ly/cityofdallastv](http://bit.ly/cityofdallastv) or [YouTube.com/CityofDallasCityHall](http://YouTube.com/CityofDallasCityHall). The following videoconference links are available to the public to listen to the meeting WebEx link below:

<https://bit.ly/CPC10721>

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

**BRIEFINGS:**

Subdivision Docket  
Zoning Docket

**PUBLIC TESTIMONY:**

Minor Amendments  
Minutes

**ACTION ITEMS:**

Subdivision Docket

Planner: Sharmila Shrestha

Consent Items:

- (1) **S190-137R**  
(CC District 8)

An application to revise a previously approved preliminary plat S190-237 to create 122 residential lots and 2 common areas from a 17.75-acre tract of land in City Block 7862 on property located on Fireside Drive, east of Dowdy Ferry Road.  
Owner: Dallas Dowdy Partners, LLC  
Surveyor: Joel C. Howard  
Application Filed: December 10, 2020  
Zoning: CH  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (2) **S201-545**  
(ETJ)

An application to create 190-residential lots ranging in size from 4,202 square feet to 11,567 square feet and 2 common areas from a 32.176-acre tract of land on property located in the Dallas Extra Territorial Jurisdiction (ETJ) on Lake Ray Hubbard Drive, south of Travis Ranch Boulevard.  
Owner: Travis Ranch Marina, LLC  
Surveyor: Westwood Professional Services, Inc.  
Application Filed: December 9, 2020  
Zoning: NA  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (3) **S201-546**  
(CC District 12)

An application to create one 0.252-acre lot from a tract of land in City Block 8751 on property located on Frankford Road, east of Kelly Boulevard.  
Owner: Prostar Trading, LLC  
Surveyor: A.N.A. Consultants, LLC  
Application Filed: December 9, 2020  
Zoning: LO-1  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S201-547**  
(CC District 1)

An application to replat a 0.1709-acre tract of land containing part of Lots 1 and 2 in City Block 75/3056 to create one lot on property located on 8<sup>th</sup> Street, west of Lansing Street.  
Owner: James Lee  
Surveyor: Urban Structure  
Application Filed: December 10, 2020  
Zoning: PD 468 (Subdistrict D, Tract 4, WMU-5)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (5) **S201-548**  
(CC District 6) An application to create one 1.864-acre lot from a tract of land in City Block 8380 on property located on Sherman Avenue, north of Tantor Road.  
Owner: Todd Bolton  
Surveyor: Peiser & Mankin Surveying, LLC  
Application Filed: December 11, 2020  
Zoning: IM  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (6) **S201-549**  
(ETJ) An application to create 154 residential lots ranging in size from 6,900 square feet to 12,675 square feet and 3 common areas from a 37.529-acre tract of land on property located in the Dallas Extra Territorial Jurisdiction (ETJ) on east of Bobtown Road, north of Barnes Bridge Road.  
Owner: D. R. Horton-Texas, LTD  
Surveyor: JBI Partners, Inc.  
Application Filed: December 11, 2020  
Zoning: NA  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (7) **S201-550**  
(CC District 12) An application to replat a 1.607-acre tract of land containing all of Lot 2A in City Block A/8208 to create one 0.901-acre lot and one 0.706-acre lot on property located on McCallum Boulevard, east of Preston Road.  
Owner: Woodmont Land Company  
Surveyor: J. Volk Consulting, Inc.  
Application Filed: December 11, 2020  
Zoning: CR, MC-1  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (8) **S201-551**  
(CC District 8) An application to create one 53.6165-acre lot from a tract of land in City Block 8524 on property located on Dowdy Ferry Road, north of Lyndon B. Johnson Freeway.  
Owner: 635-Dowdy Venture  
Surveyor: Kimley-Horn and Associates, Inc.  
Application Filed: December 11, 2020  
Zoning: A(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Miscellaneous Items:

**M190-042**

Hannah Carrasco  
(CC District 13)

An application for a minor amendment to an existing development plan on property zoned Planned Development District No. 679 for a public school other than an open-enrollment charter school, in an area generally bound by Rosser Road, Calculus Drive, Haydale Drive, and Boca Bay Drive.

Staff Recommendation: **Approval.**

Applicant: Dallas Independent School District

Representative: Karl Crawley, Masterplan

**M201-004**

Hannah Carrasco  
(CC District 12)

An application for a minor amendment to an existing development plan and landscaping plan on property zoned Zone B within Planned Development District No. 695 for a retirement housing community use on the southeast corner of Frankford Road and Coit Road.

Staff Recommendation: **Approval.**

Applicant: Redwood-ERC Dallas, LLC; Christopher Turnball

Representative: Maxwell Fisher, Masterplan

Certificates of Appropriateness for Signs:

**Downtown CBD Subdistrict:**

**2010280013**

Jennifer Muñoz  
(CC District 14)

An application for a Certificate of Appropriateness by Bobby Nichols of Chandler Signs, for a 1,959-square-foot flat attached LED illuminated upper level sign at 717 North Harwood Street, Suite 3400 (southwest elevation).

Staff Recommendation: **Approval.**

Special Sign District Advisory Committee Recommendation:

**Approval.**

Applicant: Bobby Nichols, Chandler Signs

Owner: WC 717 N. Harwood Property, LLC

**2010280014**

Jennifer Muñoz  
(CC District 14)

An application for a Certificate of Appropriateness by Bobby Nichols of Chandler Signs, for a 1,330-square-foot flat attached LED illuminated upper level sign at 717 North Harwood Street, Suite 3400 (northwest elevation).

Staff Recommendation: **Approval.**

Special Sign District Advisory Committee Recommendation:

**Approval.**

Applicant: Bobby Nichols, Chandler Signs

Owner: WC 717 N. Harwood Property, LLC

Zoning Cases – Consent:

1. **Z190-193(NN)**  
Nabila Nur  
(CC District 8)  
An application for a CR Community Retail District with deed restrictions volunteered by the applicant on property zoned an NS(A) Neighborhood Service District on the northeast corner of South Lancaster Road and Mojave Drive.  
Staff Recommendation: **Approval**, subject to deed restrictions volunteered by the applicant.  
Applicant: Cityview Tacos, LLC  
Representative: Rob Gloyna
  
2. **Z190-366(NN)**  
Nabila Nur  
(CC District 5)  
An application for the renewal of Specific Use Permit No. 1850 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property zoned Subarea 4 within Planned Development District No. 366 with a D-1 Liquor Control Overlay, on the southeast corner of South Buckner Road (Loop 12) and Elam Road.  
Staff Recommendation: **Approval** for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions.  
Applicant: Elam Crossing L.P.  
Representative: La Sierra Planning Group
  
3. **Z190-356(JK)**  
Janna Keller  
(CC District 4)  
An application for the renewal of Specific Use Permit No. 2316 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 northeast side of East Ledbetter Drive, east of South R. L. Thornton Freeway.  
Staff Recommendation: **Approval** for a two-year period with eligibility for automatic renewals for additional five year-periods, subject to conditions.  
Applicant: Legacy Food LLC.  
Representative: Malik Law Firm
  
4. **Z190-357(JK)**  
Janna Keller  
(CC District 5)  
An application for the renewal of Specific Use Permit No. 2365 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 CR-D-1 Community Retail District with a D-1 Liquor Control Overlay, on the southwest corner of Lake June Road and Holcomb Road.  
Staff Recommendation: **Approval** for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions.  
Applicant: Deeyansai Enterprise Inc.  
Representative: Malik Law Firm

Zoning Cases – Under Advisement:

5. **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, November 19, 2020, and December 17, 2020
6. **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  
UA From: November 5, 2020 and December 3, 2020
7. **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 and December 17, 2020
8. **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 District, on the northeast corner of Kimsey Drive and Maple Avenue.  
Staff Recommendation: **Approval.**  
Applicant: Urban Genesis  
Representative: Rob Baldwin, Baldwin Associates  
UA From: November 19, 2020 and December 3, 2020
9. **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  
UA From: November 19, 2020 and December 3, 2020

10. **Z190-328(LG)** An application for 1) a new tract within Planned Development District No. 9; and 2) removal of the D Liquor Control Overlay on property zoned Planned District No. 9 with a D Liquor Control Overlay, on the southwest line of Routh Street, between Mahon Street and Howell Street.  
La’Kisha Girder  
(CC District 14)  
Staff Recommendation: **Approval**, subject to a revised development plan and staff’s recommended 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  
UA From: November 19, 2020

Zoning Cases – Individual:

11. **Z190-262(LG)** An application to amend Planned Development District No. 369, in an area generally south of South 2<sup>nd</sup> Avenue and east of the Southern Pacific Railroad right-of-way.  
La’Kisha Girder  
(CC District 7)  
Staff Recommendation: **Approval**, subject to a development plan and conditions.  
Applicant: Atomic Auto Crushers & Parts, Inc.  
Representative: Jonathan Vinson, Jackson Walker LLP
12. **Z178-250(AM)** An application to amend Planned Development District No. 539 to allow Abraham Martinez for CR Community Retail District uses and MU-1 Mixed Use District uses with consideration given to a Specific Use Permit for group residential use in addition to the Planned Development District amendment on the southeast corner of Graham Avenue and Philip Avenue.  
(CC District 2)  
Staff Recommendation: **Approval**, subject to a revised development plan, a landscape plan, and staff’s recommended conditions.  
Applicant: Krishikesh Shinde  
Representative: Robert Baldwin, Baldwin Associates
13. **Z190-358(AU)** 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 northwest corner of Great Trinity Forest Way and Hillburn Drive.  
Andreea Udrea  
(CC District 8)  
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: Emilia Rezaei Inc.  
Representative: Malik Law Firm/Parvez Malik

14. **Z190-305(PD/ND)** An application for a Planned Development Subdistrict for HC Heavy Commercial Subdistrict uses on property zoned an HC Heavy Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the northwest corner of Maple Avenue and McKinney Avenue.  
Neva Dean  
(CC District 14)  
Staff Recommendation: **Denial without prejudice.**  
Applicant: McKinney and Maple Venture, LLC  
Representative: Laura Hoffman/Tommy Mann – Winstead
15. **Z190-337(NN)** An application to amend Planned Development District No. 986 for CR Community Retail District uses on the south side of Interstate Highway 30 and the east side of Westmoreland Road.  
Nabila Nur  
(CC District 1)  
Staff Recommendation: **Denial.**  
Applicant: QT South, LLC  
Representative: Lauren Montgomery, JGH Consultants, LLC
- 

Other Matters:

Minutes: December 17, 2020

Adjournment



**CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**

**Thursday, January 7, 2020**

**THOROUGHFARE COMMITTEE MEETING** - Thursday, January 7, 2021, via videoconference, at 9:00 a.m., to consider Chenault and Unnamed NE1 Thoroughfare Plan Amendments - **(1)** Delete Chenault Street from Buckner Boulevard to City of Dallas City Limits from the City of Dallas Thoroughfare Plan and **(2)** Delete Unnamed NE1 from Chenault Street to IH-30 from the City of Dallas Thoroughfare Plan. The public may attend the meeting via the videoconference link below:

<http://bit.ly/CPCTC0107>.

## 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."