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CITY SECRETARY
DALLAS, TEXAS



CITY OF DALLAS
CITY PLAN COMMISSION
Thursday, January 21, 2021
AGENDA

Public Notice

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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, January 19, 2021**. 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:

<https://bit.ly/CPC012121>

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

BRIEFINGS:

The Bottom - 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:

Minor Amendments
 Waivers
 Minutes

ACTION ITEMS:

Subdivision Docket

Planner: Mohammad Bordbar

Consent Items:

- (1) **S190-229R**
(CC District 6)
An application to revise a previously approved plat (S190-229) to create 4 lots ranging in size from 1.148-acres to 8.770-acres from a tract of land in City Block 8463 on property located on Olympus Boulevard, west of Water Mill Road.
Applicant/Owner: CW Shoreline Land, LTD; Cypress Water Land A, LTD; Trammell Crow Company No. 43, LTD.
Surveyor: Pacheco Koch Consulting Engineers
Application Filed: December 23, 2020
Zoning: PD 741 (Subarea A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (2) **S201-552**
(CC District 7)
An application to replat a 0.597-acre tract of land containing part of Lot 2B in City Block G/7380 to create one lot on property located on Buckner Boulevard, north of Peavey Road.
Applicant/Owner: Ling-Buckner, LLC
Surveyor: Peiser & Mankin Surveying, LLC
Application Filed: December 23, 2020
Zoning: RR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (3) **S201-553**
(CC District 13)
An application to create a 6.908-acre lot from a tract of land in City Block 6149 on property located on Midway Road at Killion Drive, Southwest corner.
Applicant/Owner: Dallas Independent School District
Surveyor: ARS Engineers, Inc.
Application Filed: December 23, 2020
Zoning: R-16(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (4) **S201-554**
(CC District 6) An application to replat a 22.774-acres tract of land containing part of Lot 1 in city block 8796 to create 3 lots ranging in size from 2.477-acres to 15.445-acrs on property located on Storey Lane, south of Stemmons Freeway/Interstate Highway No. 35E.
Applicant/Owner: Cowperwood Dallas, LP, HTH Property Company, LLC. 3MB, LP.
Surveyor: Burnes Surveying
Application Filed: December 23, 2020
Zoning: IR, CS
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S201-556**
(CC District NA) An application to create a 175 single family lot subdivision with lots ranging in size from 4,878-square feet to 11,950-square feet and 6 common areas from a 42.731-acre tract of land on property located in the Dallas Extra Territorial Jurisdiction (ETJ) on FM 548 at University Drive, northwest corner.
Applicant/Owner: Devonshire Annex (Horton) ASLI VIII-IX, LLC
Surveyor: J. Volk Consulting, Inc.
Application Filed: December 23, 2020
Zoning: NA
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (6) **S201-557**
(CC District NA) An application to create a 132 single family lot subdivision with lots ranging in size from 4,800-square feet to 12,368-square feet from a 21.94-acre tract of land on property located in the Dallas Extra Territorial Jurisdiction (ETJ) on Belman Lane, south of University Drive.
Applicant/Owner: Devonshire Annex (Horton) ASLI VIII-IX, LLC
Surveyor: J. Volk Consulting, Inc.
Application Filed: December 23, 2020
Zoning: NA
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (7) **S201-558**
(CC District NA) An application to create a 156 single family lot subdivision with lots ranging in size from 4,759-square feet to 10,831-square feet and 2 common areas from a 27.380-acre tract of land on property located in the Dallas Extra Territorial Jurisdiction (ETJ) on University Drive, north of FM 548.
Applicant/Owner: Devonshire Annex (Horton) ASLI VIII-IX, LLC
Surveyor: J. Volk Consulting, Inc.
Application Filed: December 23, 2020
Zoning: NA
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (8) **S201-559**
(CC District 2)
- An application to replat a 0.2465-acre tract of land containing part of Lots 31 and 32 in City Block C/653 to create one lot on property located on Prairie Avenue, northwest of Munger Avenue.
Applicant/Owner: 1921 Lydia LLC, A Texas Limited Liability Company
Surveyor: CBG Surveying Texas, LLC
Application Filed: December 24, 2020
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replats:

- (9) **S201-555**
(CC District 11)
- An application to replat a 1.906-acre tract of land containing all of Lot 8A in City Block C/8212 to create three lots ranging in size from 0.521-acre to 0.701-acre on property located on Abbey Woods Lane, west of Braewood Place.
Applicant/Owner: Raymond and Susan Doshier
Surveyor: BGE, Inc.
Application Filed: December 23, 2020
Zoning: PD 562 (Tract 2)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Miscellaneous Items:

- M201-002**
Abraham Martinez
(CC District 3)
- An application for a minor amendment to the Traffic Management Plan for Specific Use Permit No. 1929 for an open-enrollment charter school use on property zoned an NO(A) Neighborhood Office District and a CR Community Retail District with Deed Restrictions [Z890-143], on the northwest corner of Camp Wisdom Road and Westmoreland Road.
Staff Recommendation: **Approval.**
Applicant: A.W. Brown Leadership Academy
Representative: Karl Crawley, Masterplan

- W201-101**
Neva Dean
(CC District 14)
- An application for a waiver of the two-year waiting period to submit a zoning application on property zoned Planned Development District No. 372, in an area generally bounded by McKinney Avenue to the east, Lemmon Avenue East to the north, Oak Grove Avenue to the west, and Lemmon Avenue to the south.
Staff Recommendation: **Denial.**
Applicant/Representative: Luke Franz, Jackson Walker

Zoning Cases – Consent:

1. **Z190-281(CT)**
Carlos Talison
(CC District 2)
An application for an amendment to Tract 1 within Planned Development District No. 324, on the west corner of West Carroll Avenue and Bryan Street.
Staff Recommendation: **Approval**, subject to a development plan, a landscape plan, and staff's recommended conditions.
Applicant: Carroll & Bryan, LLC
Representative: Rob Baldwin, Baldwin Associates

2. **Z190-344(CT)**
Carlos Talison
(CC District 1)
An application for a Planned Development District for a public school other than open-enrollment charter school and R-7.5(A) Single Family District uses on property zoned an R-7.5(A) Single Family District, on the southeast corner of Phinney Avenue and Kernack Street.
Staff Recommendation: **Approval**, subject to a development plan, a traffic management plan, and conditions.
Applicant: Dallas Independent School District
Representative: Karl Crawley, Masterplan

3. **Z201-103(CT)**
Carlos Talison
(CC District 7)
An application for an MF-1(A) Multifamily Subdistrict on property zoned an NC Neighborhood Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the west line of Elsie Faye Heggins Street, south of Lyons Street.
Staff Recommendation: **Approval.**
Applicant: Kashif Riaz

4. **Z190-369(CT)**
Carlos Talison
(CC District 3)
An application for a CR Community Retail District on property zoned an LO-1 Limited Office District, on the southwest corner of West Illinois Avenue and South Franklin Street.
Staff Recommendation: **Approval.**
Applicant: Good Cluck, LLC
Representative: Rolando Leal

5. **Z190-336(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, on the west line of Pemberton Hill Road and south of Lake June Road.
Staff Recommendation: **Approval**, subject to deed restrictions volunteered by the applicant.
Applicant: Diana & David Jasso
Representative: Evo Sadowsky

6. **Z190-353(LG)**
La’Kisha Girder
(CC District 3)
An application for a Planned Development District for MF-2(A) Multifamily District uses on property zoned a CR Community Retail District, on the west corner of Mountain Creek Parkway and Sorcey Road.
Staff Recommendation: **Approval**, subject to a revised development plan, a landscape plan, and staff’s recommended conditions.
Applicant: Palladium Mountain Creek, Ltd.
Representative: Maxwell Fisher, Masterplan
7. **Z190-363(LG)**
La’Kisha Girder
(CC District 2)
An application for an MF-2(A) Multifamily District on property zoned an R-7.5(A) Single Family District on the southeast side of East Grand Service Road, east of Tenison Memorial Road.
Staff Recommendation: **Approval.**
Applicant: 7140 E Grand LLC
Representative: Rob Baldwin, Baldwin Associates
8. **Z190-368(LG)**
La’Kisha Girder
(CC District 2)
An application for the renewal of Specific Use Permit No. 1981 for a bar, lounge or tavern and an inside commercial amusement limited to a dance hall on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District, on the north line of Main Street, between North Malcolm X Boulevard and North Walton Street.
Staff Recommendation: **Approval** for a four-year period, subject to conditions.
Applicant: 2911 Main, Ltd
Representative: Roger Albright

Zoning Cases – Under Advisement:

9. **Z190-262(LG)**
La’Kisha Girder
(CC District 7)
An application to amend Planned Development District No. 369, in an area generally south of South 2nd Avenue and east of the Southern Pacific Railroad right-of-way.
Staff Recommendation: **Approval**, subject to a development plan and conditions.
Applicant: Atomic Auto Crushers & Parts, Inc.
Representative: Jonathan Vinson, Jackson Walker LLP
UA From: January 7, 2021
10. **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 and December 17, 2020

11. **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, December 3, 2020, and December 17, 2020
12. **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 Light Commercial Subdistrict, an O-2 Office Subdistrict, and a (P) Parking Subdistrict 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, a landscape plan, and staff's recommended conditions.
Applicant: 2700 McKinney Dallas Partners, Ltd.
Representative: Laura Hoffmann & Tommy Mann, Winstead PC
UA From: December 17, 2020
13. **Z178-250(AM)**
Abraham Martinez
(CC District 2)

An application to amend Planned Development District No. 539 to allow 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.
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
UA From: January 7, 2021
14. **Z190-145(JM)**
Jennifer Muñoz
(CC District 2)

An application for an amendment to Planned Development District No. 889, on the southeast corner of North Central Expressway and Carroll Avenue.
Staff Recommendation: **Denial without prejudice.**
Applicant: Urban Smart Growth, LP. and JPI Companies
Representative: Rob Baldwin, Baldwin Associates
UA From: May 14, 2020, July 9, 2020, and October 1, 2020

15. **Z190-292(CT)**
Carlos Talison
(CC District 6)
An application for a Specific Use Permit for a refuse transfer station on property zoned an IM Industrial Manufacturing District, on the south line of Singleton Boulevard, east of Shadrack Drive.
Staff Recommendation: **Approval** for a five-year period, subject to a site plan and conditions.
Applicant: Gary Bartels, Waste Connections
Representative: Dallas Cothrum, Masterplan
UA From: December 3, 2020
16. **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: Bruce Burns
UA From: January 7, 2021
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
UA From: December 17, 2020
18. **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, November 5, 2020, and December 3, 2020

Zoning Cases – Individual:

19. **Z190-143(AU)**
Andreea Udrea
(CC District 8)
An application for an MH(A) Manufactured Home District with deed restrictions volunteered by the applicant on property zoned an A(A) Agricultural District, on the northeast line of Lasater Road, southeast of Stacy Street with consideration being given to a Planned Development District for manufactured home uses.
Staff Recommendation: **Denial.**
Applicant: First Step Homes
Representative: David Zulejkic

20. **Z201-101(CT)**
Carlos Talison
(CC District 14)
- An application for a Specific Use Permit for a late-hour establishment limited to a restaurant with drive-in or drive-through service on property zoned Planned Development District No. 842 with an MD-1 Modified Delta Overlay, on the southeast corner of Greenville Avenue and Prospect Avenue.
Staff Recommendation: **Approval** for a two-year period excluding the patio, subject to a site plan and conditions.
Applicant: Andres Family Trust
Representative: Santos Martinez, La Sierra Planning
21. **Z201-106(LG)**
La’Kisha Girder
(CC District 1)
- An application for a Specific Use Permit for a commercial surface parking lot on property zoned Subdistrict F (WMU 12) within Planned Development District No. 468, the Oak Cliff Gateway Special Purpose District, on the northwest corner of East 11th Street and South Ewing Avenue.
Staff Recommendation: **Approval** for a three-year period, subject to a site plan and conditions.
Applicant/Representative: Ryan Companies

Other Matters:

FY2019-20 City Plan Commission Annual Report

Minutes: January 7, 2021

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, January 21, 2021

ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING - Thursday, January 21, 2021, 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/ZOAC01212021>

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."