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CITY SECRETARY  
DALLAS, TEXAS



CITY OF DALLAS  
CITY PLAN COMMISSION  
Thursday, February 4, 2021  
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, February 2, 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](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/CPC020421>

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

## BRIEFINGS:

Subdivision Docket  
Zoning Docket

## PUBLIC TESTIMONY:

Minutes

## ACTION ITEMS:

Subdivision Docket

Planner: Sharmila Shrestha

## Consent Items:

(1) **S201-560**  
(CC District 1)

An application to create one 6.703-acre lot from a tract of land on property bounded by Llewellyn Avenue, Page Avenue, Adams Avenue, and Pembroke Avenue.

Owner: Dallas Housing Authority

Surveyor: Bohler Engineering

Application Filed: January 6, 2021

Zoning: PD 919

Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (2) **S201-561**  
(CC District 1) An application to replat a 0.1303-acre tract of land containing part of Lot 5 in City Block 72/3053 to create one lot on property located on Marsalis Avenue, south of Sixth Street.  
Owner: James Lee  
Surveyor: Urban Structure, LLC  
Application Filed: January 6, 2021  
Zoning: PD 468 (Subdistrict D, Tract 3)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (3) **S201-563**  
(CC District 2) An application to create one 2,074-square foot lot and one 4,025-square foot lot from a 0.140-tract of land in City Block B/1403 on property located on Congo Street at Carroll Avenue, east corner.  
Owner: Building Community Workshop  
Surveyor: Westwood Professional Services  
Application Filed: January 7, 2021  
Zoning: CH  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replat:

- (4) **S201-562**  
(CC District 1) An application to replat a 1.36-acre tract of land containing part of Lots 1 and 2 and all of Lot 2A in City Block 6784 to create one lot on property located on Scyene Road at Prairie Creek Road, northeast corner.  
Owners: Kent Carter, James Carter  
Surveyor: Texas Heritage Surveying, LLC  
Application Filed: January 6, 2021  
Zoning: R-7.5(A), CR  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Thoroughfare Plan Amendments:

**Chenault Street from Buckner Boulevard to City Limits; Unnamed NE1 from Chenault Street to IH-30**

Kimberly Smith  
(CC District 7)

Amendment to the City of Dallas Thoroughfare Plan to delete Chenault Street from Buckner Boulevard to City of Dallas City Limits and delete Unnamed NE1 from Chenault Street to IH-30.

Staff Recommendation: **Denial** to delete Chenault Street from Buckner Boulevard to City of Dallas City Limits; and denial to delete Unnamed NE1 from Chenault Street to IH-30 from the City of Dallas Thoroughfare Plan.

CPC Thoroughfare Committee Recommendation: **Approval** of (1) Changing the designation of Chenault Street from Buckner Boulevard to City of Dallas City Limits from a standard four-lane undivided roadway in 60 feet of right-of-way (S-4-U) to a minimum two-lane

undivided roadway in 50 feet of right-of-way (M-2-U) in lieu of removing this section of Chenault Street from the thoroughfare plan as requested by the applicant; and (2) of changing the designation of Unnamed NE1 from Chenault Street to IH-30 from a standard four-lane undivided roadway in 60 feet of right-of-way (S-4-U) to a minimum two-lane undivided roadway in 50 feet of right-of-way (M-2-U) in lieu of removing this section of Unnamed NE1 from the thoroughfare plan as requested by the applicant.

Applicant: Chapel Downs Dallas LLC

Representative: Baldwin Associates

Zoning Cases – Consent:

1. **Z201-112(CT)**  
Carlos Talison  
(CC District 3)  
An application for the renewal of Specific Use Permit No. 2317 for a multifamily use on property zoned Planned Development District No. 407, on the south line of West Kiest Boulevard, and the east side of Boulder Drive.  
Staff Recommendation: **Approval** for a five-year period, subject to conditions.  
Applicant: BoulHold 1, LLC/Sean Wahrmund
  
2. **Z201-116(AU)**  
Andreea Udrea  
(CC District 8)  
An application for the renewal of Specific Use Permit No. 2088 for a vehicle display, sales, and service 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 southeast corner of C.F. Hawn Freeway and Cade Road.  
Staff Recommendation: **Approval** for a three-year period, subject to conditions.  
Applicant/Representative: Jose Velazquez

Zoning Cases – Under Advisement:

3. **Z190-328(LG)**  
La’Kisha Girder  
(CC District 14)  
An application for 1) a new tract within Planned Development District No. 9; and 2) removal of the D Liquor Control Overlay with consideration for a Specific Use Permit with a D-1 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.  
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 and January 7, 2021

4. **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, December 17, 2020, and January 7, 2021
5. **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 and January 21, 2021
6. **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: **Pending.**  
Applicant: Dallas Independent School District  
Representative: Karl A. Crawley, MASTERPLAN  
UA From: December 17, 2020

Zoning Cases – Individual:

7. **Z201-119(JM)**  
Jennifer Muñoz  
(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, in an area bounded by Taft Street, North Montclair Avenue, Ranier Street, and Mary Cliff Road.  
Staff Recommendation: **Approval**, subject to a development plan, a landscape plan, a traffic management plan, and staff's recommended conditions.  
Applicant: Dallas Independent School District  
Representative: Karl Crawley, MASTERPLAN

8. **Z201-121(JM)**  
Jennifer Muñoz  
(CC District 7)  
An application for an MF-1(A) Multifamily Subdistrict on property zoned an R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the southwest corner of Copeland Street and Gay Street.  
Staff Recommendation: **Denial.**  
Applicant: Anilkumar and Rama Thakrar Family Trust  
Representative: Rik Adamski
9. **Z190-359(NN)**  
Nabila Nur  
(CC District 14)  
An application for a Planned Development Subdistrict for MF-2 Multiple-Family Subdistrict uses on property zoned an MF-2 Multiple-Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the southwest corner of Carlisle Street and North Hall Street.  
Staff Recommendation: **Approval**, subject to a revised development plan and staff's recommended conditions.  
Applicant: Lincoln Property Company Southwest, Inc.  
Representative: Susan Kedron, Jackson Walker
10. **Z190-362(JK)**  
Janna Keller  
(CC District 14)  
An application for new subdistricts within Planned Development District No. 619, on the southwest corner of Commerce Street and South Ervay Street.  
Staff Recommendation: **Approval**, subject to staff's recommended conditions.  
Applicant/Representative: Rob Baldwin, Baldwin Associates
11. **Z201-114(JK)**  
Janna Keller  
(CC District 14)  
An application for an amendment to Specific Use Permit No. 1274 for a child-care facility on property zoned an R-7.5(A) Single Family District, on the southeast corner of East Mockingbird Lane and Norris Street.  
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions.  
Applicant: Merit Lakewood, LLC  
Representative: Rob Baldwin, Baldwin Associates
12. **Z201-105(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 and an IM Industrial Manufacturing District, on the south side of Singleton Boulevard and east side of Vilbig Road.  
Staff Recommendation: **Hold under advisement until February 18, 2021.**  
Applicant: Villages at SOHO Square, LLC  
Representative: Santos Martinez, La Sierra Planning Group

13. **Z190-370(ND)** An application for a Specific Use Permit for an attached non-premise district activity videoboard sign on property zoned Planned Development District No. 619, on the northwest side of Elm Street, east of Akard Street.  
Neva Dean  
(CC District 14)
- Staff Recommendation: **Approval** for a six-year period, subject to conditions.
- Applicant: Big Outdoor Texas, LLC.
- Representative: Suzan Kedron, Jackson Walker LLP
- 

Other Matters:

Minutes: January 21, 2021

Adjournment

**CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**

**Thursday, February 4, 2021**

**ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING** - Thursday, February 4, 2021, 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/ZOAC02042021>

### 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."