

Public Notice

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POSTED CITY SECRETARY
DALLAS, TX



CITY OF DALLAS
CITY PLAN COMMISSION
Thursday, March 4, 2021
AGENDA

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CITY SECRETARY
DALLAS, TEXAS

BRIEFINGS*:	(Videoconference)	9:00 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. on Tuesday, March 2, 2021**, or register online at: <https://dallascityhall.com/government/meetings/Pages/city-plan-commission.aspx>. 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/CPC030421>

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) **S201-577**
(CC District 14)
An application to create one 0.517-acre lot from a part of City Block 214 on property located on Munger Avenue at Laws Street, southwest of Griffin Street.
Owner: Daryl Richardson Gourmet Catering, Inc.
Surveyor: A & W Surveyors, Inc.
Application Filed: February 3, 2021
Zoning: CA-1(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (2) **S201-578**
(CC District NA)
An application to create a 225-lot single family subdivision with 10 common areas from a 46.225-acre tract of land on property located in the Dallas Extra Territorial Jurisdiction (ETJ) on Ranch Road, south of University Drive.
Owner: Devonshire (Dallas) ASLI VIII, LLC
Surveyor: J. Volk Consulting, Inc.
Application Filed: February 3, 2021
Zoning: NA
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (3) **S201-579**
(CC District NA)
An application to create a 95-lot single family subdivision with 3 common areas from a 28.104-acre tract of land on property located in the Dallas Extra Territorial Jurisdiction (ETJ) on Ranch Road, south of University Drive.
Owner: Devonshire (Dallas) ASLI VIII, LLC
Surveyor: J. Volk Consulting, Inc.
Application Filed: February 3, 2021
Zoning: NA
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (4) **S201-580**
(CC District 4)
An application to replat a 1.1709-acre tract of land containing all of Lots K through S in City Block 1/5907 to create one lot on property located on Cedar Crest Boulevard, north of Morrell Avenue.
Owners: Gerard Scott Gonzalez
Surveyor: CBG Surveying Texas, LLC
Application Filed: February 3, 2021
Zoning: CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (5) **S201-582**
(CC District 8) An application to create one 16.3383-acre lot and one 12.4920-acre lot from a 28.8304-acre tract of land in City Block 7558 on property located on Beckleymeade Avenue, west of Penn Farm Road.
Owner: Iac Beckleymeade, LLC
Surveyor: Raymond L. Goodson Jr. Inc.
Application Filed: February 3, 2021
Zoning: PD 240 (Tracts 3A, 3B, 3C)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (6) **S201-583**
(CC District 1) An application to create one 0.322-acre lot and one 0.520-acre lot from a 0.842-acre tract of land in City Block 6168 on property located on Fort Worth Avenue at Jacqueline Drive, west corner.
Owner: Lindsey Property Portfolio I, LLC-FTW Avenue Series
Surveyor: Brittain & Crawford, LLC
Application Filed: February 4, 2021
Zoning: PD 714 (Subdistrict 5)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (7) **S201-584**
(CC District 1) An application to replat a 3.041-acre tract of land containing all of Lots 5 through 9 in City Block 132/3127 to create one lot on property located on Twelfth Street, between Beckley Avenue and Cumberland Street.
Owner: Dallas County
Surveyor: Ringley & Associates, Inc.
Application Filed: February 4, 2021
Zoning: MU-1
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (8) **S201-585**
(CC District 8) An application to create one 9.624-acre lot from a tract of land in City Block 8818 on property located on South Beltline Road, northeast of Seagoville Road.
Owner: Big Score Investors, LLC
Surveyor: Dunaway Associates
Application Filed: February 4, 2021
Zoning: PD 1042
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (9) **S201-586**
(CC District 13) An application to replat a 1.25-acre tract of land containing all of Lots 4, 5A, and 5B in City Block B/4972 to create one lot on property located on Lovers Lane at Bluffview Boulevard, northeast corner.
Owner: 4215 WLL, LLC
Surveyor: Texas Heritage Surveying, LLC
Application Filed: February 4, 2021
Zoning: PD 326 (Area A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (10) **S201-587**
(CC District 5) An application to create one 0.190-acre lot from a tract of land in City Block 7789 on property located on Esterine Road, north of US Highway No. 175.
Owner: Jose D. Tinajero
Surveyor: Realsearch of Texas, LLC
Application Filed: February 5, 2021
Zoning: PD 535 (Subdistrict 2, Tract 1)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (11) **S201-589**
(CC District 8) An application to create a 16-lot single family subdivision with lots ranging in size from 7,781 square feet to 9,867 square feet and to dedicate a right-of-way from a 3.142-acre tract of land in City Block 8483 on property located on Brierwood Lane at Acadia Drive, northeast corner.
Owner: Brierwood Developers, LLC
Surveyor: Windrose Land Surveying
Application Filed: February 8, 2021
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Miscellaneous Items:

- M201-005**
Hannah Carrasco
(CC District 13) An application for a minor amendment to an existing development plan and landscape plan on property zoned Planned Development District No. 623 for a private school use in an area generally on the southeast corner of Royal Lane and Webb Chapel Road.
Staff Recommendation: **Approval**.
Applicant: The Cambridge School of Dallas
Representative: Robert Baldwin, Baldwin Associates

M201-010

Abraham Martinez
(CC District 8)

An application for a minor amendment for exception and variation to design guidelines on property zoned LI Logistics Industrial Use in Planned Development District No. 761, the Dallas Logistics Port Special Purpose District, on the south line of Logistics Drive, west of Blanco Drive.

Staff Recommendation: **Approval.**

Applicant: Core 5 Industrial Partners

Representative: Lauren Montgomery; JGH Consultants LLC

Reschedule Date: February 18, 2021

Zoning Cases – Consent:

1. **Z190-279(CT)**

Carlos Talison
(CC District 6)

An application for a Planned Development District for TH-3(A) Townhouse District Uses on property zoned an IR Industrial Research District and an TH-3(A) Townhouse District, south of Muncie Avenue, between Conklin Street and Borger Street.

Staff Recommendation: **Approval**, subject to a conceptual plan and conditions.

Applicant: GRBK Frisco, LLC

Representative: Rob Baldwin, Baldwin Associates

2. **Z190-345(CT)**

Carlos Talison
(CC District 7)

An application to amend Planned Development District No. 642 for R-7.5(A) Single Family District uses and a public school other than an open-enrollment charter school, on the southwest corner of Lawnview Avenue and Hollis Avenue.

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

Applicant: Dallas Independent School District

Representative: Karl Crawley, MASTERPLAN

3. **Z201-123(CT)**

Carlos Talison
(CC District 8)

An application for a Planned Development District for R-5(A) Single Family District use on property zoned an R-7.5(A) Single Family District, south of Rylie Road, west of Haymarket Road, North of Lyndon B. Johnson Freeway, and east of Prater Road.

Staff Recommendation: **Approval**, subject to a conceptual plan and conditions.

Applicant: Liberty Banker Life Insurance Company

Representative: Santos Martinez, La Sierra Planning Group

Reschedule Date: February 18, 2021

4. **Z201-129(CT)**

Carlos Talison
(CC District 4)

An application for a TH-1(A) Townhouse District on property zoned an R-7.5(A) Single Family District, on the east line of South Marsalis Avenue, north of Ann Arbor Avenue.

Staff Recommendation: **Approval.**

Applicant: Patricia Hawkins

Reschedule Date: February 18, 2021

5. **Z190-296(ND)**
Neva Dean
(CC District 4)

An application for a Specific Use Permit for a motor vehicle fueling station use on property zoned an NS(A) Neighborhood Services District on the southeast corner of Cedar Crest Boulevard and East Kiest Boulevard.

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

Applicant: Aladdin Mustafa

Representative: Audra Buckley

Reschedule Date: February 18, 2021

6. **Z201-107(LG)**
La’Kisha Girder
(CC District 8)

An application for an LI Light Industrial District on property zoned an A(A) Agricultural District, at the north side of Telephone Road, west of Bonnie View Road.

Staff Recommendation: **Approval.**

Applicant: RPG Acquisitions, LLC

Representative: Rob Baldwin, Baldwin Associates

7. **Z201-136(LG)**
La’Kisha Girder
(CC District 6)

An application for an R-5(A) Single Family District on property zoned a CR Community Retail District, on the north line of Canada Drive, between Darien Street and Finis Street.

Staff Recommendation: **Approval.**

Applicant: Iconick Homes, LLC

Representative: Kelly Nyfeler, Coldwell Banker

Reschedule Date: February 18, 2021

8. **Z201-141(RM)**
Ryan Mulkey
(CC District 13)

An application for a Specific Use Permit for a commercial amusement (inside) use on property zoned an MU-3 Mixed Use District, on the east side of Greenville Avenue, south of Phoenix Drive.

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

Applicant: JDB Texas Ventures, LP

Representative: Latrice Andrews, Sheils Winnubst, P.C.

9. **Z201-153(RM)**
Ryan Mulkey
(CC District 8)

An application for the renewal of Specific Use Permit No. 2276 for vehicle display, sales, and service on property zoned Planned Development District No. 535, the C.F. Hawn Special Purpose District No. 3, with a D-1 Liquor Control Overlay, at the southwest corner of Ellenwood Drive and C.F. Hawn Freeway.

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

Applicant: Salvador Jimenez

10. **Z190-284(PD)**
Pamela Daniel
(CC District 7)
- An application for the renewal of Specific Use Permit No. 2087 for a recycling buy-back center for the collection of household metals and recyclable materials on property zoned an IM Industrial Manufacturing District, generally on the northwest side of Hickory Street, northeast of South Malcolm X Boulevard.
- Staff Recommendation: **Approval** for a two-year period, subject to a revised site plan and revised conditions.
- Applicant: Rafael Jamaica
- Reschedule Date: February 18, 2021
11. **Z190-365(PD)**
Pamela Daniel
(CC District 7)
- An application for an amendment to and expansion of Planned Development District No. 490 for a private school on property zoned Planned Development District No. 490 and an R-7.5(A) Single Family District, on the southeast corner of Ferguson Road and Peavy Road.
- Staff Recommendation: **Approval**, subject to a revised development plan, revised landscape plan, a revised traffic management plan, and conditions.
- Applicant: Bishop Lynch High School
- Representative: William Dahlstrom, Jackson Walker LLP
12. **Z201-151(PD)**
Pamela Daniel
(CC District 5)
- An application for the renewal of Specific Use Permit No. 1871 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay, on the northeast corner of Lake June Road and Holcomb Road.
- Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions.
- Applicant: Karim Rashid, Creek Rental Property, LLC
- Representative: Parvez Malik, Business Zoom
13. **Z201-152(PD)**
Pamela Daniel
(CC District 13)
- An application for a Specific Use Permit for a bank or savings and loan office with a drive-in window use on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the east corner of Lemmon Avenue and Inwood Road.
- Staff Recommendation: **Approval** for a ten-year period with eligibility for automatic renewal for additional ten-year periods; subject to a site plan and conditions.
- Applicant: Bank of America
- Representative: Robert Reeves

Zoning Cases – Under Advisement:

14. **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 height exhibit, a landscape plan, and staff's recommended conditions; and **approval** of the termination of deed restrictions [Z834-349].
- Applicant: 2700 McKinney Dallas Partners, Ltd.
- Representative: Laura Hoffmann & Tommy Mann, Winstead PC
- UA From: December 17, 2020, January 21, 2021, and February 4, 2021
15. **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
- UA From: February 4, 2021
- Reschedule Date: February 18, 2021
16. **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
- UA From: February 4, 2021
- Reschedule Date: February 18, 2021

17. **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: **Approval**, subject to a conceptual plan and conditions.
- Applicant: Villages at SOHO Square, LLC
- Representative: Santos Martinez, La Sierra Planning Group
- UA From: February 4, 2021
- Reschedule Date: February 18, 2021

Zoning Cases – Individual:

18. **Z201-128(CT)**
Carlos Talison
(CC District 2)
- An application for an amendment to Planned Development Subdistrict No. 19 within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the south corner of Cedar Springs Road and Throckmorton Street and the northeast side of Throckmorton Street, between Cedar Springs Road and Dickason Avenue.
- Staff Recommendation: **Approval**, subject to a revised development plan, a revised landscape plan, and staff's recommended conditions.
- Applicant: Pegasus Ablon Caven, LLC
- Representative: Suzan Kedron, Jackson Walker, L.L.P.
- Reschedule Date: February 18, 2021
19. **Z201-125(HC)**
Hannah Carrasco
(CC District 6)
- An application for the renewal of Specific Use Permit No. 2326 for an alcoholic beverage establishment limited to a bar, lounge, or tavern on property zoned Subdistrict 1 within Planned Development District No. 621, the Old Trinity and Design District Special Purpose District, on the northeast side of Market Center Boulevard, southeast of Oak Lawn Avenue.
- Staff Recommendation: **Approval** for a three-year period, subject to a site plan and conditions.
- Applicant: ICP 1622 Market Center Blvd., LP
- Representative: Kiesha Kay, MASTERPLAN
- Reschedule Date: February 18, 2021
20. **Z201-126(LG)**
La'Kisha Girder
(CC District 2)
- An application for a Planned Development District on property zoned an IR Industrial Research District, on the southwest corner of Maple Avenue and Medical District Drive.
- Staff Recommendation: **Denial.**
- Applicant: Dallas County Hospital District (Parkland)
- Representative: Jonathan Vinson, Jackson Walker LLP

21. **Z201-137(LG)**
La’Kisha Girder
(CC District 7)
An application for a D(A) Duplex Subdistrict on property zoned an R-5(A) Single Family Subdistrict within Planned Development District No. 595, the Fair Park/South Dallas Special Purpose District, north of Silkwood Street, between Jarvis Street and Woodville Street.
Staff Recommendation: **Denial.**
Applicant: Cassandra Harried
Reschedule Date: February 18, 2021
22. **Z190-364(JK)**
Janna Keller
(CC District 5)
An application for a Specific Use Permit for a community service center use on property zoned an R-7.5(A) Single Family District, on the west side of St. Augustine Drive and south of Seagoville Road.
Staff Recommendation: **Approval** for a three-year period, subject to a site plan and conditions.
Applicant: Anchored Family
Representative: Rob Baldwin, Baldwin Associates
Reschedule Date: February 18, 2021
23. **Z201-118(JK)**
Janna Keller
(CC District 4)
An application for an amendment to Planned Development District No. 994 for a public school other than an open-enrollment charter school in an area bound by Paducah Avenue to the north, Lancaster Road to the east, Ann Arbor Avenue to the south, and Denley Drive to the west.
Staff Recommendation: **Hold under advisement until March 25, 2021 to allow staff to evaluate the modified request and clarify the existing and proposed building square footage.**
Applicant: Dallas Independent School District
Representative: Karl Crawley, MASTERPLAN
24. **Z178-307(MK)**
Mike King
(CC District 4)
A City Plan Commission authorized hearing to determine proper zoning on property zoned R-5(A) Single Family District and 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 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.
Staff Recommendation: **Approval** of a Planned Development District, subject to conditions.
Reschedule Date: February 18, 2021

Authorization of a Hearing:

Donna Moorman
(CC District 14)

Consideration of authorizing a public hearing amending the previously authorized hearing on property zoned Conservation District No. 12, the Belmont Addition Conservation District with Modified Delta Overlay No. 1 on a portion, being generally bounded by lots on both sides Llano Avenue, Skillman Street, the lots on both sides of Belmont Avenue (excluding the south side of Belmont Avenue between Greenville Avenue and Matilda Street), and Greenville Avenue, and containing approximately 125 acres with consideration being given to: amending the development standards for fence height and location, and front yard setbacks; clarifying language to ensure nonconforming structures can be repaired, remodeled, and replaced; clarifying language to detail the requirements for a work review; modifying the second story restriction on Craftsman style structures; and modifying architectural standards for new construction and remodeling to promote the conservation of Craftsman style structures, in addition to the development standards for driveway access as previously authorized. **This is a hearing to consider the request to amend the previously authorized hearing and not the rezoning of property at this time.**

Mary Lovell
(CC District 1)

Consideration of authorizing a public hearing to determine the proper zoning on property zoned an R-7.5(A) Single Family District with Specific Use Permit (SUP) No.139 for an Electric Substation and Specific Use Permit (SUP) No.1164 for a Transit Passenger Station or Transfer Center on a portion, an R-5(A) Single Family District, an LO-1 Limited Office District, a CR Community Retail District, and an IM Industrial Manufacturing District in an area generally bound by and contains the first six parcels east of Polk Street on the north side of Elmdale Place on the south, parcels along the east side of Polk Street from Elmdale Place to Lebanon Avenue on the west, Lebanon Avenue from Polk Street to South Edgefield Avenue on the south, South Edgefield Avenue from Lebanon Avenue to West Clarendon Avenue on the west, West Clarendon Avenue from South Edgefield Avenue to both sides of Nolte Drive on the north, both sides of Nolte Drive from West Clarendon Avenue to Tyler Street on the south; and both sides of the DART R.O.W from Tyler Street to Polk Street and containing approximately 74.62 acres with consideration being given to appropriate zoning for the area to include but not limited to use, development standards, and other appropriate regulations. **This is a hearing to consider the request to authorize the hearing and not the rezoning of property at this time.**
Reschedule Date: February 18, 2021

Other Matters:

Minutes: February 18, 2021

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."