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CITY SECRETARY
DALLAS, TEXAS



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DALLAS, TX

CITY OF DALLAS
CITY PLAN COMMISSION
Thursday, March 25, 2021
AGENDA

BRIEFINGS*:	(Videoconference)	9:30 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. on Tuesday, March 23, 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:

<http://bit.ly/CPC032521>

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

BRIEFINGS:

Area Planning and Neighborhood Planning

Peer Chacko, Chief Planning Officer & Director, Planning & Urban Design Department

Subdivision Docket

Zoning Docket

PUBLIC TESTIMONY:

Minor Amendments
Minutes

ACTION ITEMS:

Subdivision Docket

Planner: Mohammad Bordbar

Consent Items:

- (1) **S201-590**
(CC District 3)

An application to replat a 3.423-acre tract of land containing all of Lot 9 and part of Lot 8 in City Block 18/6959 to create one lot on property located on Ledbetter Drive/State Highway Loop No. 12 at Altoona Drive, northeast corner.
Applicant/Owner: Altoona Group, LLC
Surveyor: Salcedo Group, Inc.
Application Filed: February 24, 2021
Zoning: PD 38
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (2) **S201-592**
(CC District NA)

An application to create a 155 single family lot subdivision with lots ranging in size from 5,950-square feet to 10,938-square feet and 7 common areas from a 39.555-acre tract of land on property located in the Dallas Extra Territorial Jurisdiction (ETJ) on Ranch Road, south of University Drive.
Applicant/Owner: Devonshire (Dallas) ASLI VIII, LLC
Surveyor: J. Volk Consulting, Inc.
Application Filed: February 24, 2021
Zoning: NA
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (3) **S201-593**
(CC District 2)

An application to replat a 0.829-acre tract of land containing all of Lots 1 through 4 in City Block 6/707 to create one lot on property located on Garrett Avenue at Bryan Street, west corner.
Applicant/Owner: PGH Bennett Land, LLC
Surveyor: Texas Heritage Surveying, LLC
Application Filed: February 24, 2021
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S201-596**
(CC District 8)

An application to replat a 0.666-acre tract of land containing all of Lots 19 and 20 in City Block B/7590 to create one lot on property located on Bluecrest Drive at Daniieldale Road, northeast corner.
Applicant/Owner: Cazares Casas, LLC
Surveyor: CBG Surveying Texas, LLC
Application Filed: February 25, 2021
Zoning: CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (5) **S201-597**
(CC District 8) An application to create a 14.724-acre lot from a tract of land in City Blocks 8689 and 8690 on property located on South Central Expressway (State Highway No. 310), south of Young Blood Road.
Applicant/Owner: Brown Lewisville Railroad Family First, LP
Surveyor: Salcedo group, Inc.
Application Filed: February 25, 2021
Zoning: IM
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (6) **S201-599**
(CC District 8) An application to create a 3.862-acre lot from a tract of land in City Block 7862 on property located on Dowdey Ferry Road, north of Fireside Drive.
Applicant/Owner: Jose & Josefina Guzman
Surveyor: Texas Heritage Surveying, LLC
Application Filed: February 26, 2021
Zoning: CH
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (7) **S201-600**
(CC District 1) An application to replat a 3.6995-acre tract of land containing part of Lot 4 and all of Lot 5 in City Block 2/3406 to create one lot on property bounded by Dallas-Fort Worth Turnpike Interstate Highway 30, Donoskey Drive, Della Street, and Beckley Avenue.
Applicant/Owner: Bishop Arts Property Owner, LLC
Surveyor: Kimley-Horn and Associates, Inc.
Application Filed: February 26, 2021
Zoning: PD 468 (Subdistrict E-TR1) WMU-8
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (8) **S201-601**
(CC District 13) An application to replat a 6.393-acre tract of land containing all of Lots 6A and 7A to create one lot on property located on Manderville Lane, north of Blair Road.
Applicant/Owner: Persist Investment Corporation & Pearl Investment Corporation
Surveyor: Kimley-Horn and Associates, Inc.
Application Filed: February 26, 2021
Zoning: PD 1030
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (9) **S201-602**
(CC District 6)
- An application to replat a 2.0238-acre tract of land containing all of Lot 1 in City Block 3404 and all of City Block 3404 to create one lot on property located on Beckley Avenue, south of Commerce Street.
Applicant/Owner: 1836 W. Jefferson, LLC, 1/3BC, LLC, RSDC, LLC, William Gene Ellis, and David B. Dearing
Surveyor: Kimley-Horn and Associates, Inc.
Application Filed: February 26, 2021
Zoning: PD 1043
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Miscellaneous Items:

- M201-013**
Hannah Carrasco
(CC District 6)
- An application for a minor amendment to an existing development plan on property zoned Subdistrict C within Planned Development District No. 933 for MU-2 Mixed Use District uses and certain other permitted uses, generally south of Singleton Boulevard, east of Borger Street.
Staff Recommendation: **Approval**.
Applicant: Singleton Trinity Groves, LP
Representative: Bradley Moss, Kimley Horn

- D201-002**
Hannah Carrasco
(CC District 6)
- An application for a development plan for a multifamily use on property zoned Subarea C within Planned Development District No. 933, south side of Singleton Boulevard, east of Borger Street.
Staff Recommendation: **Approval**.
Applicant: Singleton Trinity Groves, LP
Representative: Bradley Moss, Kimley Horn

Miscellaneous Items – Under Advisement:

- 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
UA From: March 4, 2021

Zoning Cases – Consent:

1. **Z201-115(AU)**
Andreea Udrea
(CC District 3)
An application for an WR-5 Walkable Urban Residential District within Article XIII, on property zoned an IM Industrial Manufacturing District, on the northeast corner of Hansboro Avenue and South Westmoreland Road.
Staff Recommendation: **Approval.**
Applicant: Generation Housing Development
Representative: Rob Baldwin, Baldwin Associates

2. **Z201-149(JK)**
Janna Keller
(CC District 8)
An application for 1) an LI Light Industrial District; and 2) a Specific Use Permit for a Commercial Motor Vehicle Parking use on property zoned an A(A) Agricultural District, on the southeast side of Telephone Road, east of Dallas Avenue.
Staff Recommendation: **Approval** for a three-year period, subject to a site plan and conditions.
Applicant: Sunburst Truck Lines
Representative: Mohr Partners-Bob Ingram

3. **Z201-154(LG)**
La’Kisha Girder
(CC District 14)
An application for the renewal of Specific Use Permit No. 1903 for a late-hours establishment limited to a restaurant without drive-in or drive-through service on property zoned Planned Development District No. 842 with MD-1 Modified Delta Overlay District, on the north side of Alta Avenue, west of Greenville Avenue.
Staff Recommendation: **Approval** for a three-year period, subject to a site plan and condition.
Applicant: Lowgreen PS LTD
Representative: Rob Baldwin, Baldwin Associates

4. **Z201-156(CT)**
Carlos Talison
(CC District 14)
An application 1) for a Planned Development District for a private school use and R-7.5(A) Single Family District uses; and 2) to terminate Specific Use Permit No. 2114 for a private school use on property zoned an R-7.5(A) Single Family District, on the northeast corner of East Lovers Lane and Skillman Street.
Staff Recommendation: **Approval**, subject to a development plan, a traffic management plan, and conditions.
Applicant: Zion Lutheran Church
Representative: Karl Crawley, MASTERPLAN

5. **Z201-157(RM)**
Ryan Mulkey
(CC District 8)
An application for 1) an amendment to Planned Development District No. 778; and 2) a Specific Use Permit for the placement of fill material on property zoned Planned Development District No. 778, on the northwest side of Simpson Stuart Road, east of Julius Schepps Freeway.
Staff Recommendation: **Approval** for a two-year period, subject to a site plan and conditions.
Applicant: Bill Penz
Representative: Matt Drake, Pacheco Koch
6. **Z201-158(RM)**
Ryan Mulkey
(CC District 7)
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, at the southeast corner of East R.L. Thornton Freeway and North Jim Miller Road.
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: BK USA, Inc.
Representative: Tailim Song Law Firm
7. **Z201-170(LG)**
La’Kisha Girder
(CC District 8)
An application for an amendment to and an expansion of Planned Development District No. 566 on property zoned an R-1/2ac(A) Single Family District and Planned Development District No. 566, on the northwest corner of Nile Drive and Rich Acres Drive.
Staff Recommendation: **Approval**, subject to a revised development plan and conditions.
Representative: Brent Burmaster

Zoning Cases – Individual:

8. **Z190-348(LG)**
La’Kisha Girder
(CC District 2)
An application for a Planned Development District for MU-3 Mixed Use District uses and warehouse and outside storage uses on property zoned an MU-3 Mixed Use District, on the south side of West Mockingbird Lane, east of Elmbrook Drive.
Staff Recommendation: **Denial**.
Applicant: TC Pursuit Services, Inc. c/o Jake Marks
Representative: Tommy Mann & Brad Williams, Winstead PC
9. **Z201-142(JK)**
Janna Keller
(CC District 13)
An application for an amendment to Planned Development District No. 553 to create two subareas on property zoned Planned Development District No. 553 at the southeast corner of Preston Road and Orchid Lane.
Staff Recommendation: **Approval** subject to a conceptual plan and staff’s recommended conditions.
Applicant: St. Marks School of Texas
Representative: Jackson Walker LLP/ Bill Dahlstrom

10. **Z201-130(LG)**
La’Kisha Girder
(CC District 7)
An application for a Planned Development District for an open-enrollment charter school use and R-7.5(A) Single Family District uses on property zoned an R-7.5(A) Single Family District, on the north side of R.L. Thornton Freeway (Interstate Highway 30), east of North Buckner Boulevard.
Staff Recommendation: **Denial.**
Applicant: Uplift Education
Representative: Rob Baldwin, Baldwin Associates
11. **Z201-159(RM)**
Ryan Mulkey
(CC District 3)
An application for 1) a Planned Development District for MU-1 Mixed Use District uses; and 2) the termination of Specific Use Permit No. 1057 for an establishment for the care of alcoholic, narcotic, and psychiatric patients on property zoned an MF-2(A) Multifamily District, on the west side of North Westmoreland Road, south of Canyon Bluff Boulevard.
Staff Recommendation: **Approval**, subject to a development plan and staff recommended conditions.
Applicant: Metrocare
Representative: Rob Baldwin, Baldwin Associates

Zoning Cases – Under Advisement:

12. **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
UA From: March 4, 2021
13. **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 and January 21, 2021

14. **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
- UA From: March 4, 2021
15. **Z201-118(JK)**
Janna Keller
(CC District 4)
- An application for an amendment to Planned Development District No. 994 for R-7.5(A) Single Family District uses and 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: **Approval**, subject to a revised development plan, a revised landscape plan, the existing traffic management plan, and revised conditions.
- Applicant: Dallas Independent School District
- Representative: Karl Crawley, MASTERPLAN
- UA From: March 4, 2021
16. **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 South Dallas/Fair Park Special Purpose District, north of Silkwood Street, between Jarvis Street and Woodville Street.
- Staff Recommendation: **Denial.**
- Applicant: Cassandra Harried
- Reschedule Date: February 18, 2021
- UA From: March 4, 2021
17. **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.
- UA From: March 4, 2021

18. **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
UA From: March 4, 2021
19. **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
UA From: March 4, 2021
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Other Matters:

Minutes: March 4, 2021

Adjournment