

# Public Notice

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POSTED CITY SECRETARY  
DALLAS, TX



**CITY OF DALLAS**  
CITY PLAN COMMISSION  
Thursday, April 22, 2021  
AGENDA

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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. on Tuesday, April 20, 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](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/CPC042221>

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

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## **BRIEFINGS:**

### Area Planning and Neighborhood Planning

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

### Subdivision Docket

### Zoning Docket

## **PUBLIC TESTIMONY:**

Minor Amendments  
Waiver  
Minutes

**ACTION ITEMS:**

Subdivision Docket

Planner: Mohammad Bordbar

Consent Items:

- (1) **S201-623**  
(CC District 6)  
An application to replat an 11.7195-acre tract of land containing part of Lot 2 in City Block A/6828, and a tract of land in City Block A/6828 to create 3 lots ranging in size from 2.2265-acres to 4.8472-acres and to dedicate right-of-way on property located on Riverfront Boulevard, south of Continental Avenue.  
Applicant/Owner: 505 Riverfront, Ltd.  
Surveyor: Kimley-Horn and Associates, Inc.  
Application Filed: March 25, 2021  
Zoning: PD 774  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
  
- (2) **S201-624**  
(CC District 14)  
An application to replat a 0.705-acre tract of land containing all of Lot 4 in City Block A/943 to create one lot on property located on Maple Avenue, south of Randall Street.  
Applicant/Owner: GPFI 2811 Maple, LLC  
Surveyor: Pacheco Koch Consulting Engineers  
Application Filed: March 25, 2021  
Zoning: PD 193 (PDS 157)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
  
- (3) **S201-625**  
(CC District 13)  
An application to create a 1.0426-acre lot from a tract of land in City Block A/5089 on Property located on West Northwest Highway/State highway Loop No. 12 at Lemmon Avenue, southeast corner.  
Applicant/Owner: City of Dallas  
Surveyor: 1519 Surveying, LLC  
Application Filed: March 25, 2021  
Zoning: CR  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
  
- (4) **S201-627**  
(CC District 1)  
An application to create a 1.155-acre lot from a tract of land in City Block 4021 on property located on Sylvan Avenue at Kessler Parkway, northeast corner.  
Applicant/Owner: Ebbah Realzola  
Surveyor: CBG Surveying Texas, LLC  
Application Filed: March 26, 2021  
Zoning: R-7.5(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (5) **S201-628**  
(CC District 8) An application to replat a 1.237-acre tract of land containing all of Lot 1, and a tract of land in City Block Q/6260 to create one lot on property located on Creek Cove Drive at Great Trinity Forest Way, northeast corner.  
Applicant/Owner: Monica R. Raofpur  
Surveyor: Carroll Consulting Groupe, Inc.  
Application Filed: March 26, 2021  
Zoning: CS  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (6) **S201-630**  
(CC District 8) An application to replat a 65.59-acre tract of land containing all of Lot 1 in City Block B/8310 and all of a tract of land in City Block 8310 to create one lot on property located between Cedardale Road and Telephone Road.  
Applicant/Owner: Cedardale Phase II, LLC  
Surveyor: Halff Associates, Inc.  
Application Filed: March 26, 2021  
Zoning: A(A), LI, PD 980  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replats:

- (7) **S201-619**  
(CC District 6) An application to replat a 4.931-acre tract of land containing part of Lots 1 through 7 and all of Lots 8 through 14 in City Block B/7091, all of Lots 1 through 7 in City Block C/7091, part of Lots 1, 2, and 21, 22, and all of Lots 23, 24, and 45, through 48 in City Block 7093 to create one lot on property located on Singleton Boulevard at Herbert Street, northwest corner.  
Applicant/Owner: Workforce Multi-Family, LLC, West Dallas Investment, LP.  
Surveyor: Stantec Counseling Services Inc.  
Application Filed: March 24, 2021  
Zoning: PD 1046  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (8) **S201-621**  
(CC District 12) An application to replat a 17.096-acre tract of land containing all of City Blocks 15/8195, 8193, and 8195 and to dedicate right-of-way to create one lot on property located on Meadowcreek Drive at Brentfield Drive, northwest corner.  
Applicant/Owner: Richardson Independent School District  
Surveyor: Raymond L. Goodson Jr, Inc.  
Application Filed: March 24, 2021  
Zoning: R-10(A) & R-7.5(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (9) **S201-622**  
(CC District 1) An application to replat a 5.463-acre tract of land containing part of City Block 2/3545 to create one lot on property bounded by Taft Street, Montclair Avenue, Ranier Street, and Mary Cliff Road.  
Applicant/Owner: Dallas Independent School District  
Surveyor: Gonzalez & Schneeberg Engineers-Surveyors  
Application Filed: March 26, 2021  
Zoning: R-7.5(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (10) **S201-626**  
(CC District 13) An application to replat a 2.215-acre tract of land containing all of Lots 7 and E-1 in City Block S/4988 to create one lot on property located on Cherokee Trail, south of Alandale Lane.  
Applicant/Owner: Cherokee Bluff, LLC  
Surveyor: CBG Surveying Texas, LLC  
Application Filed: March 26, 2021  
Zoning: PD 455  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (11) **S201-629**  
(CC District 6) An application to replat a 0.908-acre tract of land containing all of Lot 7A in City Block 5081 to create 3 lots ranging in size from 10,026 - square feet to 18,722-square feet on property located on Midway Road at Rosa Road, southwest corner.  
Applicant/Owner: Devonshire Ventures, LLC  
Surveyor: CBG Surveying Texas, LLC  
Application Filed: March 26, 2021  
Zoning: R-10(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Miscellaneous Items:

- M201-015**  
Hannah Carrasco  
(CC District 6) An application for a minor amendment to an existing development plan on property zoned Planned Development District No. 1013, on the southwest corner of Lyndon B. Johnson Service Road and Bankway Lane.  
Staff Recommendation: **Approval**.  
Applicant: LBJ Metroplex, LP/Howard L. Lawson  
Representative: Bill Dahlstrom, Jackson Walker L.L.P
- M201-016**  
Hannah Carrasco  
(CC District 6) An application for a minor amendment to an existing site plan and landscape plan for Specific Use Permit No. 2329 on property zoned Planned Development District No. 1013, on the southwest corner of Lyndon B. Johnson Service Road and Bankway Lane.  
Staff Recommendation: **Approval**.  
Applicant: LBJ Metroplex, LP/Howard L. Lawson  
Representative: Bill Dahlstrom, Jackson Walker L.L.P

**W201-002**

Nabila Nur  
(CC District 2)

An application for a waiver of the two-year waiting period to submit a zoning application on property zoned Planned Development District No. 1028, on the west corner of Mockingbird Lane and Maple Avenue.

Staff Recommendation: **Denial.**

Applicant/Representative: Jonathan Vinson, Jackson Walker

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, March 25, 2021, and April 8, 2021

Zoning Cases – Consent:

1. **Z190-301(AM)**

Ryan Mulkey  
(CC District 8)

An application for the renewal of Specific Use Permit No. 2118 for a vehicle display, sales, and service use on property zoned Subdistrict 2 within Planned Development District No. 534, the C.F. Hawn Special Purpose District No. 2, with D-1 Liquor Control Overlay, on the south line of C F Hawn Service Road, east of Murdock Road

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

Applicant: Augustin Miranda

Representative: Brenda Salinas

2. **Z201-187(LG)**

La’Kisha Girder  
(CC District 14)

An application for an amendment to and the renewal of Specific Use Permit No. 2186 for a private school use on property zoned CR-D Community Retail District with a D Liquor Control Overlay, on the southwest corner of East Grand Avenue and Shadyside Lane.

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

Applicant: Martinez-Wallace, LLC

Representative: Rob Baldwin, Baldwin Associates

3. **Z201-196(LG)**

La’Kisha Girder  
(CC District 2)

An application for an IR Industrial Research District on property zoned CR Commercial Retail District, on the east side of Denton Road, south of Brookfield Avenue.

Staff Recommendation: **Approval.**

Applicant: TWG Aviation, Ltd.

Representative: Mike Wright

4. **Z190-157(CT)**  
Carlos Talison  
(CC District 7)
- This item has been removed from the agenda.**
5. **Z201-186(CT)**  
Carlos Talison  
(CC District 3)
- An application for a Specific Use Permit for a commercial motor vehicle parking use on property zoned IR Industrial Research District, on the east line of Duncanville Road, north of Rancho Lane.  
Staff Recommendation: **Approval** for a two-year period, subject to a site plan and conditions.  
Applicant: Judd Mullinix

Zoning Cases – Individual:

6. **Z201-148(CT)**  
Carlos Talison  
(CC District 14)
- An application for the renewal of Specific Use Permit No. 1889 for a late hours establishment limited to an alcoholic beverage establishment limited to a bar, lounge, or tavern use on property zoned Planned Development District No. 842 with an MD-1 Modified Delta Overlay District, on the east line of Greenville Avenue, north of Prospect Avenue.  
Staff Recommendation: **Approval** for a five-year period, subject to conditions.  
Applicant: O'Dokie, LLC  
Representative: Roger Albright
7. **Z201-139(NN)**  
Nabila Nur  
(CC District 2)
- An application for a Planned Development District for MU-1 Mixed Use District uses and termination of deed restrictions [Z990-137] on property zoned an MU-1 Mixed Use District and a CR Community Retail District, at the southeast corner of Gaston Avenue, Garland Road, and East Grand Avenue.  
Staff Recommendation: **Approval**, subject to a development plan and staff's recommended conditions; and approval of the termination of the deed restrictions.  
Applicant: Mill Creek Residential  
Representative: Rob Baldwin, Baldwin Associates

8. **Z190-367(ND)**  
Neva Dean  
(CC District 7)
- An application for an amendment to and an expansion of Planned Development District No. 597 on property zoned an FWMU-3 Form Walkable Mixed Use Subdistrict with SH-3 Shop Front Overlay on a portion; an NC Neighborhood Commercial Subdistrict; and an MF-2(A) Multifamily Subdistrict with Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District and Planned Development District No. 597, in an area generally bound by both sides of Peabody Avenue, Julius Schepps Freeway, Panama Place, and Holmes Street
- Staff Recommendation: **Approval**, subject to a conceptual plan, a revised development plan, a revised landscape plan, a revised traffic management plan, and staff's recommended conditions.
- Applicant: St. Philip's School and Community Center
- Representative: David Martin, Winstead PC

Zoning Cases – Under Advisement:

9. **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, December 17, 2020, and January 21, 2021
10. **Z201-166(CT)**  
Carlos Talison  
(CC District 2)
- An application for a Specific Use Permit for a bed and breakfast on property zoned Subarea 3 within Planned Development District No. 362 with H/72 Peak's Suburban Addition Neighborhood Historic District Overlay, on the east side of Gaston Avenue, south of South Fitzhugh Avenue.
- Staff Recommendation: **Approval** for a two-year period, subject to a site plan and conditions.
- Applicant: Michael Gibson
- Representative: Gaby Grawlings, Jackson Walker. L.L.P.
- UA From: April 8, 2021
11. **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
- UA From: March 25, 2021

12. **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, a revised development plan for Subarea A, a revised traffic management plan, and conditions.
- Applicant: St. Marks School of Texas
- Representative: Jackson Walker LLP/Bill Dahlstrom
- UA From: March 25, 2021 and April 8, 2021
13. **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 and March 25, 2021
14. **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
- UA From: March 25, 2021



Authorization of a Hearing - Under Advisement:

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  
UA From: March 4, 2021

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Other Matters:

Minutes: April 8, 2021

Adjournment

**CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**

**Thursday, April 22, 2021**

**ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING** - Thursday, April 22, 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/ZOAC04222021>

## 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."