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CITY SECRETARY
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CITY OF DALLAS
CITY PLAN COMMISSION
Thursday, May 6, 2021
AGENDA

Public Notice

210401

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. on Tuesday, May 4, 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](https://www.youtube.com/CityofDallasCityHall). The following videoconference links are available to the public to listen to the meeting WebEx link below:

<https://bit.ly/CPC050621>

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) **S201-631**
(CC District 6)

An application to create one 5.32-acre lot from a tract of land in City Block 6549 on property located on Royal Lane, south of Harcourt Street.

Owner: MIMS Company, LLC

Surveyor: Texas Heritage Surveying, LLC

Application Filed: April 7, 2021

Zoning: IR

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

- (2) **S201-632**
(CC District NA) An application to create 188 single family lots ranging in size from 4,800 square feet to 10,352 square feet and 7 common areas from a 36.495-acre tract of land on property located in the Dallas Extra Territorial Jurisdiction (E.T.J.) on University Drive, east of Ranch Road.
Owner: Devonshire Annex (West) ASLI VIII-IX, LLC
Surveyor: J. Volk Consulting
Application Filed: April 7, 2021
Zoning: NA
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (3) **S201-633**
(CC District NA) An application to create 163 single family lots ranging in size from 4,860 square feet to 11,027 square feet, 1 amenity lot and 2 common areas from a 33.714-acre tract of land on property located in the Dallas Extra Territorial Jurisdiction (E.T.J.) on Belman Lane, at the terminus of Roundtree Road, northeast of Longbridge Road.
Owners: Devonshire Annex (West) ASLI VIII-IX, LLC
Surveyor: J. Volk Consulting
Application Filed: April 7, 2021
Zoning: NA
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S201-634**
(CC District NA) An application to create 186 single family lots ranging in size from 4,703 square feet to 7,483 square feet and 6 common areas from a 35.640-acre tract of land on property located in the Dallas Extra Territorial Jurisdiction (E.T.J.) on University Drive, northwest of F.M. 548.
Owner: Devonshire Annex (West) ASLI VIII-IX, LLC
Surveyor: J. Volk Consulting
Application Filed: April 7, 2021
Zoning: NA
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S201-635**
(CC District 2) An application to replat a 1.034-acre tract of land containing all of Lots 1, 2, 3, and 4 in City Block 1/716 to create one lot on property located on Bryan Street, between Carroll Avenue and Burlew Street.
Owner: Hot Bread, LLC
Surveyor: Urban Structure
Application Filed: April 8, 2021
Zoning: PD 298 (Subarea 9) PD 324 (Tract 1)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (6) **S201-636**
(CC District 8) An application to create one 2.377-acre lot from a tract of land in City Block A/7579 on property located on Beckleymeade Avenue, south of Lyndon B Johnson Freeway /Interstate Highway No. 20.
Owner: Narsi Group, LLC
Surveyor: Votex Surveying Company
Application Filed: April 8, 2021
Zoning: RR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (7) **S201-637**
(CC District 8) An application to create one 3.104-acre lot from a tract of land in City Block 8291 on property located on Cedardale Drive, south of Interstate Highway No. 20.
Owner: Narsi Group, LLC
Surveyor: Votex Surveying Company
Application Filed: April 8, 2021
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (8) **S201-640**
(CC District 2) An application to replat a 0.865-acre tract of land containing all of Lots 8, 9, 10, and 11 in City Block B/5710 to create one lot on property located on Sadler Circle, northwest of Inwood Road.
Owner: Sadler Circle Senior Apartments, LLC
Surveyor: Pacheco Koch Consulting Engineers
Application Filed: April 9, 2021
Zoning: PD 1037
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (9) **S201-641**
(CC District 8) An application to create one 1.03-acre lot from a tract of land in City Block 7554 on property located on Hampton Road at Cliff Creek Crossing Drive, southwest corner.
Owner: Sweet Georgia Brown BBQ & Cooking, Inc.
Surveyor: Eagle Surveying, LLC
Application Filed: April 9, 2021
Zoning: PD 598 (Tract 1A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (10) **S201-643**
(CC District 2) An application to create two lots from a 0.8683-acre tract of land in City Block 2668 on property bounded by East Grand Avenue (A.K.A. State Highway No. 78, Winslow Avenue, and Beacon Street.
Owner: City of Dallas
Surveyor: JQ Infrastructure
Application Filed: April 9, 2021
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (11) **S201-644**
(CC District 3) An application to replat a 0.7622-acre tract of land containing part of Lot 2 in City Block 6963 to create one lot on property located on Exchange Service Drive, east of Walton Walker Boulevard.
Owner: Kash Investors Group, LLC
Surveyor: Joel C. Howard
Application Filed: April 9, 2021
Zoning: RR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Plats:

- (12) **S201-638**
(CC District 1) An application to replat a 0.312-acre tract of land containing all of Lots 53, 54, 55, 56, and Common Area D in City Block 6/4726 to move the internal lines between the lots and the common area to create two 1,387-square foot lots, two 1,635-square foot lots, and one 6,044-square foot common area on property located on Fort Worth Avenue, south of Rook Drive.
Owner: CLH20, LLC
Surveyor: Texas Heritage Surveying, LLC
Application Filed: April 8, 2021
Zoning: PD 714 (Subdistrict 4B)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (13) **S201-642**
(CC District 2) An application to replat a 0.376-acre tract of land containing all of Lots 7A through 7F and Lots 8A through 8F in City Block 6/1597 to create a 12-lot shared access development ranging in size from 1,201 square feet to 1,819 square feet on property located on Cabell Drive, south of Annex Avenue.
Owner: EKCH, LLC
Surveyor: Urban Structure
Application Filed: April 9, 2021
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Thoroughfare Plan Amendments:

(1) Nowitzki Way from Houston Street to Field Street, (2) Field Street from Nowitzki Way to Ashland Street, and (3) Harwood Street from Cedar Springs Road to Woodall Rodgers Freeway

Kimberly Smith
(CC District 2 & 14)

Amendments to the City of Dallas Thoroughfare Plan to (1) change the dimensional classification of Nowitzki Way from Houston Street to Field Street from a special six-lane undivided roadway (SPCL 6U) within 122 feet of right-of-way to a special five-lane divided roadway (SPCL 5D) with two-way cycle track on the south side of the roadway in 122 feet of right-of-way; (2) change the dimensional classification of Field Street from Nowitzki Way to Ashland Street from an existing roadway (EXST) to a special six-lane divided roadway (SPCL 6D) with bicycle facility in 100 feet of right-of-way; and (3) change the dimensional classification of Harwood Street from Cedar Springs Road to Woodall Rodgers Freeway from standard four-lane undivided roadway (S-4-U) in 60 feet of right-of-way to a special three-lane roadway (SPCL 3U) with two-way cycle track on the west side of roadway in 60 to 62 feet of right-of-way.

Staff Recommendation: **Approval** of (1) change the dimensional classification of Nowitzki Way from Houston Street to Field Street from a special six-lane undivided roadway (SPCL 6U) within 122 feet of right-of-way to a special five-lane divided roadway (SPCL 5D) with two-way cycle track on the south side of the roadway in 122 feet of right-of-way; (2) change the dimensional classification of Field Street from Nowitzki Way to Ashland Street from an existing roadway (EXST) to a special six-lane divided roadway (SPCL 6D) with bicycle facility in 100 feet of right-of-way; and (3) change the dimensional classification of Harwood Street from Cedar Springs Road to Woodall Rodgers Freeway from standard four-lane undivided roadway (S-4-U) in 60 feet of right-of-way to a special three-lane roadway (SPCL 3U) with two-way cycle track on the west side of roadway in 60 to 62 feet of right-of-way.

CPC Thoroughfare Committee Recommendation: **Approval** of (1) change the dimensional classification of Nowitzki Way from Houston Street to Field Street from a special six-lane undivided roadway (SPCL 6U) within 122 feet of right-of-way to a special five-lane divided roadway (SPCL 5D) with two-way cycle track on the southside of the roadway in 122 feet of right-of-way; (2) change the dimensional classification of Field Street from Nowitzki Way to Ashland Street from an existing roadway (EXST) to a special six-lane divided roadway (SPCL 6D) with two-way cycle track in 100 feet of right-of-way; and (3) change the dimensional classification of Harwood Street from Cedar Springs Road to Woodall Rodgers Freeway from standard four-lane undivided roadway (S-4-U) in 60 feet of right-of-way to a special three-lane roadway (SPCL 3U) with two-way cycle track in 60 to 62 feet of right-of-way.

Applicant: City of Dallas Department of Transportation
Representative: Jessica Scott, Bicycle Mobility Manager

Zoning Cases – Consent:

1. **Z201-198(AO)**
Oscar Aguilera
(CC District 7)
An application for the renewal of Specific Use Permit No. 2155 for a recycling buy-back center for the collection of household and industrial metals on property zoned an IM Industrial Manufacturing District, on the southwest line of South Lamar Street, between Martin Luther King Jr. Boulevard and Lenway Street.
Staff Recommendation: **Approval** for a two-year period, subject to a site plan and conditions.
Applicant: Gold Auto Parts Recyclers
Representative: Miklos Cinclair, PLLC

2. **Z190-157(CT)**
Carlos Talison
(CC District 7)
An application for the renewal of and an amendment to Specific Use Permit No. 2021 for a motor vehicle fueling station on property zoned NC(E) Neighborhood Commercial (Enhanced) Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, at the southwest corner of South Central Expressway and Elsie Faye Heggins Street.
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a revised site plan and conditions.
Applicant: Tahir Pervaiz
Representative: Sarmed Pervaiz

3. **Z201-160(CT)**
Carlos Talison
(CC District 7)
An application for a Planned Development District for R-7.5(A) Single Family District uses on property zoned an R-7.5(A) Single Family District with Specific Use Permit No. 105 for Convalescent Home & Institutional Uses, at the southeast corner of Samuell Boulevard and Grove Hill Road.
Staff Recommendation: **Approval**, subject to a conceptual plan and conditions.
Applicant: Wilbow Corporation
Representative: Rob Baldwin, Baldwin Associates

4. **Z201-163(CT)**
Carlos Talison
(CC District 6)
An application for an IR Industrial Research District on property zoned Planned Development District No. 394, at the southwest corner of North Stemmons Freeway and Southwell Road.
Staff Recommendation: **Approval.**
Applicant: Stemmons Park, LTD.
Representative: Rob Baldwin, Baldwin Associates

5. **Z201-211(CT)**
Carlos Talison
(CC District 5)

An application for the renewal of Specific Use Permit No. 2093 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less use on property zoned CS-D-1 Commercial Service District with a D-1 Liquor Control Overlay, on the south line Bruton Road, between North Jim Miller Road and Joan Drive.
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions.
Applicant: Cedrick Stubblefield
6. **Z201-217(CT)**
Carlos Talison
(CC District 7)

An application for an amendment to Specific Use Permit No. 2218 for a local utilities use limited to utility services on property zoned MF-2(A) Multifamily District, on the south line of Bank Street, east of Herndon Drive.
Staff Recommendation: **Approval**, subject to a revised site plan and revised conditions.
Applicant: City of Dallas
Representative: Milton Brook, Trinity Watershed Management
7. **Z189-308(ND)**
Neva Dean
(CC District 2)

An application for an amendment to Planned Development District No. 663 for UC-2 Urban Corridor District uses, at the northwest corner of Bengal Street and Macatee Drive.
Staff Recommendation: **Approval**, subject to a revised conceptual plan, revised Area 2 development plan, and conditions.
Applicant: Ronald McDonald House of Dallas Family Assistance Foundation
Representative: Tommy Mann and Brad Williams, Winstead PC
8. **Z201-173(ND)**
Neva Dean
(CC District 7)

An application for an amendment to and an expansion of Planned Development District No. 936 on property zoned an R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, and Planned Development District No. 936, at the southwest corner of Bexar Street and Vesper Street.
Staff Recommendation: **Approval**, subject to a revised development plan, a revised landscape plan, and conditions.
Applicant/Representative: Michael Westfall, Westfall Engineering
9. **Z201-199(ND)**
Neva Dean
(CC District 9)

An application for the termination of deed restrictions (Z767-296) on property zoned a CR Community Retail District, on the east line of Gaston Avenue, northwest of Garland Road.
Staff Recommendation: **Approval.**
Applicant: CH Realty VII/R Dallas Arboretum Village, LP
Representative: Dallas Cothrum, Masterplan

10. **Z201-200(RM)**
Ryan Mulkey
(CC District 2)
An application for an MF-2(A) Multifamily District on property zoned an IR Industrial Research District, on the northwest line of Empire Central, southwest of Mohawk Drive.
Staff Recommendation: **Approval.**
Applicant: HTG
Representative: Laura Evans, MASTERPLAN
11. **Z201-201(RM)**
Ryan Mulkey
(CC District 2)
An application for an MF-2(A) Multifamily District on property zoned an IR Industrial Research District, on the northwest side of the intersection of Empire Central and Forest Park Road.
Staff Recommendation: **Approval.**
Applicant: HTG
Representative: Laura Evans, MASTERPLAN
12. **Z201-192(LG)**
La’Kisha Girder
(CC District 7)
An application for a Planned Development District for R-5(A) Single Family District uses and Private School, Community Service Center, and Child-care Facility uses on property zoned Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District with H/61 Phyllis Wheatley Elementary School Historic Overlay and H/100 Wheatley Place Historic District Overlay, on the southeast line of Metropolitan Avenue, between Meyers Street and Havana Street.
Staff Recommendation: **Approval**, subject to a development plan, a traffic management plan, and conditions.
Applicant: Cornerstone Crossroads Academy
Representative: David Martin & Tommy Mann, Winstead PC

Zoning Cases – Individual:

13. **Z190-341(LG)**
La’Kisha Girder
(CC District 13)
An application for an amendment to and an expansion of Planned Development District No. 400 for R-16(A) Single Family District uses and a private school use on property zoned Planned Development District No. 400 and an R-16(A) Single Family District, on the southwest and northwest corners of Merrell Road and Midway Road.
Staff Recommendation: **Hold under advisement until May 20, 2021.**
Applicant: The Episcopal School of Dallas, Inc.
Representative: Andrew Ruegg and Dallas Cothrum, Masterplan
14. **Z190-349(LG)**
La’Kisha Girder
(CC District 13)
An application for a Planned Development District for single family uses on property zoned an R-16(A) Single Family District, at the northwest corner of Forest Lane and Nuestra Drive intersection.
Staff Recommendation: **Denial.**
Applicant: Brent Aaron, Forest Park Development LLC
Representative: Brad Williams & Tommy Mann, Winstead PC

15. **Z201-162(LG)**
La’Kisha Girder
(CC District 10)
An application for a Planned Development District for MC-4 Multiple Commercial District uses and single family uses on property zoned an MC-4 Multiple Commercial District, on the southwest corner of Skillman Street and Whitehurst Drive.
Staff Recommendation: **Denial without prejudice.**
Applicant: JAHCO LH Development LLC & JAHCO Lake Highlands LLC
Representative: Brad Williams & Tommy Mann, Winstead PC
16. **Z201-110(AU)**
Andreea Udrea
(CC District 6)
An application for an amendment to Tract 13(A) for Multi-Family [MF-2(A)] Tract within Planned Development District No. 508, on the north line of Singleton Boulevard, east of North Westmoreland Road.
Staff Recommendation: **Approval**, subject to submittal of a development plan, and staff’s recommended conditions.
Applicant: Greenleaf Ventures, LLC
Representative: Victor Toledo
17. **Z201-205(NN)**
Nabila Nur
(CC District 3)
An application for a TH-2(A) Townhouse District with deed restrictions volunteered by the applicant on property zoned an R-10(A) Single Family District, on the northeast side of Whispering Oaks Drive, south of Jordan Ridge Drive.
Staff Recommendation: **Denial without prejudice.**
Applicant: 4 All Construction, LLC/3633 Thedford LLC
Representative: Brian Cunningham

Zoning Cases – Under Advisement:

18. **Z201-132(CT)**
Carlos Talison
(CC District 13)
An application for a Planned Development District for R-16(A) Single Family District uses and a public school other than an open enrollment charter school use on property zoned an R-16(A) Single Family District, on the southwest corner of Midway Road and Killion Drive.
Staff Recommendation: **Approval**, subject to a development plan, a landscape plan, a revised traffic management plan following staff recommendations, and staff’s recommended conditions.
Applicant: Dallas Independent School District
Representative: Karl Crawley, MASTERPLAN
UA From: April 8, 2021

Other Matters:

Minutes: April 22, 2021

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, May 6, 2021

ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING - Thursday, May 6, 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/ZOAC05062021>

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."