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CITY SECRETARY
DALLAS, TEXAS



CITY OF DALLAS
CITY PLAN COMMISSION
Thursday, May 20, 2021
AGENDA

Public Notice

210456

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. on Tuesday, May 18, 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/CPC052021>

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

BRIEFINGS:

City Plan Commission Rules of Procedure amendment update.
Peer Chacko, Director, Office of Planning and Urban Design

Subdivision Docket
Zoning Docket

PUBLIC TESTIMONY:

Minor Amendment
Minutes

ACTION ITEMS:

Subdivision Docket

Planner: Mohammad Bordbar

Consent Items:

- (1) **S201-645**
(CC District 3)
An application to create an 11.864-acre lot from a tract of land in City Block 8605 on property located on Mountain Creek Parkway, south of Eagle Ford Drive.
Applicant/Owner: Immanuel Together World Mission, Inc.
Surveyor: Lim & Associates, Inc.
Application Filed: April 21, 2021
Zoning: PD 521 (S-4)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (2) **S201-646**
(CC District 9)
An application to create a 1.5251-acre lot from a tract of land in City Block 8043 on property located on Northwest Highway (State Highway Spur No. 244), east of Executive Drive.
Applicant/Owner: DFW Venture Number One
Surveyor: Burger Engineering
Application Filed: April 21, 2021
Zoning: CS
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (3) **S201-647**
(CC District 3)
An application to create a 13.167-acre lot from a tract of land in City Block 14/7671 on property located on Keeneland Parkway at Duncanville Road, southwest corner.
Applicant/Owner: Dallas National Apartment, LLC
Surveyor: Kimley-Horn and Associates, Inc.
Application Filed: April 21, 2021
Zoning: PD 247 (Tract 3A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (4) **S201-648**
(CC District 2)
An application to replat a 0.3607-acre tract of land containing all of Lot 11 and part of Lot 12 in City Block 9/1616 to create one lot on property located on Cedar Springs Road at Wycliff Avenue, south corner.
Applicant/Owner: Steven Tutt
Surveyor: Duenes Land Surveying, LLC
Application Filed: April 22, 2021
Zoning: PD 193 (O-1)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (5) **S201-650**
(CC District NA) An application to create a 57 lot single family subdivision with lots ranging in size from 3,000-square feet to 4,093-square feet and 2 common areas from a 9.721-acre tract of land on property located in the Dallas Extra Territorial Jurisdiction (ETJ) on Devonshire Drive at Ravenhill Road, south corner.
Applicant/Owner: Devonshire (Dallas) ASLI VIII, LLC
Surveyor: CBG Surveying Texas, LLC
Application Filed: April 22, 2021
Zoning: NA)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (6) **S201-651**
(CC District NA) An application to create a 76 lot single family subdivision with lots ranging in size from 6,000-square feet to 17,257-square feet and 7 common areas from a 22.923-acre tract of land on property located in the Dallas Extra Territorial Jurisdiction (ETJ) on south Ravenhill Road, west of F.M. 548.
Applicant/Owner: Devonshire (Dallas) ASLI VIII, LLC
Surveyor: J. Volk Consulting, Inc.
Application Filed: April 22, 2021
Zoning: NA
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (7) **S201-652**
(CC District 9) An application to create a 5.514-acre lot and a common area from a 6.198-acre tract of land in City Block G/7487 on property located on Walnut Hill Lane at Wickersham Road, southeast corner.
Applicant/Owner: TFG Sedona Apartment, LLC
Surveyor: Texas Heritage Surveying, LLC
Application Filed: April 22, 2021
Zoning: MF-3(A), CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (8) **S201-653**
(CC District 2) An application to replat a 0.84-acre tract of land containing all of Lots 24 through 28 in City Block 3/1631 to create one 8,792-square foot lot and one 27,826-square foot lot on property located on R L Thornton Freeway / Interstate Highway No. 30, west of Winslow Avenue.
Applicant/Owner: Chek Cash, Inc.
Surveyor: Texas Heritage Surveying, LLC
Application Filed: April 22, 2021
Zoning: RR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (9) **S201-655**
(CC District 10) An application to create a 17.9998-acre tract of land in City Block 8155 on property located on Whitehurst Drive at Abrams Road, northwest corner.
Applicant/Owner: Richardson Independent School District
Surveyor: Raymond L. Goodson Jr., Inc.
Application Filed: April 22, 2021
Zoning: PD 897
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (10) **S201-656**
(CC District 7) An application to create a 0.72-acre lot from a tract of land in City Block A/1352 on property located on Pennsylvania Avenue, south of Trunk Avenue.
Applicant/Owner: Abounding Prosperity
Surveyor: Raymond L. Goodson Jr., Inc.
Application Filed: April 22, 2021
Zoning: PD 595 MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (11) **S201-657**
(CC District 2) An application to create a 5.3810-acre lot from a tract of land in City Block E/2367 on property located on Forest Park Road at Hawes Avenue, north corner.
Applicant/Owner: Lantower West Love Dallas, LP
Surveyor: Kimley-Horn and Associates, Inc.
Application Filed: April 22, 2021
Zoning: PD 759 (Tract 2A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (12) **S201-659**
(CC District 6) An application to replat a 1.550-acre tract of land containing all of Lots 12 and 13 in City Block 6475 to create one lot on property located on Maybank Drive at Lombardy Lane, northeast corner.
Applicant/Owner: Betty F. Frank
Surveyor: Pacheco Koch, LLC
Application Filed: April 23, 2021
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (13) **S201-662**
(CC District 2) An application to replat a 0.178-acre tract of land containing part of Lots 10, 11, and 12 in City Block 5/704 to create one lot on property located on Bennett Avenue, north of San Jacinto Street.
Applicant/Owner: 1612 Lydia, LLC
Surveyor: CBG Surveying Texas, LLC
Application Filed: April 23, 2021
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (14) **S201-663**
(CC District 8) An application to create a 0.589-acre lot from a tract of land in City Block 1/7577 on property located on Polk Street, south of Wheatland Road.
Applicant/Owner: Massco Investment Group, LLC
Surveyor: Texas Heritage Surveying, LLC
Application Filed: April 23, 2021
Zoning: PD 598
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replats:

- (15) **S201-649**
(CC District 4) An application to replat a 0.459-acre tract of land containing a portion of City Block 10/8617 to create two 10,000-square foot lots on property located on Wilhurt Avenue, south of Balch Drive.
Applicant/Owner: Pandi1, LLC
Surveyor: CBG Surveying Texas, LLC
Application Filed: April 22, 2021
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (16) **S201-654**
(CC District 8) An application to replat a 0.581-acre tract of land containing a portion of City Block 1/8775 to create 3 lots ranging in size from 7,855-square feet to 8,953-square feet on property located on Haymarket Road at Rylie Road, northeast corner.
Applicant/Owner: Jose G. Hernandez
Surveyor: Peiser & Mankin Surveying. LLC
Application Filed: April 22, 2021
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (17) **S201-658**
(CC District 14) An application to replat a 0.206-acre tract of land containing part of Lot 29 in City Block 2/2023 to create one lot on property located on Avondale Avenue at Fitzhugh Avenue, south corner.
Applicant/Owner: Andrew Roy Munns and Samantha Jane Alexander-Munns
Surveyor: Texas Heritage Surveying, LLC
Application Filed: April 23, 2021
Zoning: PD 193 (R-7.5)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (18) **S201-660**
(CC District 11) An application to replat a 13.695-acre tract of land containing all of Lot 1 in City Block A/8185 and a tract of land in City Block 8185 to create one lot on property located on Belt Line Road at Hillcrest Road, south east corner.
Applicant/Owner: City of Dallas
Surveyor: Pacheco Koch, LLC
Application Filed: April 23, 2021
Zoning: R-10(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (19) **S201-661**
(CC District 7) An application to replat a 0.115-acre tract of land containing all of Lots 14 and 15 in City Block 11/2553 to create one lot on property located on Bethurum Avenue, south of Welch Avenue.
Applicant/Owner: Maria del Regugio and Martinez Camarillo
Surveyor: CBG Surveying Texas, LLC
Application Filed: April 23, 2021
Zoning: PD 595 R-5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Street Name Change:

- (20) **NC201-001**
(CC District 8) An application to change the name of Kirnwood Drive, between Hampton Road and Indian Ridge Trail, to "Dr. KD Wesley Way".
Applicant: Dawn Miller
Application Filed: February 8, 2021
Notices Sent: 11 notices sent on April 19, 2021.
SRC Recommendation: **Approval** with the vote of 4 to 1.
Staff Recommendation: **Denial**.

- (21) **NC201-002**
(CC District 4) An application to change the name of Village Fair Place, between Village Fair Drive and Ledbetter Drive, to “Pastor Pryor Drive”.
Applicant: City of Dallas
Application Filed: February 24, 2021
Notices Sent: 0 notices
SRC Recommendation: **Approval.**
Staff Recommendation: **Approval.**

Miscellaneous Items:

- M201-024**
Hannah Carrasco
(CC District 14) An application for a minor amendment to an existing development plan on property zoned Planned Development District No. 153, at the southwest corner of Carlisle Street and Lemmon Avenue.
Staff Recommendation: **Approval.**
Applicant: HC Carlisle Building LLC
Representative: Rob Baldwin, Baldwin Associates

Zoning Cases – Consent:

1. **Z201-194(LG)**
La’Kisha Girder
(CC District 6) An application for a Specific Use Permit for commercial amusement inside limited to a Class A dance hall and an alcoholic beverage establishment limited to a private-club bar use on property zoned Planned Development District No. 498, the Harry Hines Corridor Special Purpose District, on the northwest corner of Harry Hines Boulevard and Joe Fields Road.
Staff Recommendation: **Approval** for a three-year period, subject to a site plan and conditions
Applicant/Representative: Troy Clark
2. **Z201-209(LG)**
La’Kisha Girder
(CC District 10) An application for an amendment to Specific Use Permit No. 651 for a college on property zoned R-1/2ac(A) District, at the southeast corner of Walnut Street and Abrams Road.
Staff Recommendation: **Approval**, subject to a revised site plan and conditions.
Applicant: Dallas College/Rob Wendland
Representative: Bill Dahlstrom, Jackson Walker, LLP
3. **Z201-212(LG)**
La’Kisha Girder
(CC District 8) An application for the expansion of Planned Development District No. 980 on property zoned A(A) Agricultural District, on the south side of Cedardale Road, east of Altamoore Drive.
Staff Recommendation: **Approval**, subject to a revised conceptual plan and conditions.
Applicant: Dennis Chovan, Half Associates
Representative: Jake Marks, SIOR

4. **Z201-214(LG)**
La’Kisha Girder
(CC District 9)
- An application for a Planned Development District for single family uses on property zoned R-7.5(A) Single Family District, at the southwest corner of Highland Road and Barbaree Boulevard.
Staff Recommendation: **Approval**, subject to a conceptual plan and conditions.
Applicant: Rob Baldwin, Baldwin Associates
Representative: J.G. Moore & Co. Inc.

Zoning Cases – Individual:

5. **Z201-216(LG)**
La’Kisha Girder
(CC District 5)
- An application for a Specific Use Permit for a tower/antenna for cellular communication use on property zoned R-7.5(A) Single Family District, on the east side of Pleasant Drive, north of Lake June Road.
Staff Recommendation: **Approval** for a five-year period, subject to a site plan and staff’s recommended conditions.
Applicant/Representative: Alan Scivally
6. **Z201-202(OA)**
Oscar Aguilera
(CC District 7)
- An application for an R-5(A) Single Family District on property zoned CS Commercial Service District, on the north line of Corregidor Street, east of Carbondale Street.
Staff Recommendation: **Denial.**
Applicant: PANDI 1 LLC
Representative: Audra Buckley, Permitted Development
7. **Z201-140(ND)**
Neva Dean
(CC District 14)
- An application for a Planned Development Subdistrict for CA-1 Central Area Subdistrict uses on property zoned an MF-3 Multiple Family Subdistrict, within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the southeast side of Nowitzki Way, between North Houston Street and North Field Street.
Staff Recommendation: **Approval**, subject to a conceptual plan and staff’s recommended conditions.
Applicant: North End, LP
Representative: Tommy Mann, Winstead, PC

Zoning Cases – Under Advisement:

8. **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
U/A From: May 6, 2021

9. **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 and May 6, 2021
10. **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, March 25, 2021, and April 8, 2021

Authorization of a Hearing:

- Donna Moorman
(CC District)
- Consideration of authorizing a public hearing to consider amending Chapter 51A of the Dallas Development Code, with consideration to be given to requiring a specific use permit for commercial amusement (inside) limited to a poker room. **This is a hearing to consider the request to authorize the hearing and not the amendment to the Code at this time.**

Other Matters:

Consideration of Appointments to CPC Committees
Zoning Ordinance Advisory Committee (ZOAC)

Minutes: May 6, 2021

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Wednesday, May 19, 2021

ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING - Wednesday, May 19, 2021, via videoconference, at 6:00 p.m., to consider (1) **DCA190-002** – Briefing by staff and comments from the public on 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/ZOAC05192021>

Thursday, May 20, 2021

ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING - Thursday, May 20, 2021, via videoconference, at 8:30 a.m., to consider (1) **DCA190-002** – Briefing by staff and comments from the public on 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/ZOAC05202021>

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."