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CITY SECRETARY
DALLAS, TEXAS



CITY OF DALLAS
CITY PLAN COMMISSION
Thursday, June 3, 2021
AGENDA

Public Notice

210489

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, June 1, 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/CPC060321>

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

BRIEFINGS:

Subdivision Docket

Zoning Docket

PUBLIC TESTIMONY:

Minor Amendment
Minutes

ACTION ITEMS:

Subdivision Docket

Planner: Sharmila Shrestha

Consent Items:

- (1) **S201-664**
(CC District 1)
An application to replat a 4.442-acre tract of land containing all of Lot 1 in City Block 11/4565 to create one 0.4104-acre lot and one 4.0319-acre lot on property located on Wentworth Street, between Franklin Street and Hampton Road.
Owner: ACI Estate SPE 156, LLC
Surveyor: Benchmark Group
Application Filed: May 5, 2021
Zoning: PD 428
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (2) **S201-665**
(CC District 2)
An application to replat a 0.284-acre tract of land containing all of Lots 12 and 13 in City Block 1/2001 to create one lot on property located on Manett Street, northeast of Kirby Street.
Owner: Milad Haneen
Surveyor: Texas Heritage Surveying, LLC
Application Filed: May 6, 2021
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (3) **S201-666**
(CC District 8)
An application to create one 0.221-acre lot from a tract of land in City Block 6893 on property located on Oak Dale Road, southeast of Givendale Road.
Owner: G.E.N.A. Properties, LLC
Surveyor: CBG Surveying Texas, LLC
Application Filed: May 6, 2021
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (4) **S201-667**
(CC District 1) An application to replat a 1.426-acre tract of land containing all of Lots 8 through 14 in City Block 1/3141, all of Lots 8 through 10 in City Block 21/3141, and 0.5 feet of an abandoned alley to create one lot on property located on Seventh Street, between Madison Avenue and Zang Boulevard.
Owner: Alamo Manhattan BAD, LLC
Surveyor: Spiars Engineering, Inc.
Application Filed: May 7, 2021
Zoning: PD 830 (Subdistrict 6C)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S201-668**
(CC District 3) An application to create one 11.12-acre lot from a tract of land in City Block 8681 on property located on Camp Wisdom Road, west of Clark Road.
Owner: Camp Wisdom MF LTD
Surveyor: Owen Surveying Co.
Application Filed: May 7, 2021
Zoning: A(A), MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (6) **S201-669**
(CC District 2) An application to replat a 0.265-acre tract of land containing all of Lot 7 and part of Lot 6 in City Block 2/650 to create one lot on property located on Ross Avenue at Ashby Street, northwest corner.
Owner: Nara ONYX Ross LLC
Surveyor: Rhodes Surveying
Application Filed: May 7, 2021
Zoning: PD 298 (Subdistrict 4)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Miscellaneous Items:

- M190-040**
Nabila Nur
(CC District 14) An application for a minor amendment to an existing development plan and landscape plan on property zoned Planned Development Subdistrict No. 141 within Planned Development District No. 193, the Oak Lawn Special Purpose District, at the southeast corner of Armstrong Avenue and Cole Avenue.
Staff Recommendation: **Approval.**
Applicant: David Dierkes
Representative: Alex Martin

Zoning Cases – Consent:

1. **Z201-219(OA)**
Oscar Aguilera
(CC District 5)
An application for the renewal of Specific Use Permit No. 2219 for the sale of alcoholic beverages in conjunction with a restaurant without drive-in or drive-through service on property zoned Subarea 1 within Planned Development District No. 366, the Buckner Boulevard Special Purpose District with a D-1 Liquor Control Overlay, on the east side of South Buckner Boulevard, between Scyene Road and Bearden Lane.
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions.
Applicant: Mariana Roman

2. **Z201-220(RM)**
Ryan Mulkey
(CC District 8)
An application for the renewal of Specific Use Permit No. 2332 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property zoned a CS-D-1 Commercial Service District with a D-1 Liquor Control Overlay, at the northeast corner of South Belt Line Road and C. F. Hawn Freeway.
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions.
Applicant: QT South, LLC
Representative: Lauren Montgomery, JGH Consultants

3. **Z201-223(RM)**
Ryan Mulkey
(CC District 7)
An application for the renewal of Specific Use Permit No. 2341 for a bar, lounge, or tavern on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District, on the south line of Exposition Avenue, west of Parry Avenue.
Staff Recommendation: **Approval** for a three-year period, subject to conditions.
Applicant: Antonio Everette, AESS Group LLC

4. **Z201-191(CT)**
Carlos Talison
(CC District 13)
An application for a Specific Use Permit for a private school use on property zoned an RR Regional Retail District and MU-2 Mixed Use District, at the terminus of Caruth Plaza, northwest of Twin Hills Connection.
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan, traffic management plan, and conditions.
Applicant: The Cambridge School of Dallas
Representative: Rob Baldwin, Baldwin Associates

5. **Z201-232(CT)**
Carlos Talison
(CC District 5)
An application for the renewal of Specific Use Permit No. 2344 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned NS(A)-D-1 Neighborhood Service District with a D-1 Liquor Control Overlay, at the southeast corner of Elam Road and Pleasant Road.
Staff Recommendation: **Approval** for a five-year period, subject to a revised site plan and conditions.
Applicant: Abdel Hussein, Sole Owner
Representative: Wes Hoblit, MASTERPLAN
6. **Z201-236(CT)**
Carlos Talison
(CC District 14)
An application for an R-5(A) Single Family District on property zoned a CR Community Retail District, on the west line of Lucerne Street, south of La Vista Drive.
Staff Recommendation: **Approval.**
Applicant: Timothy Dlugos, Sole Owner

Zoning Cases – Individual:

7. **Z201-177(CT)**
Carlos Talison
(CC District 7)
An application for a Specific Use Permit for a community service center use on property zoned a MF-2(A) Multifamily District, on the south line of Laughlin Drive, west line of Avenue Q.
Staff Recommendation: **Approval** for a three-year period, subject to a site plan and staff's recommended conditions.
Applicant: Creative Art Center of Dallas, LLC
Representative: Kiesha Kay - MASTERPLAN

Zoning Cases – Under Advisement:

8. **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
UA From: April 22, 2021
9. **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
UA From: May 20, 2021

Authorization of a Hearing – Under Advisement:

Donna Moorman
(CC District All)

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.**

UA From: May 20, 2021

Other Matters:

Minutes: May 20, 2021

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, June 3, 2021

ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING - Thursday, June 3, 2021, via videoconference, at 9:00 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/ZOAC06032021>

Tuesday, June 8, 2021

SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC) MEETING - Tuesday, June 8, 2021, via videoconference, at 9:00 a.m., to consider (1) **2105100032** - An application for a Certificate of Appropriateness by Kenneth Waits, City Sign Services, Inc., for a 25.5 sq. ft. attached LED illuminated attached projecting sign at 2726 Commerce St. (north elevation). The public may listen to the meeting as an attendee at the below videoconference link:

<http://bit.ly/SSDAC--6-8-21>

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."