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CITY SECRETARY
DALLAS, TEXAS



CITY OF DALLAS
CITY PLAN COMMISSION
Thursday, June 17, 2021
AGENDA

Public Notice

210547

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 15, 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:

<https://bit.ly/CPC061721>

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: Mohammad Bordbar

Consent Items:

- (1) **S201-670**
(CC District 3)
An application to create a 0.719-acre lot from a tract of land in City Block 8606 on property located on Clark Road, south of Mountain Creek Parkway.
Applicant/Owner: I & S Pets Store, LLC
Surveyor: Texas Heritage Surveying, LLC
Application Filed: May 19, 2021
Zoning: CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (2) **S201-672**
(CC District 8)
An application to create a 3.589-acre lot from a tract of land in City Block 8793 on property located on C F Hawn/US Highway No. 175, north of Silverado Drive.
Applicant/Owner: DER Properties, LP
Surveyor: Adams Surveying Company, LLC
Application Filed: May 20, 2021
Zoning: CS
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (3) **S201-674**
(CC District 8)
An application to create a 5.448-acre lot from a tract of land in City Block 6866 on property located on Bishop College Drive, northwest of Branham Drive.
Applicant/Owner: Paul Quinn Collage
Surveyor: Pacheco Koch Consulting Engineers, Inc.
Application Filed: May 21, 2021
Zoning: PD 975 (Subarea B)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (4) **S201-675**
(CC District 4)
An application to replat a 0.209-acre tract of land containing all of Lot 2 in City Block 29/4228 to create two 4,550-square foot lots on property located on Britton Avenue at East Illinois Avenue, southeast corner.
Applicant/Owner: Isaias Escobar & Rosario Lozado, Cazares Casas, LLC
Surveyor: CBG Surveying Texas, LLC
Application Filed: May 21, 2021
Zoning: CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (5) **S201-676**
(CC District 4) An application to replat a 1.2753-acre tract of land containing all of Lots 44 through 48 in City Block G/6094 to create one lot on property located on Illinois Avenue at Beauchamp street, northwest corner.
Applicant/Owner: Odessa King-Favorite
Surveyor: Geonav Surveying-Mapping-Scanning
Application Filed: May 21, 2021
Zoning: CS
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (6) **S201-677**
(CC District 7) An application to replat 0.5903-acre tract of land containing part of Lot 2 and all of Lots 3 and 4 in City Block F/1606 to create one lot on property located on Pine Street at Colonial Avenue, north corner.
Applicant/Owner: Ernest C. Hayden & George W. lovers, Kirk Myers, Abounding Prosperity
Surveyor: Raymond L Goodson JR., Inc.
Application Filed: May 21, 2021
Zoning: PD 595 (NC Tract 28)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (7) **S201-679**
(CC District 6) An application to replat an 11.966-acre tract of land containing all of Lot 1 in City Block 2/6592 to create one 1.859-acre lot and one 10.107-acre lot on property located on Webb Chapel Road at Lyndon B. Johnson Freeway/Interstate Highway No. 635, southwest corner.
Applicant/Owner: Cinemark Partners II, LTD.
Surveyor: 1519 Surveying, LLC
Application Filed: May 21, 2021
Zoning: RR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (8) **S201-680**
(CC District 6) An application to replat a 1.155-acre tract of land containing all of Lot 14 in City Block 38/7888 and a tract of land in City Block 38/7888 to create one lot on property located on Oak Lawn Avenue, north of Market Center Boulevard.
Applicant/Owner: Warren L. Blackstone, 1333 Oak Lawn Avenue, LLC
Surveyor: Duenes Land Surveying, LLC
Application Filed: May 24, 2021
Zoning: PD 621 (Subarea 1)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (9) **S201-681**
(CC District 3) An application to create one lot from a 1.5164-acre tract of land in City Block 8598 on property located on Camp Wisdom Road at Clark Road, northwest corner.
Applicant/Owner: Tricon Group USA
Surveyor: Baseline Corporation
Application Filed: May 24, 2021
Zoning: RR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replats:

- (10) **S201-671**
(CC District 13) An application to replat a 0.239-acre tract of land containing all of Lot 33 in City Block A/5508 to create two 5,206-square foot lots on property located on Orchid Lane, west of Preston Road.
Applicant/Owner: Park Danial Marks & Sara Marks
Surveyor: Votex Surveying Company
Application Filed: May 20, 2021
Zoning: TH-1(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Building Line Reduction:

- (11) **S201-678**
(CC District 13) An application to replat a 0.818-acre tract of land containing all of Lot 10 in City Block 5067 into one lot and to reduce an existing platted 50-foot building line to 30-foot along Lakemont Drive and to reduce an existing platted 50-foot building line to 30-foot along Capps Drive on property located on Capps Drive at Lakemont Drive northwest corner.
Applicant/Owner: Brent & Stacy Hicks
Surveyor: Adams Surveying Company, LLC
Application Filed: May 21, 2021
Zoning: R-10A)
Staff Recommendation: **Denial**.

Miscellaneous Items:

- M201-023**
Hannah Carrasco
(CC District 2) An application for a minor amendment to an existing development plan on property zoned Planned Development District No. 670, on the south side of West Lovers Lane and west side of Bluffview Boulevard.
Staff Recommendation: **Approval**.
Applicant: Sewell Village Cadillac Company
Representative: Wes Hoblit, Masterplan

Zoning Cases – Consent:

1. **Z201-206(RM)**
Ryan Mulkey
(CC District 10)
An application for a Planned Development District for NO(A) Neighborhood Office District uses and a car wash use on property zoned an NO(A) Neighborhood Office District, on the south line of Forest Lane, west of Meadowknoll Drive.
Staff Recommendation: **Approval**, subject to a development plan and conditions.
Applicant: HCI Commercial
Representative: Jack Zanger, Triangle Engineering

2. **Z201-230(LG)**
La’Kisha Girder
(CC District 7)
An application for the renewal of Specific Use Permit No. 2048 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 100,000 square feet or more on property zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay, on the south line of East R. L. Thornton Freeway and west of South Buckner Boulevard.
Staff Recommendation: **Approval** for a four-year period, subject to conditions.
Applicant: Nick Goodner
Representative: Lauren Nuffer, PE, Kimley-Horn & Associates, Inc.

Zoning Cases – Individual:

3. **Z201-155(LG)**
La’Kisha Girder
(CC District 8)
An application for a Planned Development District for R-7.5(A) Single Family District uses and a Child-care Facility, a Community Service Center and an Open Enrollment Charter School use on property zoned R-7.5(A) Single Family District, on the west side of University Hill Boulevard, north of East Wheatland Road.
Staff Recommendation: **Denial.**
Applicant: International Leadership of Texas
Representative: Rob Baldwin, Baldwin Associates

4. **Z201-228(LG)**
La’Kisha Girder
(CC District 5)
An application for a Specific Use Permit for a Child-care Facility, an Open Enrollment Charter School and a Private School use on property zoned R-7.5(A) Single Family District, at the southwest corner of Cheyenne Road and Limestone Drive.
Staff Recommendation: **Denial.**
Applicant: Nueva Vida New Life Assembly
Representative: Michael Marcyniak, Callaway Architecture

5. **Z201-233(LG)**
La’Kisha Girder
(CC District 14)
- An application for a Planned Development Subdistrict for GR General Retail District uses on property zoned GR General Retail within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the west line of Vine Street, between Cole Street and Laclede Street.
- Staff Recommendation: **Approval**, subject to a conceptual plan and conditions.
- Applicant: ABOG Inc. and ABOG Educational Foundation
- Representative: Suzan Kedron, Jackson Walker LLP

Zoning Cases – Under Advisement:

6. **Z190-315(LG)**
La’Kisha Girder
(CC District 2)
- An application for an IM Industrial Manufacturing District with deed restrictions volunteered by the applicant on property zoned an IR Industrial Research District, on the north line of Empire Central, west of Harry Hines Boulevard with consideration for a Planned Development District for IR Industrial Research District uses.
- Staff Recommendation: **Denial.**
- Applicant: Vibrio Properties I LP
- Representative: Dallas Cothrum, MASTERPLAN
- UA From: November 5, 2020 and December 17, 2020
7. **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 Altamooore Drive.
- Staff Recommendation: **Approval**, subject to a revised conceptual plan and conditions.
- Applicant: Dennis Chovan, Halff Associates
- Representative: Jake Marks, SIOR
- UA From: May 20, 2021
8. **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.
- UA From: May 20, 2021
9. **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 revised site plan and staff’s recommended conditions.
- Applicant/Representative: Alan Scivally
- UA From: May 20, 2021

10. **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
UA From: May 6, 2021
11. **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, street sections, height zone exhibits, and staff's recommended conditions.
Applicant: North End, LP
Representative: Tommy Mann, Winstead, PC
UA From: May 20, 2021
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Other Matters:

Minutes: June 3, 2021

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, June 17, 2021

ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING - Thursday, June 17, 2021, via videoconference, at 9:00 a.m., to consider (1) **DCA201-009** - Consideration of amending the Dallas Development Code Chapter 51A-4.302 P(A) Parking Districts to provide procedures for amending a site plan, (2) **DCA201-007** - Consideration of amending the Dallas Development Code Chapter 51A-1.104.1 Applications pertaining to exceptions for neighborhood forest overlay applications and accessory dwelling unit applications; and (3) **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/ZOAC06172021>

THOROUGHFARE COMMITTEE MEETING - Thursday, June 17, 2021, via videoconference, at 9:00 a.m., to consider. **(1) Young Street Central Business District Street and Vehicular Circulation Plan Amendment** - Amendment to the City of Dallas Central Business District Streets and Vehicular Circulation Plan to change the operational characteristics of Young Street between Ervay Street and Harwood Street from a three-lane westbound and three-lane eastbound roadway in 120 feet of right-of-way and 33 feet/varying median/33 feet of pavement to a two-lanes westbound and two-lanes eastbound roadway in 80 feet of right-of-way and 50 feet of pavement; and **(2) Bataan Thoroughfare Plan Amendment** - Delete Bataan Street from Singleton Boulevard to Commerce Street from the Thoroughfare Plan. The public may attend the meeting via the videoconference link <http://bit.ly/CPCTC0617> or call in (audio only) 469-217-7604 phone conference ID: 930 856 271#.

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."