

RECEIVED

2021 JUNE 25 AM 8:58

CITY SECRETARY
DALLAS, TEXAS



CITY OF DALLAS
CITY PLAN COMMISSION
Thursday, July 1, 2021
AGENDA

Public Notice

210586

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 29, 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/CPC070121>

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

BRIEFINGS:

Subdivision Docket
Zoning Docket

PUBLIC TESTIMONY:

Waivers
Minor Amendment
Minutes

ACTION ITEMS:

Subdivision Docket

Planner: Sharmila Shrestha

Consent Items:

- (1) **S201-682**
(CC District 8)
An application to replat a 41.80-acre tract of land containing part of Lot 1A in City Block A/8303 to create one 18.80-acre lot and one 23.0-acre lot on property located on Altamoore Drive, east of Van Horn Drive.
Owner: TC Altamoore Phase 2 Ventures, LLC
Surveyor: Halff Associates, Inc.
Application Filed: June 3, 2021
Zoning: LI
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (2) **S201-683**
(CC District 2)
An application to create one 0.8985-acre lot from a tract of land in City Block 109 on property located on St. Paul Street, between Wood Street and Young Street.
Owner: Hamilton St. Paul GP, LLC
Surveyor: Kimley Horn and Associates, Inc.
Application Filed: June 3, 2021
Zoning: CA-1(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (3) **S201-684**
(CC District 8)
An application to create one 30.007-acre lot from a tract of land in City Block 8281 on property located on Cleveland Road, east of Bonnie View Road.
Owner: RW Cleveland Industrial, LLC
Surveyor: Pacheco Koch Consulting Engineers
Application Filed: June 4, 2021
Zoning: A(A), LI
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (4) **S201-687**
(CC District 3)
An application to create one 25.2-acre lot from a tract of land in City Block 8031 on property located on Crystal Lake Boulevard at Dan Morton Drive, northwest corner.
Owners: CH Realty IX-Eider Creek I, Dallas Dan Morton, LP.
Surveyor: Huitt-Zollars, Inc.
Application Filed: June 9, 2021
Zoning: IR, R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replat:

- (5) **S201-686**
(CC District 13)
- An application to replat a 1.178-acre (51,308-square foot) tract of land containing all of Lot 3 and part of Lot 2 in City Block M/4982 to create one 23,781-square foot lot and one 27,527-square foot lot on property located on Canyon Drive, south of Watauga Road.
- Owners: Charles Knuff and Nancy Leib, Hugo Schoellkopf and Sarah Monning Schoelkopf
- Surveyor: A & W Surveyors, Inc.
- Application Filed: June 7, 2021
- Zoning: PD 455 (Subdistrict A)
- Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Street Name Change - Under Advisement:

- (6) **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 April 19, 2021
- Staff Recommendation: **Denial.**
- SRC Recommendation: **Approval** with the vote of 4 to 1.
- CPC Recommendation: Hold under advisement to July 1, 2021.
- UA From: May 20, 2021

Miscellaneous Items:

- W201-003**
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. 317, Subdistrict 3B, Tract 1, on the east of McKee Street, south of Pitt Street.
- Staff Recommendation: **Approval.**
- Applicant/Representative: Audra Buckley, Permitted Development, LLC

- M201-030**
Hannah Carrasco
(CC District 1)
- An application for a minor amendment to an existing development plan and landscape plan on property zoned Planned Development District No. 919, in an area bound by West Page Avenue, South Adams Avenue, West Pembroke Avenue, and South Llewellyn Avenue.
- Staff Recommendation: **Approval.**
- Applicant: Brooks Manor, LP
- Representative: Kiesha Kay, Masterplan

Zoning Cases – Consent:

1. **Z190-265(HC)**
Hannah Carrasco
(CC District 9)
An application for a Specific Use Permit for an alcoholic beverage establishment limited to a private club-bar on property zoned a CR Community Retail District, south of Ferguson Road, east of Maylee Boulevard.
Staff Recommendation: **Approval** for a two-year period with eligibility for automatic renewals for additional two-year periods, subject to a site plan and conditions.
Applicant: Mike Blohm
Representative: Jorge Hernandez, America Plans and Permits

2. **Z201-195(HC)**
Hannah Carrasco
(CC District 8)
An application for the renewal of Specific Use Permit No. 2340 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 RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay, south of Great Trinity Forest Way, west of Murdock Road.
Staff Recommendation: **Approval** for a five-year period, subject to a site plan and conditions.
Applicant/Representative: Elizabeth Alvarez Villaizan

3. **Z201-193(CT)**
Carlos Talison
(CC District 10)
An application for a Planned Development District for R-10(A) Single Family District uses and a medical clinic or ambulatory surgical center use on property zoned R-10(A) Single Family District, on the southwest corner of Forest Lane and Stultz Road.
Staff Recommendation: **Approval**, subject to a development plan and conditions.
Applicant: Dallas County Hospital District (Parkland)
Representative: Jonathan Vinson, Jackson Walker LLP

4. **Z201-190(LG)**
La’Kisha Girder
(CC District 8)
An application for a CS Commercial Service District on property zoned A(A) Agricultural District, on the west line of South Central Expressway, south of Simpson Stuart Road.
Staff Recommendation: **Approval.**
Applicant/Representative: Norberto Ornelas

5. **Z201-234(LG)**
La’Kisha Girder
(CC District 8)
An application for a Planned Development Subdistrict on property zoned Logistics Retail (LR) subdistrict and Logistics Industrial (LI) subdistrict within Planned Development District No. 761, on the southeast corner of Bonnie View Road and Interstate 20.
Staff Recommendation: **Approval**, subject to conditions.
Applicant: RaceTrac Petroleum Inc. c/o Andrew Malzer
Representative: Brad Williams & Tommy Mann, Winstead PC

Zoning Cases – Individual:

6. **Z201-237(OA)**
Oscar Aguilera
(CC District 5)
- An application for an R-7.5(A) Single Family District on property zoned CR-D Community Retail District with D Liquor Control Overlay, on the west line of Seaford Drive, south of Maddox Avenue.
- Staff Recommendation: **Denial.**
- Applicant: Next Way Concepts LLC
- Representative: Peter Kavanagh, Zone Systems Inc.

Zoning Cases – Under Advisement:

7. **Z190-341(LG)**
La’Kisha Girder
(CC District 13)
- An application for an amendment to and an expansion of Planned Development District No. 400 with consideration for a Specific Use Permit for an open space use on property zoned Planned Development District No. 400 and R-16(A) Single Family District, on the southwest and northwest corners of Merrell Road and Midway Road.
- Staff Recommendation: **Approval**, subject to a revised development plan, a revised landscape plan, a south and southwest landscape buffer exhibit, a south and southwest tree preservation exhibit, a revised traffic management plan and staff’s recommended conditions; and **denial** of the proposed Specific Use Permit for an open space use.
- Applicant: The Episcopal School of Dallas
- Representative: Andrew Ruegg and Dallas Cothrum, Masterplan
- UA From: May 6, 2021
8. **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
- UA From: June 17, 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 traffic management plan following staff recommended exhibit and conditions.
- Applicant: Dallas Independent School District
- Representative: Karl Crawley, MASTERPLAN
- UA From: April 8, 2021, May 6, 2021, and May 20, 2021

10. **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 and June 3, 2021
11. **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
UA From: June 3, 2021
-

Other Matters:

Minutes: June 17, 2021

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

None

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."