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CITY SECRETARY  
DALLAS, TEXAS



CITY OF DALLAS  
CITY PLAN COMMISSION  
Thursday, July 15, 2021  
AGENDA

Public Notice

210604

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, July 13, 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](http://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/CPC071521>

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

**BRIEFINGS:**

Subdivision Docket  
Zoning Docket

**PUBLIC TESTIMONY:**

Minor Amendments  
Development Plans  
Minutes

**ACTION ITEMS:**

Subdivision Docket

Planner: Mohammad Bordbar

Consent Items:

- (1) **S190-007R**  
(CC District 8)  
An application to revise a previously approved preliminary plat (S190-007) to create one 0.80-acre (34,848 square feet) lot and one 9.25-acre (402,935 square feet) lot from a 10.050-acre tract of land in City Block 8818 on property located on Skyfrost Drive, south of Belt Line Road.  
Applicant/Owner: Gloria Maria Ramirez  
Surveyor: Mayo-Wright Consultants  
Application Filed: June 16, 2021  
Zoning: R-10(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
  
- (2) **S201-688**  
(CC District 8)  
An application to create three lots ranging in size from 10,798 square feet to 19,671 square feet from a 1.026-acre tract of land containing a portion of Lot 2 and Lot 3 in City Block E/8820 (an unrecorded subdivision) on property located on Indian Wells Road, northwest of Woody Road.  
Applicant/Owner: Alejandro Martinez  
Surveyor: CBG Surveying Texas, LLC  
Application Filed: June 16, 2021  
Zoning: R-10(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
  
- (3) **S201-690**  
(CC District 6)  
An application to replat an 11.733-acre lot containing all of Lot 1 Block 6480 to create one 4.894-acre lot and one 6.840-acre lot on property located on Willowbrook Road, east of Shady Trail.  
Applicant/Owner: Jinny Beauty Supply  
Surveyor: Pacheco Koch Consulting Engineers, Inc.  
Application Filed: June 16, 2021  
Zoning: IR  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (4) **S201-691**  
(CC District 6)
- An application to replat a 5.815-acre tract of land containing all of City Blocks 18/3979, 19/3980, 4011, and 4012, and part of Lots 1 through 3 in City Block 19/3980, part of Lots 2 through 4 in City Block 18/3979, and a portion of Winnetka Avenue to be abandoned, to create one lot on property located on Fort Worth Avenue, east of North Clinton Avenue.
- Applicant/Owner: Larkspur Capital Partners, LP  
Surveyor: Spiars Engineering, Inc  
Application Filed: June 17, 2021  
Zoning: PD 714 (Subarea 2B)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S201-692**  
(CC District NA)
- An application to create a 284 lot single family subdivision with lots ranging in size from 4,750-square feet to 12,815-square feet and 6 common areas from a 71.17-acre tract of land on property located in the Dallas Extra Territorial Jurisdiction (ETJ) on Ranch Road, south of University Drive.
- Applicant/Owner: Devonshire (Dallas) ASLI VIII, LLC  
Surveyor: J. Volk Consulting  
Application Filed: June 17, 2021  
Zoning: NA  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (6) **S201-693**  
(CC District NA)
- An application to create a 270 lot single family subdivision with lots ranging in size from 4,750-square feet to 19,543-square feet and 5 common areas from a 57.84-acre tract of land on property located in the Dallas Extra Territorial Jurisdiction (ETJ) on Ranch Road, south of University Drive.
- Applicant/Owner: Devonshire (Dallas) ASLI VIII, LLC  
Surveyor: J. Volk Consulting  
Application Filed: June 17, 2021  
Zoning: NA  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (7) **S201-694**  
(CC District 14)
- An application to replat a 1.257-acre tract of land containing all of Lot 12A in City Block 644 to create one 0.296-acre lot and one 0.961-acre lot on property located on Washington Avenue, south of San Jacinto Avenue.
- Applicant/Owner: 1510 Washington, LLC  
Surveyor: CBG Surveying Texas, LLC  
Application Filed: June 18, 2021  
Zoning: PD 298 (Subarea 8)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (8) **S201-695**  
(CC District 2) An application to replat a 17.2724-acre tract of land containing all of Lot 1 in City Block A/7930 and a tract of land in City Block 6062 to create one lot on property located on Anson Road at Brookhollow Road, southeast corner.  
Applicant/Owner: Denton-Hines Properties, Inc.  
Surveyor: Kimley-Horn and Associates, Inc.  
Application Filed: June 18, 2021  
Zoning: IR  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (9) **S201-696**  
(CC District 6) An application to create one lot from a 24.60-acre tract of land in City Block 8303 on property located on Walton Walker Boulevard, south of Anderson Avenue.  
Applicant/Owner: Mike Miller, Loop 12 HLB, L.P.  
Surveyor: Halff Associates, Inc.  
Application Filed: June 21, 2021  
Zoning: MC-1  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Miscellaneous Items:

- M201-027**  
Hannah Carrasco  
(CC District 13) An application for a minor amendment to an existing development plan on property zoned Planned Development District No. 578, at the south line of Forest Lane, between Inwood Parkway and Welch Road.  
Staff Recommendation: **Approval.**  
Applicant: The Hockaday School  
Representative: Tommy Mann and Laura Hoffmann
- D201-006**  
Hannah Carrasco  
(CC District 8) An application for a development plan for a multifamily use on property zoned Tract 2 within Planned Development District No. 1040, on the northwest corner of South Lancaster and Crouch Street.  
Staff Recommendation: **Approval.**  
Applicant: LDG Development  
Representative: Robert Baldwin, Baldwin Associates

Certificates of Appropriateness for Signs:

Deep Ellum/Near East Side SPSPD:

**2105100032**  
Jennifer Muñoz  
(CC District 2)

An application for a Certificate of Appropriateness by Kenneth Waits of City Sign Services, Inc., for a 25.5 square-foot attached LED illuminated attached projecting sign at 2726 Commerce Street (north elevation).

Staff Recommendation: **Approval.**

Special Sign District Advisory Committee Recommendation:  
**Approval.**

Applicant: Kenneth Waits, City Sign Services Inc.

Owner: SDL Partners, Ltd.

Zoning Cases – Consent:

1. **Z201-250(LG)**  
La’Kisha Girder  
(CC District 6)

An application for the renewal of Specific Use Permit No. 2153 for a child-care facility on property zoned an R-5(A) Single Family District, on the northeast corner of McBroom Street and North Winnetka Avenue.

Staff Recommendation: **Approval** for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to conditions.

Applicant/Representative: Wesley-Rankin Community Center, Inc.

Zoning Cases – Individual:

2. **Z201-241(AU)**  
Andreea Udrea  
(CC District 10)

An application an amendment to Planned Development District No. 897 for R-10(A) Single Family District uses and a Public School other than an Open-Enrollment Charter School use at the northwest corner of Abrams Road and Whitehurst Drive.

Staff Recommendation: **Approval**, subject to a revised development plan, a traffic management plan, and staff’s recommended conditions.

Applicant: Richardson Independent School District

Representative: Karl Crawley, MASTERPLAN

3. **Z201-218(RM)**  
Ryan Mulkey  
(CC District 5)
- An application for 1) a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned Subarea 2A within Planned Development District No. 366, the Buckner Boulevard Special Purpose District, with a D-1 Liquor Control Overlay; and 2) a CR Community Retail District with deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District, at the northeast corner of South Buckner Boulevard and Elam Road.  
Staff Recommendation: **Denial** of a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less; and **denial** of a CR Community Retail District with deed restrictions volunteered by the applicant.  
Applicant: RSDGP, LLC  
Representative: Rob Baldwin, Baldwin Associates
4. **Z201-240(RM)**  
Ryan Mulkey  
(CC District 10)
- An application for a Planned Development District for R-7.5(A) Single Family District uses on property zoned a CS Commercial Service District, on the west line of White Rock Trail, south of Walnut Hill Lane.  
Staff Recommendation: **Approval**, subject to a conceptual plan and staff's recommended conditions.  
Applicant: Rob Baldwin, Baldwin Associates  
Representative: Robert Elliot
5. **Z201-243(RM)**  
Ryan Mulkey  
(CC District 14)
- An application for an amendment to Planned Development District No. 517, generally south of Gaston Avenue and east of Abrams Road.  
Staff Recommendation: **Approval**, subject to a revised development plan and staff's recommended conditions.  
Applicant: Lakewood Country Club  
Representative: Audra Buckley, Permitted Development

Zoning Cases – Under Advisement:

6. **Z190-158(RM)**  
Ryan Mulkey  
(CC District 6)
- An application for a Planned Development District for office and mixed uses on property zoned an IR Industrial Research District, on the northeast corner of Gulden Lane and Singleton Boulevard.  
Staff Recommendation: **Approval**, subject to a revised development plan, a revised streetscape exhibit, and staff's recommended conditions.  
Applicant: West Dallas Investments, L.P.  
Representative: Laura Hoffman & Tommy Mann, Winstead PC  
UA From: November 5, 2020, December 3, 2020, December 17, 2020, January 21, 2021, and April 22, 2021

7. **Z201-158(RM)**  
Ryan Mulkey  
(CC District 7)
- An application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay, at the southeast corner of East R.L. Thornton Freeway and North Jim Miller Road.  
Staff Recommendation: **Approval** for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.  
Applicant: BK USA, Inc.  
Representative: Tailim Song Law Firm  
UA From: March 25, 2021 and April 8, 2021
8. **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  
UA From: June 17, 2021
9. **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  
UA From: June 3, 2021
10. **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, December 17, 2020, and June 17, 2021

11. **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  
UA From: July 1, 2021
12. **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 and July 1, 2021

Development Code Amendment:

- DCA201-009**  
Nathan Warren  
(CC District All)  
Consideration of amending the Dallas Development Code Chapter 51A-4.302 Parking P(A) District Regulations to provide procedures for amending a site plan.  
Staff Recommendation: **Approval.**  
Zoning Ordinance Advisory Committee Recommendation: **Approval.**

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Other Matters:

Minutes: July 1, 2021

Adjournment



**CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**

**Tuesday, July 13, 2021**

**SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC) MEETING** - Tuesday, July 13, 2021, via videoconference, at 9:00 a.m., to consider (1) **2105250004** - An application for a Certificate of Appropriateness by Januarie Lutz, Signarama Frisco, for a 20 sq. ft. upper-level flat-attached non-illuminated sign at 2019 North Lamar St. (northwest elevation); (2) **2106180010** - An application for a Certificate of Appropriateness by Bobby Nichols, Chandler Signs, for a 288.23 sq. ft. LED-illuminated attached sign at 2500 Pacific Avenue (north elevation); and (3) **2106180009** - An application for a Certificate of Appropriateness by Bobby Nichols, Chandler Signs, for a 415 sq. ft. LED-illuminated attached sign at 2500 Pacific Avenue (north elevation). The public may listen to the meeting as an attendee at the below videoconference link: <https://bit.ly/ssdac71321>.

**Thursday, July 15, 2021**

**ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING** - Thursday, July 15, 2021, via videoconference, at 9:00 a.m., to consider (1) **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 overlay applications; and (2) **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/ZOAC07152021>.

### 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."