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CITY SECRETARY  
DALLAS, TEXAS



CITY OF DALLAS  
CITY PLAN COMMISSION  
Thursday, August 5, 2021  
AGENDA

Public Notice

210631

POSTED CITY SECRETARY  
DALLAS, TX

BRIEFINGS*:	(Videoconference)	10:00 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, August 3, 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/CPC080521>

Dr. Eric A. Johnson, Interim Director, Sustainable Development & Construction  
Andreea Udrea, Interim Assistant Director, Current Planning

**BRIEFINGS:**

Subdivision Docket

Zoning Docket

**PUBLIC TESTIMONY:**

Waivers

Minor Amendments

Development Plans

Minutes

**ACTION ITEMS:**

Subdivision Docket

Planner: Sharmila Shrestha

Consent Items:

- (1) **S201-698**  
(CC District 8)

An application to create a 206-lot Community Unit Development ranging in size from 5,625 square feet to 13,639.15 square feet and 3 common areas from a 55.432-acre tract of land in City Block 7596 on property located on Wheatland Road, at the terminus of east Kirnwood Drive.

Owners: Ignatius De Mello, Selime Jakova  
Surveyor: Landpoint, LLC  
Application Filed: July 7, 2021  
Zoning: R-7.5(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (2) **S201-699**  
(CC District 4)

An application to create one 0.603-acre lot from a tract of land in City Block 5833 on property located on Ledbetter Drive, north of Great Trinity Forest Way.

Owner: Ali Yazan AL Refaie  
Surveyor: Davis Land Surveying Co., Inc.  
Application Filed: July 8, 2021  
Zoning: CR  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (3) **S201-700**  
(CC District 6)

An application to replat a 0.8609-acre tract of land containing all of Lots 1 through 5, and part of Lot 6 in City Block F/6808 to create one lot on property between Beatrice Street and Beckley Avenue, south of Yorktown Street.

Owner: John Rufus Turbyfill, III  
Surveyor: Urban Structure Plus Survey, LLC  
Application Filed: July 9, 2021  
Zoning: IR  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (4) **S201-701**  
(CC District 6) An application to replat a 1.6057-acre tract of land containing all of Lots 1 through 5, and part of Lot 6 in City Block A/6808 and tract of land in City Block 6809 to create one lot on property located between Beatrice Street and Beckley Avenue, north of Yorktown Street.  
Owners: John Rufus Turbyfill, III, WSP Beckley, LLC, David Massey Holdings, LLC  
Surveyor: Urban Structure Plus Survey, LLC  
Application Filed: July 9, 2021  
Zoning: PD 714 (Subdistrict 1A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S201-702**  
(CC District 3) An application to create one 1.2888-acre lot from a tract of land in City Block 11/4893 on property located on Lancaster Road at 52<sup>nd</sup> Street, southeast corner.  
Owner: 4848 Lancaster, LLC  
Surveyor: Data Land Services  
Application Filed: July 9, 2021  
Zoning: CR  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (6) **S201-703**  
(CC District 8) An application to create one 70.4497-acre lot from a tract of land in City Block 8817 on property located on Lasater Road, east of Lawson Road.  
Owner: Eco City II, LLC  
Surveyor: Spooner & Associates  
Application Filed: July 9, 2021  
Zoning: MH(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (7) **S201-704**  
(CC District 14) An application to create one 1,770-square foot lot and one 1,871-square foot lot from a 0.084-acre (3,641-square foot) tract of land in City Block 508 on property located on San Jacinto Street, southwest of Villars Street.  
Owner: 3512 San Jacinto, LLC  
Surveyor: Texas Heritage Surveying, LLC  
Application Filed: July 9, 2021  
Zoning: PD 298 (Subarea 6)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket

- (8) **S201-705**  
(CC District 8)
- An application to create 34 residential lots ranging in size from 7,500 square feet to 20,035 square feet and 3 common areas from a 12.302-acre tract of land in City Block 8822 on property located on Sullivan Road, southeast of Edd Road.  
Owner: Nan Investments, LLC  
Surveyor: L-R Surveying, LLC  
Application Filed: July 12, 2021  
Zoning: R-7.5(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Miscellaneous Items:

- W201-004**  
Nabila Nur  
(CC District 3)
- An application for a waiver of the two-year waiting period to submit a zoning application on property zoned Planned Development District No. 1036. North line of Ridge Center Drive, west of Cedar Ridge Drive  
Staff Recommendation: **Approval.**  
Applicant: JPI Real Estate Acquisition, LLC  
Representative: David Martin, Winstead PC

- M201-033**  
Hannah Carrasco  
(CC District 6)
- An application for a minor amendment to an existing development plan and the associated landscape plan on property zoned Subarea A within Planned Development District No. 741, on the northwest corner of Olympus Boulevard and Stampede Lane.  
Staff Recommendation: **Approval.**  
Applicant: The Neighborhood at CW No. 7 Sage, Ltd.  
Representative: ML Clark Consulting, LLC

- D201-005**  
Hannah Carrasco  
(CC District 10)
- An application for a development plan for a restaurant with drive-through use on property zoned Subarea C within Planned Development District No. 758, on the southeast corner of Walnut Hill Lane and Wildcat Way.  
Staff Recommendation: **Approval.**  
Owner: LHHLD LP (Hermansen Land Development)  
Representative: Caleb Jones, Kimley-Horn & Associates

Miscellaneous Items - Under Advisement:

- 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**, subject to an updated Traffic Management Plan.  
Applicant: The Hockaday School  
Representative: Tommy Mann and Laura Hoffmann  
UA From: July 15, 2021

Certificates of Appropriateness for Signs:

West End Historic SPSD:

**2105250004**

Jennifer Muñoz  
(CC District 14)

An application for a Certificate of Appropriateness by Januarie Lutz of Signarama Frisco for a 20-square-foot upper-level flat-attached non-illuminated sign at 2019 North Lamar Street (northwest elevation).

Staff Recommendation: **Approval.**

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

Applicant: Januarie Lutz, Signarama Frisco

Owner: West End API LTD

Thoroughfare Plan Amendments:

**Young Street, between Ervay Street and Harvard Street**

Kimberly Smith  
(CC District 2)

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.

Staff Recommendation: **Approval** to 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.

CPC Thoroughfare Committee Recommendation: **Approval** to 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.

Applicant: Hamilton St. Paul GP LLC

Representative: MCRT Investments, LLC

**Bataan Street, between Singleton Boulevard and Commerce Street**

Kimberly Smith  
(CC District 6)

Amendment to the City of Dallas Thoroughfare Plan to delete Bataan Street, between Singleton Boulevard and Commerce Street from the Thoroughfare Plan.

Staff Recommendation: **Approval** to delete Bataan Street, between Singleton Boulevard and Commerce Street from the City of Dallas Thoroughfare Plan.

CPC Thoroughfare Committee Recommendation: **Approval** to delete Bataan Street, between Singleton Boulevard and Commerce Street from the City of Dallas Thoroughfare Plan.

Applicant: StoryBuilt

Representative: Alex Dyer

Zoning Cases – Consent:

1. **Z201-262(OA)**

Oscar Aguilera  
(CC District 6)

An application for an amendment to Subarea A within Planned Development District No. 741, on the west line of Olympus Boulevard, north of Stampede Lane.

Staff Recommendation: **Approval**, subject to a revised development plan, a revised landscape plan, and conditions.

Applicant: The Neighborhood at CW No. 7 Sage LTD.

Representative: ML Clark Consulting, LLC

2. **Z201-208(KC)**

Karina Castillo  
(CC District 11)

An application for an amendment to Planned Development District No. 878, at the northeast corner of Arapaho Road and Knoll Trail Drive.

Staff Recommendation: **Approval**, subject to a revised conceptual plan, a development plan for Subarea A, a landscape plan for Subarea A, and revised conditions.

Applicant: QT South, LLC

Representative: Lauren Montgomery

3. **Z201-229(KC)**

Karina Castillo  
(CC District 2)

An application for a new Subarea on property zoned Planned Development District No. 738, Subdistrict 1, at the southeast corner of Roper Street and West Mockingbird Lane.

Staff Recommendation: **Approval**, subject to a revised conceptual plan, a Subarea A development plan, and revised conditions.

Applicant: Tony Scardino

Representative: Jach Zanger

4. **Z201-136(LG)**  
La’Kisha Girder  
(CC District 6)
- An application for an R-5(A) Single Family District on property zoned CR Community Retail District with consideration given to a Planned Development District for R-5(A) Single Family District uses on the north line of Canada Drive, between Darien Street and Finis Street. This case was remanded back to City Plan Commission by the City Council to consider as a Planned Development District to evaluate the applicability of residential proximity slope.  
Staff Recommendation: **Approval** of the Planned Development District, subject to a development plan and conditions.  
Applicant: Iconick Homes, LLC  
Representative: Kelly Nyfeler, Coldwell Banker
5. **Z201-248(LG)**  
La’Kisha Girder  
(CC District 1)
- An application for a Specific Use Permit for a Foster Home use on property zoned R-7.5(A) Single Family District, on the east line of South Montreal Avenue, between Wentworth Street and West 12<sup>th</sup> Street.  
Staff Recommendation: **Approval** for a five-year period, subject to a site plan and conditions.  
Applicant: Lullaby House, Inc.  
Representative: Peter Kavanaugh, Zone Systems, Inc.

Zoning Cases – Individual:

6. **Z201-210(LG)**  
La’Kisha Girder  
(CC District 1)
- An application for a Planned Development District for MF-2(A) Multifamily District uses on property zoned TH-3(A) Townhouse District, MF-2(A) Multifamily District, and Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District, Subdistrict 5 with deed restrictions [Z834-417], on the east line of North Westmoreland Road, south of West Colorado Boulevard.  
Staff Recommendation: **Approval**, subject to a conceptual plan and staff’s recommended conditions.  
Applicant: 2CK Properties  
Representative: Rob Baldwin, Baldwin Associates
7. **Z201-244(LG)**  
La’Kisha Girder  
(CC District 5)
- An application for a Specific Use Permit for vehicle or engine repair or maintenance use on property zoned Planned Development District No. 534, the C.F. Hawn Special Purpose District No. 2, Subdistrict 1 with D-1 Liquor Control Overlay, at the northeast corner of San Marino Avenue and Turin Avenue.  
Staff Recommendation: **Approval** for a three-year period, subject to a site plan and staff’s recommended conditions.  
Applicant: Larry Cleere  
Representative: Wes Hoblit, MASTERPLAN

Zoning Cases – Under Advisement:

8. **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: **Approval** of a Planned Development District, subject to a development plan, an outside storage exhibit, and conditions.  
Applicant: Vibrio Properties I LP  
Representative: Dallas Cothrum, MASTERPLAN  
UA From: November 5, 2020, December 17, 2020, June 17, 2021, and July 15, 2021.
9. **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, a landscape plan, and staff’s recommended conditions.  
Applicant: Rob Baldwin, Baldwin Associates  
Representative: J.G. Moore & Co. Inc.  
UA From: May 20, 2021 and June 17, 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 and June 17, 2021.
11. **Z201-241(AU)**  
Andreea Udrea  
(CC District 10)
- An application for 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 revised traffic management plan, and staff’s recommended conditions.  
Applicant: Richardson Independent School District  
Representative: Karl Crawley, MASTERPLAN  
UA From: July 15, 2021.



12. **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  
UA From: July 15, 2021.
13. **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 and July 15, 2021.
14. **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, July 1, 2021, and July 15, 2021.

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Other Matters:

Minutes: July 15, 2021

Adjournment

**CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**

**Thursday, August 5, 2021**

**THOROUGHFARE COMMITTEE MEETING** - Thursday, August 5, 2021, via videoconference, at 8:30 a.m., to consider - (1) **Park Avenue 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 right-of-way and pavement width on Park Avenue between Young Street and Marilla Street from 50 feet of right-of-way and 25 feet of pavement to 48 feet of right-of-way and 26 feet of pavement and (2) **Cleveland Thoroughfare Plan Amendment** - (1) Delete Cleveland Road between Unnamed SE3 and Dallas City Limits from the Thoroughfare Plan; and (2) Amend Cleveland Road between BNSF Railroad tracks and Unnamed SE3 from a standard six-lane divided roadway (S-6-D) in 107 feet of right-of-way to a proposed special four-lane undivided roadway (SPCL 4U) in 80 feet of right-of-way. The public may attend the meeting via the videoconference link below:

<http://bit.ly/CPCTC0805>

**Tuesday, August 10, 2021**

**SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC) MEETING** - Tuesday, August 10, 2021, via videoconference, at 9:00 a.m., to consider (1) **2106220004** - An application for a Certificate of Appropriateness by Bobby Nichols of Chandler Signs, Inc. for an 82.16 sq. ft. mid-level flat-attached non-illuminated sign at 750 North St. Paul Street, Ste. 900 (southwest elevation); (2) **2107010015** - An application for a Certificate of Appropriateness by Mike Gary of Giant Sign Co. for a 33.75 sq. ft. LED-illuminated attached projecting sign at 2615 Elm Street (south elevation); and, (3) **2107160009** - An application for a Certificate of Appropriateness by Marie Byrum of Byrum Sign and Lighting for a 72 sq. ft. LED-illuminated detached sign at 507 South Harwood Street (at the southwest corner of Harwood and Young). The public may listen to the meeting as an attendee at the below videoconference link:

<https://bit.ly/SSDAC-8-10-21>.

## 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."