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CITY SECRETARY
DALLAS, TEXAS



CITY OF DALLAS
CITY PLAN COMMISSION
Thursday, August 19, 2021
AGENDA

Public Notice

210684

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, August 17, 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/CPC081921>

Dr. Eric A. Johnson, Chief of Economic Development & Neighborhood Services,
 Interim Director of Sustainable Development & Construction
Andreea Udrea, PhD, AICP, Interim Assistant Director of Current Planning,
 Sustainable Development & Construction

BRIEFINGS:
Subdivision Docket
Zoning Docket

PUBLIC TESTIMONY:

Minor Amendments
 Development Plans
 Minutes

ACTION ITEMS:

Subdivision Docket

Planner: Mohammad Bordbar

Consent Items:

- (1) **S201-706**
(CC District 4)

An application to replat a 2.255-acre tract of land containing all of Lot 1 in City Block 4719, all of Lots 17 through 24 in City Block 4720, all of Lots 25 and 26 in City Block 4717, portion of Lots 5 and 6 in City Block 4719 and abandoned portion of Avenue A, Avenue D, and Avenue E to create one lot on property located on Eleventh Street between Fran Way and Corinth Street Road.
Applicant/Owner: SDC Mixed Development, LLC
Surveyor: Adams Surveying Company, LLC
Application Filed: July 21, 2021
Zoning: PD 812 (Tract 4)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (2) **S201-707**
(CC District 7)

An application to replat a 2.4866-acre tract of land containing all of Lots 3 and 14 in City Block D/6213 to create one lot on property located on Olson Drive at terminus of Endicott Lane.
Applicant/Owner: VMC Properties, Inc.
Surveyor: Raymond L. Goodson Jr., Inc.
Application Filed: July 21, 2021
Zoning: LI
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (3) **S201-708**
(CC District 1)

An application to replat 0.8781-acre tract of land containing all of Lots 5 and 6 in City Block 62/3402 to create one lot on property located on Sixth street at Ewing Avenue, northwest corner.
Applicant/Owner: GRBK Frisco, LLC
Surveyor: Urban Structure & Survey, LLC
Application Filed: July 21, 2021
Zoning: PD 468 (Subdistrict E-TR 2) WMU-8
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (4) **S201-709**
(CC District 14) An application to replat a 1.1339-acre tract of land containing all of Lots 3, 3A, 4, 5, and 6A in City Block 960 to create one lot on property located on Vine Street at Cole Avenue, south corner.
Applicant/Owner: American Board of OB-GYN Educational Foundation, Inc. and American Board of Obstetrics & Gynecology Educational
Surveyor: Kimley-Horn and Associates, inc.
Application Filed: July 21, 2021
Zoning: PD 193 (GR)
Staff Recommendation: **Approval** subject to compliance with the conditions listed in the docket.
- (5) **S201-710**
(CC District 2) An application to create a 3.8776-acre lot from a tract of land in City Block 2700 on property located on East Grand Avenue, northeast of Coronado Avenue.
Applicant/Owner: WRSM No.1, LP
Surveyor: Kimley-Horn and Associates, inc.
Application Filed: July 22, 2021
Zoning: PD 1064
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (6) **S201-711**
(CC District 1) An application to replat a 0.526-acre tract of land containing all of Lot 2 and part of Lot 3 in City Block 3477 to create one lot on property located on Tyler Street, south of Winston Street.
Applicant/Owner: Apex Capital Fund
Surveyor: Texas Heritage Surveying, LLC
Application Filed: July 22, 2021
Zoning: CD-1
Staff Recommendation: **Approval** subject to compliance with the conditions listed in the docket.
- (7) **S201-712**
(CC District 7) An application to create a 1.38-acre lot from a tract of land in City Block 6742 on property located on Scyene Road at Prairie Creek Road, southeast corner.
Applicant/Owner: Emilia Rezael, Inc.
Surveyor: Texas Heritage Surveying, LLC
Application Filed: July 22, 2021
Zoning: CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (8) **S201-713**
(CC District 8) An application to create a 9.5957-acre lot from a tract of land in City Block A/8266 on property located on Lyndon B. Johnson Freeway/ Interstate Highway No. 20, north of Langdon Road.
Applicant/Owner: 5000 Langdon Road, LLC
Surveyor: Kimley-Horn and Associates, Inc.
Application Filed: July 23, 2021
Zoning: PD 761 (LI)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (9) **S201-714**
(CC District 8) An application to create a 10.3763-acre lot from a tract of land in City Block 1/8284 on property located on Langdon Road at Bonnie View Road, southeast corner.
Applicant/Owner: 5000 Langdon Road, LLC
Surveyor: Kimley-Horn and Associates, Inc.
Application Filed: July 23, 2021
Zoning: PD 761 (LI)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (10) **S201-715**
(CC District 10) An application to replat a 4.925-acre tract of land containing a portion of Lot 1 in City Block M/8416 to create 5 lots ranging in size from 34,615-square foot to 59,669-square feet on property located on Lyndon B. Johnson Freeway / Interstate Highway No. 635 at Greenville Avenue, northeast corner.
Applicant/Owner: MSW NP, LLC
Surveyor: Duenes Land Surveying, LLC
Application Filed: July 23, 2021
Zoning: PD 44 (Tract 3)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (11) **S201-716**
(CC District 3) An application to create one 1.140-acre lot and one 3.449-acre lot from a 4.590-acre tract of land in City Block 2/6963 on property located on Cockrell Hill Road, north of Exchange Service Drive.
Applicant/Owner: Meyer William E. Prop, LLC
Surveyor: Duenes Land Surveying, LLC
Application Filed: July 23, 2021
Zoning: PD 565
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (12) **S201-718**
(CC District 6)
- An application to replat an 8.758-acre tract of land containing all of City Blocks 18/3979, 19/3980, 4011, and 4012, part of Lots 1 through 3 in City Block 19/3980, part of Lots 2 through 4 in City Block 18/3979, Lot 1 in City Block A/4011 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: Spiar Engineering, Inc.
Application Filed: July 23, 2021
Zoning: PD 714 (Subarea 2B)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replat:

- (13) **S201-717**
(CC District 8)
- An application to replat a 0.409-acre tract of land containing all of Lot 14 in City Block 28/7614 to create one 8,829 square foot lot and one 8,979 square foot lot on property located on Midway Plaza at El Centro Way, southeast corner.
- Applicant/Owner: TA Family Investments, LLC, A&E Associates Corp.
Surveyor: CBG Surveying Texas, LLC
Application Filed: July 23, 2021
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Miscellaneous Items:

- M201-029**
Hannah Carrasco
(CC District 7)
- An application for a minor amendment to an existing development plan and landscape plan on property zoned Planned Development District No. 1038 with H/62 James Madison High School historic overlay, on the south line of Martin Luther King Jr. Boulevard, west of Meadow Street.
- Staff Recommendation: **Approval**.
Applicant: Dallas Independent School District
Representative: Rob Baldwin, Baldwin Associates
- D201-007**
Hannah Carrasco
(CC District 13)
- An application for a development plan for a multifamily use on property zoned Planned Development District No. 1030, on the west line of Manderville Lane, south of Meadow Road.
- Staff Recommendation: **Approval**.
Applicant: FRH Realty LLC
Representative: Joe Fraccaro, 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.

Owner/Applicant: The Hockaday School

Representative: Tommy Mann and Laura Hoffmann

UA From: July 15, 2021 and August 5, 2021

D201-005

Hannah Carrasco
(CC District 10)

An application for a development plan and landscape 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: **Hold under advisement until September 2, 2021.**

Owner: LHHLD LP (Hermansen Land Development)

Representative: Caleb Jones, Kimley-Horn & Associates

UA From: August 5, 2021

Zoning Cases – Consent:

1. **Z201-274(LG)**

La’Kisha Girder
(CC District 3)

An application for an amendment to Specific Use Permit No. 472 for a college, university, or seminary to be used as a junior college on property zoned R-7.5(A) Single Family District, at the southeast corner of Keeneland Parkway and Duncanville Road.

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

Applicant/Owner: Dallas College/Rob Wendland

Representative: Bill Dahlstrom, Jackson Walker, LLP

2. **Z201-275(LG)**

La’Kisha Girder
(CC District 6)

An application for an R-5(A) Single Family District on property zoned CR Community Retail District, at the southwest corner of Bayside Street and Ladd Street.

Staff Recommendation: **Approval.**

Applicant/Owner: Aubrey Quarles/McCaskell Affiliates, LLC

Representative: Aubrey Quarles

3. **Z201-266(OA)**

Oscar Aguilera
(CC District 2)

An application for the renewal of Specific Use Permit No. 2211 for a bar, lounge or tavern use and an inside commercial amusement limited to a live music venue on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District, at the southeast corner of Commerce Street and Murray Street.

Staff Recommendation: **Approval** for a five-year period, subject to conditions.

Applicant: John LaRue, Deep Ellum Art Company

Representative: Audra Buckley, Permitted Development

Zoning Cases – Individual:

4. **Z201-261(OA)**
Oscar Aguilera
(CC District 1)
An application for a Specific Use Permit for an auto service center use on a property zoned Subdistrict 5 within Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District, with D Liquor Control Overlay, on the north line of Fort Worth Avenue, west of Jacqueline Drive
Staff Recommendation: **Approval** for a three-year period, subject to a site plan and staff's recommended conditions.
Applicant: Rosa Marquecho
Representative: Matthew Gilbert

5. **Z201-272(OA)**
Oscar Aguilera
(CC District 6)
An application for the renewal of Specific Use Permit No. 2353 for an auto service center use on property zoned Subdistrict 1A within Planned Development District No. 621, the Old Trinity and Design District, at the northwest corner of North Riverfront Boulevard and Pittsburgh Street.
Staff Recommendation: **Hold under advisement until September 2, 2021.**
Applicant: David Nguyen, Elite Auto Solutions, LLC

6. **Z201-268(KC)**
Karina Castillo
(CC District 14)
An application for the renewal of Specific Use Permit 1755 for two attached projecting non-premise district activity videoboard signs on property zoned Planned Development District No. 619, on the south line of Elm Street, west of North Akard Street.
Staff Recommendation: **Approval** for a six-year period, subject to staff's recommended conditions.
Applicant: Tanya Lillie, Outfront Media
Representative: Suzan Kedron, Jackson Walker, LLP

7. **Z201-269(KC)**
Karina Castillo
(CC District 14)
An application for the renewal of Specific Use Permit 1788 for an attached projecting non-premise district activity videoboard sign on property zoned Planned Development District No. 619, with H/36 Adolphus Historic District overlay, on the south line of Main Street, east of South Field Street.
Staff Recommendation: **Approval** for a six-year period, subject to staff's recommended conditions.
Applicant: Tanya Lillie, Outfront Media
Representative: Suzan Kedron, Jackson Walker, LLP

8. **Z201-271(LG)**
La'Kisha Girder
(CC District 2)
An application for an amendment to Planned Development District No. 324 Tract II on property zoned Planned Development District No. 324 Tract II, on the southeast corner of Scurry Street and North Carroll Avenue.
Staff Recommendation: **Approval**, subject to a development plan and staff's recommended conditions.
Applicant: Vita Real Estate Group
Representative: Rob Baldwin, Baldwin Associates

Zoning Cases – Under Advisement:

9. **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 an 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 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 and July 1, 2021.
10. **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 conditions.
Applicant: J.G. Moore & Co. Inc.
Representative: Rob Baldwin, Baldwin Associates
UA From: May 20, 2021, June 17, 2021, and August 5, 2021.
11. **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/Owner: Larry Cleere, Sole Owner
Representative: Wes Hoblit, MASTERPLAN
UA From: August 5, 2021

12. **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: **Approval** of a Specific Use Permit for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions; and **denial** of a CR Community Retail District with deed restrictions volunteered by the applicant.
Applicant: RSDGP, LLC
Representative: Rob Baldwin, Baldwin Associates
UA From: July 15, 2021
13. **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/Owner: Lakewood Country Club
Representative: Audra Buckley, Permitted Development
UA From: July 15, 2021 and August 5, 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/Owner: Abdel Hussein, Sole Owner
Representative: Wes Hoblit, MASTERPLAN
UA From: June 3, 2021, July 1, 2021, July 15, 2021, and August 5, 2021.

Other Matters:

Minutes: August 5, 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."