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CITY SECRETARY
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CITY OF DALLAS

PUBLIC HEARING POSTING
CITY PLAN COMMISSION
HEARING
Thursday, September 2, 2021

Public Notice

210722

POSTED CITY SECRETARY
DALLAS, TX

BRIEFINGS: Videoconference/5ES* 10:00 a.m.

(The City Plan Commission may be briefed on any item on the agendas if it becomes necessary.)

PUBLIC HEARINGS: Videoconference/Council Chambers* 1:30 p.m.

PURPOSE: To consider the attached agendas and any other business that may come before this Commission.

*** All meeting rooms and chambers are located in Dallas City Hall, 1500 Marilla, Dallas, Texas**

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."

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CITY OF DALLAS
CITY PLAN COMMISSION
Thursday, September 2, 2021
AGENDA

BRIEFINGS*:	(Videoconference/5ES)	10:00 a.m.
PUBLIC HEARING**:	(Videoconference/Council Chambers)	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 meetings 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 31, 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 link is available to the public to listen to the meeting, WebEx link below:

<https://bit.ly/CPC090221>.

The public is encouraged to attend the meeting virtually; however, City Hall is available for those wishing to attend the meeting in person following all current pandemic-related public health protocols.

Location for in-person attendance: 1500 MARILLA STREET, DALLAS, TEXAS, 75201, CITY COUNCIL CHAMBERS, 6TH FLOOR OF THE DALLAS CITY HALL
(facing Young Street, between Akard Street and Ervay Street)

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
Minutes

ACTION ITEMS:

Subdivision Docket

Planner: Sharmila Shrestha

Consent Items:

- (1) **S201-721**
(CC District 2)
An application to create one 0.207-acre lot from a tract of land in City Block 712 on property located on Carroll Avenue, northwest of Bryan Street.
Owner: AYA Investment, LLC
Surveyor: Texas Heritage Surveying, LLC
Application Filed: August 4, 2021
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (2) **S201-722**
(CC District 2)
An application to replat a 1.022-acre tract of land containing all of Lots 1 through 7 in City Block 11/193 to create one lot on property located on Taylor Street, between Crowds Street and Malcolm X Boulevard.
Owner: SW Taylor Street Development, LLC
Surveyor: Yazel Peebles & Associates, LLC
Application Filed: August 4, 2021
Zoning: PD 269 (Tract A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (3) **S201-724**
(CC District 2)
An application to replat a 0.254-acre tract of land containing all of Lot 13 in City Block D/7916 to create one 5,000-square foot lot and one 6,103-square foot lot on property located on Pickfair Circle, east of Riverside Drive.
Owner: Ana Quezada Morales
Surveyor: Mayo-Wright Consultants
Application Filed: August 5, 2021
Zoning: PD 465 (Area 6)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (4) **S201-729**
(CC District 2)
An application to replat a 0.3306-acre tract of land containing part of Lots 4 and 5, and all of Lot 6 in City Block D/456 to create one lot on property located on Park Avenue at Hickory Street, west corner.
Owner: Hickory Park Urban Village, LLC
Surveyor: Traverse Land Surveying, LLC
Application Filed: August 5, 2021
Zoning: PD 317 (Subdistrict 1, Tract 1)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (5) **S201-731**
(CC District 6) An application to replat a 0.639-acre tract of land containing all of Lots 1, 2, and 3 in City Block 18/8342 to create one lot on property located on Jefferson Boulevard at Bagley Street, northwest corner.
Owner: Gustavo Gonzalez, Jr.
Surveyor: Carroll Consulting Group, Inc.
Application Filed: August 6, 2021
Zoning: CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (6) **S201-732**
(CC District 6) An application to replat a 0.681-acre tract of land containing all of Lots 1, 2, and 3 in City Block 20/8342 to create one lot on property located on Jefferson Boulevard at Tatum Avenue, northwest corner.
Owner: Gustavo Gonzalez, Jr.
Surveyor: Carroll Consulting Group, Inc.
Application Filed: August 6, 2021
Zoning: CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (7) **S201-733**
(CC District 13) An application to create one 0.6251-acre lot from a tract of land in City Block 5505 on property located at 5920 Royal Lane, west of Preston Road.
Owner: City of Dallas
Surveyor: JQ Infrastructure, LLC
Application Filed: August 6, 2021
Zoning: PD 1057
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (8) **S201-734**
(CC District 14) An application to replat a 0.7938-acre tract of land containing all of Lots 14, 15, and part of Lot 16 in City Block 13/969 to create one lot on property located on Cole Avenue, north of Bowen Street.
Owner: Colecreek Condominiums
Surveyor: Urban Structure
Application Filed: August 9, 2021
Zoning: PD 193 (MF-2)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replats:

- (9) **S201-719**
(CC District 2) An application to replat a 0.449-acre tract of land containing all of Lots 21A in City Block F/5699 to create one 0.223-acre (9,702-square foot) lot and one 0.226-acre (9,852-square foot) on property located on Kenwell Street, at the terminus of Savage Street.
Owner: Larry Hartman
Surveyor: Texas Heritage Surveying, LLC
Application Filed: August 4, 2021
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (10) **S201-720**
(CC District 9) An application to replat a 0.456-acre tract of land containing all of Lot 6 in City Block 23/5400 and part of Lot 20 in City Block 22/5399 to create two 9,943-square foot lots on property located at the cul-de-sac of Waterview Road.
Owner: Roxanne Armstrong
Surveyor: Texas Heritage Surveying, LLC
Application Filed: August 4, 2021
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (11) **S201-725**
(CC District 8) An application to replat a 0.287-acre tract of land containing all of Lot 10 in City Block 22/6890 to create two 6,250-square foot lots on property located on Blunter Street, northwest of Lyola Street.
Owner: Notre Dame Place, Inc.
Surveyor: Votex Surveying Company
Application Filed: August 5, 2021
Zoning: R-5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (12) **S201-726**
(CC District 8) An application to replat a 0.278-acre tract of land containing all of Lot 5 in City Block 12/6890 to create one 6,044-square foot lot and one 6,052-square foot lot on property located on Kemrock Drive, south east of Plum Dale Road.
Owner: Notre Dame Place, Inc.
Surveyor: Votex Surveying Company
Application Filed: August 5, 2021
Zoning: R-5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (13) **S201-727**
(CC District 8) An application to replat a 0.275-acre tract of land containing portion of Lot 10 and Lot 11 in City Block 12/6890 to create two 5,999-square foot lots on property located on Kemrock Drive, north of Lyola Street.
Owner: Notre Dame Place, Inc.
Surveyor: Votex Surveying Company
Application Filed: August 5, 2021
Zoning: R-5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (14) **S201-728**
(CC District 8) An application to replat a 0.287-acre tract of land containing all of Lot 15 in City Block 16/6890 to create two 6,250-square foot lots on property located on Kevasar Drive, west of Tracy Road.
Owner: Notre Dame Place, Inc.
Surveyor: Votex Surveying Company
Application Filed: August 5, 2021
Zoning: R-5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (15) **S201-730**
(CC District 6) An application to replat a 0.345-acre tract of land containing all of Lots 6, 7, and 8 in City Block 10/7265 to create three 3,753-square foot lots and one 3,785-square foot lot on property located on Muncie Avenue, west of Winnetka Street.
Owner: Mail Anson Development Company
Surveyor: Texas Heritage Surveying, LLC
Application Filed: August 5, 2021
Zoning: TH-3(A)
Staff Recommendation: **Denial.**

Certificates of Appropriateness for Signs:

Central Business Subdistrict, Downtown SPSPD:

- 2106220004**
Jennifer Muñoz
(CC District 14) 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).
Staff Recommendation: **Approval.**
Special Sign District Advisory Committee Recommendation: **Approval.**
Applicant: Bobby Nichols, Chandler Signs, Inc.
Owner: St. Paul Place Owner, LLC

Deep Ellum/Near East Side SPSD:

2107010015
Jennifer Muñoz
(CC District 2)

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).

Staff Recommendation: **Approval.**

Special Sign District Advisory Committee Recommendation:
Approval.

Applicant: Mike Gary, Giant Sign Co.

Owner: Westdale Properties America I, Ltd.

Farmer's Market SPSD:

2107160009
Jennifer Muñoz
(CC District 2)

An application for a Certificate of Appropriateness by Marie Byrum of Byrum Sign and Lighting, Inc., for a 72 sq. ft. LED-illuminated detached sign at 507 South Harwood Street (at the northeast corner of Harwood and Young).

Staff Recommendation: **Approval.**

Special Sign District Advisory Committee Recommendation:
Approval.

Applicant: Marie Byrum, Byrum Sign & Lighting, Inc.

Owner: Todd Interest

Thoroughfare Plan Amendments:

Park Avenue, between Young Street and Marilla Street

Kimberly Smith
(CC District 2)

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.

Staff Recommendation: **Approval** to amend 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.

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

Applicant: First Presbyterian Church of Dallas

Representative: Lambeth Engineering

(1) Cleveland Road between Dallas City Limits and Unnamed SE3; and (2) Cleveland Road between Unnamed SE 3 and BNSF Railroad tracks

Kimberly Smith
(CC District 8)

(1) Amendment to the City of Dallas Thoroughfare Plan to delete Cleveland Road between Dallas City Limits and Unnamed SE3 from the Thoroughfare Plan; and **(2)** Amendment to the City of Dallas Thoroughfare Plan to change Cleveland Road between Unnamed SE3 BNSF Railroad tracks from a standard six-lane divided roadway (S-6-D) in 107 feet of right-of-way to a special four-lane undivided roadway (SPCL 4U) in 80 feet of right-of-way.

Staff Recommendation: **Approval** to amend the City of Dallas Thoroughfare Plan to (1) delete Cleveland Road between Dallas City Limits and Unnamed SE3 from the Thoroughfare Plan; and (2) change Cleveland Road between Unnamed SE3 and BNSF Railroad tracks from a standard six-lane divided roadway (S-6-D) in 107 feet of right-of-way to a special four-lane undivided roadway (SPCL 4U) in 80 feet of right-of-way.

CPC Thoroughfare Committee Recommendation: **Approval** to amend the City of Dallas Thoroughfare Plan to (1) delete Cleveland Road between Dallas City Limits and Unnamed SE3 from the Thoroughfare Plan; and (2) change Cleveland Road between Unnamed SE3 and BNSF Railroad tracks from a standard six-lane divided roadway (S-6-D) in 107 feet of right-of-way to a special four-lane undivided roadway (SPCL 4U) in 80 feet of right-of-way.

Applicant: (1) Hutchins 227, Ltd., (2) City of Dallas Department of Transportation

Representative: (1) Lennie Lueker, RPLS; (2) Kimberly Smith

Miscellaneous Items:

M201-037

Hannah Carrasco
(CC District 3)

An application for a minor amendment to an existing development plan on property zoned Tract 3A within Planned Development District No. 247, at the southwest corner of Keeneland Parkway and Duncanville Road.

Staff Recommendation: **Approval.**

Applicant/Representative: Caleb Jones

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, August 5, 2021 and August 19, 2021.

Zoning Cases – Consent:

1. **Z201-265(LG)**
La’Kisha Girder
(CC District 4)
An application for an amendment to Planned Development District No. 1015 for MF-2(A) Multifamily District uses and a public school other than an open-enrollment charter school, on the west line of Bonnie View Road, north of Morrell Avenue.
Staff Recommendation: **Approval**, subject to revised conditions.
Applicant: Dallas Independent School District
Representative: Rob Baldwin, Baldwin Associates

2. **Z201-258(RM)**
Ryan Mulkey
(CC District 14)
An application for a new subdistrict on property zoned Planned Development District No. 842, the Lower Greenville Avenue Special Provision District, with an MD-1 Modified Delta Overlay, on the east line of Greenville Avenue, north of La Vista Drive.
Staff Recommendation: **Approval**, subject to revised conditions.
Applicant: Texas Urban Living Realty, LLC
Representative: Rob Baldwin, Baldwin Associates

3. **Z201-276(RM)**
Ryan Mulkey
(CC District 12)
An application for a Specific Use Permit for a handicapped group dwelling unit on property zoned an R-7.5(A) Single Family District, on the west line of Amador Avenue, north of Summer Meadow Lane.
Staff Recommendation: **Approval** for a two-year period, subject to a site plan and conditions.
Applicant: Steve and Mary Nagle-Perkins

4. **Z201-280(KC)**
Karina Castillo
(CC District 10)
An application for an MU-2 Mixed Use District on a property zoned MU-1 Mixed Use District, at the southwest corner of Greenville Avenue and Markville Drive.
Staff Recommendation: **Approval.**
Applicant: Norina Properties, LP
Representative: Rob Baldwin, Baldwin Associates

Zoning Cases – Individual:

5. **Z201-282(KC)**
Karina Castillo
(CC District 6)
An application for the renewal of Specific Use Permit No. 1750 for a commercial motor vehicle parking use on property zoned CS Commercial Service District, at the northwest corner of Chalk Hill Road and Fitchburg Street.
Staff Recommendation: **Approval** for a five-year period, subject to staff’s recommended conditions.
Applicant: Gamaliel Albarran
Representative: Michael R. Coker

6. **Z201-279(RM)**
Ryan Mulkey
(CC District 9)
- An application for 1) a Planned Development District for R-10(A) Single Family District uses, a child-care facility, and a private school use; and 2) the termination of Specific Use Permit No. 1642 for a child-care facility on property zoned an R-10(A) Single Family District, at the southeast corner of Diceman Drive and Old Gate Lane.
- Staff Recommendation: **Approval**, subject to a conceptual plan, a development plan, and staff's recommended conditions; and **approval** of the termination of Specific Use Permit No. 1642 for a child-care facility.
- Applicant: Brytar Companies
Representative: Rob Baldwin, Baldwin Associates

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 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 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; July 1, 2021 and August 19, 2021.
8. **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, Sole Owner
Representative: Wes Hoblit, MASTERPLAN
UA From: August 5, 2021 and August 19, 2021.

9. **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, for a reduced area of request as shown on the conceptual plan.
Applicant: 2CK Properties
Representative: Rob Baldwin, Baldwin Associates
UA From: August 5, 2021.
10. **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 revised development plan and revised conditions.
Applicant: Vita Real Estate Group
Representative: Rob Baldwin, Baldwin Associates
UA From: August 19, 2021.
11. **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: **Approval** for a three-year period, subject to a revised site plan and conditions.
Applicant: David Nguyen, Elite Auto Solutions, LLC
UA From: August 19, 2021.

Other Matters:

Minutes: August 19, 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]

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"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."