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CITY SECRETARY
DALLAS, TEXAS



CITY OF DALLAS
CITY PLAN COMMISSION
Thursday, December 16, 2021
AGENDA

Public Notice

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POSTED CITY SECRETARY
DALLAS, TX

BRIEFINGS*:	(Videoconference/Council Chambers)	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 and in Council Chambers, 6th Floor at City Hall. Individuals who wish to speak in accordance with the City Plan Commission Rules of Procedure, should contact the Department of Planning and Urban Design at 214-670-4209 by **5:00 p.m. on Tuesday, December 14, 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/CPC121621>.

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, COUNCIL CHAMBERS, 6TH FLOOR OF THE DALLAS CITY HALL (facing Young Street, between Akard Street and Ervay Street)

Julia Ryan, AICP, Interim Director, Department of Planning & Urban Design
Andreea Udrea, PhD, AICP, Interim Assistant Director, Zoning, Department of Planning & Urban Design

BRIEFINGS:
Subdivision Docket
Zoning Docket

PUBLIC TESTIMONY:

Consideration of Appointments to CPC Committees
Minutes

ACTION ITEMS:

Subdivision Docket

Planner: Mohammad Bordbar

Consent Items:

- (1) **S212-037**
(CC District 3)
An application to create a 197.3136-acre lot from a tract of land in City Block D/5060 on property bounded by Shelley Boulevard, Knoxville Street, Illinois Avenue, and Duncanville Road.
Applicant/Owner: Dallas Community College
Surveyor: JQ Engineering, LLP
Application Filed: November 18, 2021
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (2) **S212-038**
(CC District 1)
An application to replat a 0.8065-acre tract of land containing all of Lots 3 and 4 in City Block 54/3035 to create one lot on property located on Lancaster Avenue at Sabin Street, southeast corner.
Applicant/Owner: 707-715 Lancaster, LLC
Surveyor: Urban Structure
Application Filed: November 17, 2021
Zoning: PD 468 (Subdistrict E-TR2) WMU-8
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (3) **S212-039**
(CC District 2)
An application to replat a 2.548-acre tract of land containing all of Lots 1A and 2 in City Block 39/1342 to create one lot on property bounded by Fairmont Street, Reagan Street, Maple Avenue, and Throckmorton Street.
Applicant/Owner: South Tollway 3920, L.P., CFH Seville, L.P.
Surveyor: Votex Surveying Company
Application Filed: November 17, 2021
Zoning: PD 193 (MF-2)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S212-040**
(CC District 8)
An application to create a 40.463-acre lot from a tract of land in City Block 6882 on property located on Simpson Stuart Road, southwest of Bonnie View Road.
Applicant/Owner: City of Dallas
Surveyor: Lim & Associates, Inc.
Application Filed: November 18, 2021
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (5) **S212-041**
(CC District 8) An application to create one 31.1383-acre lot and one 152.1649-acre lot from a 190.4458-acre tract of land in City Blocks 8273 and 8376 on property located on Witt Road, southwest of Lancaster-Hutchens Road.
Applicant/Owner: Prologis-Exchange TX 2006, LLC
Surveyor: Kimley-Horn and Associates, Inc.
Application Filed: November 18, 2021
Zoning: PD 761 LI
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (6) **S212-042**
(CC District 7) An application to replat a 0.665-acre tract of land containing all of Lots 10 through 13 in City Block D/873 to create one lot on property located on Cesar Chavez Boulevard, north of Al Lipscomb Way.
Applicant/Owner: Dallas Masjid Al-Islam
Surveyor: BGE, Inc.
Application Filed: November 19, 2021
Zoning: PD 595 (RS-C) Tract 1
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (7) **S212-043**
(CC District 7) An application to replat a 0.925-acre tract of land containing all of Lots 20 through 25 and part of Lot 26 in City Block D/873 to create one lot on property located on Harwood Street, north of Al Lipscomb Way.
Applicant/Owner: Dallas Masjid Al-Islam
Surveyor: BGE, Inc.
Application Filed: November 19, 2021
Zoning: PD 595 (RS-C) Tract 1
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (8) **S212-044**
(CC District 8) An application to create a 7.18-acre lot from a tract of land in City Block 8325 on property located on Telephone Road, east of Dallas Avenue.
Applicant/Owner: Dallas Telephone Road Property, LLC
Surveyor: Hope Consulting Engineers-Surveyors
Application Filed: November 19, 2021
Zoning: LI
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (9) **S212-045**
(CC District 5) An application to create a 2.0336-acre lot from a tract of land in City Block 6361 on property located on CF Hawn Freeway/US Highway No. 175, west of Pleasant Drive.
Applicant/Owner: Sharon Whatley and James M. Stovall
Surveyor: Geonav Surveying-Mapping-Scanning
Application Filed: November 19, 2021
Zoning: PD 534 (Subdistrict 1)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Zoning Cases – Consent:

1. **Z201-254(RM)**
Ryan Mulkey
(CC District 9)
An application for a Planned Development District for MF-2(A) Multifamily District uses on property zoned a CR Community Retail District, on the southeast line of Garland Road, east of the intersection of Garland Road and Peavy Road.
Staff Recommendation: **Approval**, subject to a development plan and conditions.
Applicant: Larkspur Acquisitions LLC
Representative: Rob Baldwin, Baldwin Associates
2. **Z212-113(RM)**
Ryan Mulkey
(CC District 12)
An application for a Planned Development District for CS Commercial Service District uses and a temporary housing use on property zoned a CS Commercial Service District with deed restrictions [Z945-231], on the south line of President George Bush Turnpike, west of Preston Road.
Staff Recommendation: **Approval**, subject to a development plan and conditions.
Applicant: City of Dallas
Representative: Forrest Branam, Mod Studio LLC
3. **Z212-107(OA)**
Oscar Aguilera
(CC District 5)
An application for a Specific Use Permit for a vehicle display, sales, and service use and a commercial motor vehicle parking lot on property zoned Subdistrict 5A within Planned Development District No. 533, the C.F. Hawn Special Purpose District No. 1 with a D-1 Liquor Control Overlay, on the northeast line of C.F. Hawn Service Road, west of Southeast Drive.
Staff Recommendation: **Approval** for five-year period, subject to a site/landscape plan and conditions.
Applicant: Ruth Hunsinger
4. **Z212-117(OA)**
Oscar Aguilera
(CC District 14)
An application for the renewal of Specific Use Permit No. 2358 for an alcoholic beverage establishment limited to a microbrewery, distillery, or winery use on property zoned Planned Development District No. 619, with H/121 Dallas Power and Light Building Historic Overlay, on the southeast corner of Commerce Street and Browder Street.
Staff Recommendation: **Approval** for a two-year period, subject to a site plan and conditions.
Applicant: Pegasus City Brewery
Representative: Brad Eubanks
5. **Z212-119(OA)**
Oscar Aguilera
(CC District 2)
An application for a CR Community Retail District on property zoned LO-1 Limited Office District, on the southwest line of North Garrett Avenue, north of the intersection of Ross Avenue and Bennett Avenue.
Staff Recommendation: **Approval.**
Applicant: TG Miller, LLC
Representative: Rob Baldwin, Baldwin Associates

6. **Z212-120(OA)**
Oscar Aguilera
(CC District 1)
An application for the renewal of Specific Use Permit No. 2367 for an alcoholic beverage establishment limited to a microbrewery, micro-distillery, or winery on property zoned Subarea 4 within Planned Development District No. 316, the Jefferson Area Special Purpose District, on the south line of Sunset Avenue, between South Bishop Avenue and South Madison Avenue.
Staff Recommendation: **Approval** for a two-year period, subject to site plan and conditions.
Applicant: Dilek Caner
7. **Z212-112(MP)**
Michael Pepe
(CC District 2)
An application for a Specific Use Permit for an alcoholic beverage establishment limited to a bar, lounge or tavern on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District, on the south line of Elm Street, between North Crowds Street and North Good Latimer Expressway.
Staff Recommendation: **Approval** for a two-year period, subject to a site plan and conditions.
Applicant/Representative: Trevor Cantrell

Zoning Cases – Individual:

8. **Z201-334(MP)**
Michael Pepe
(CC District 6)
An application for a Specific Use Permit for a bail bonds office on property zoned Planned Development District No. 784, the Trinity River Corridor Special Purpose District, at the northwest corner of South Riverfront Boulevard and Bessemer Street.
Staff Recommendation: **Approval** for a two-year period, subject to a site plan and staff's recommended conditions.
Applicant/Representative: Jamal Qaddura
9. **Z212-121(MP)**
Michael Pepe
(CC District 1)
An application for a Specific Use Permit for an open-enrollment charter school on property zoned Area A within Planned Development District No. 487, on the north line of West 9th Street, between North Polk Street and North Tyler Street.
Staff Recommendation: **Approval** for five-year period, subject to a site plan, a traffic management plan, and staff's recommended conditions.
Applicant: Trinity Basin Preparatory
Representative: Peter Kavanagh, Zone Systems, Inc.
10. **Z201-302(KC)**
Karina Castillo
(CC District 2)
An application for a Planned Development Subdistrict for GR General Retail Subdistrict uses on property zoned MF-2 Multifamily Subdistrict, P Parking Subdistrict, and GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, at the north corner of Maple Avenue and Reagan Street.
Staff Recommendation: **Denial.**
Representative: Rob Baldwin, Baldwin Associates

11. **Z201-330(RM)**
Ryan Mulkey
(CC District 8)
- An application for a Planned Development District for R-5(A) Single Family District uses on property zoned an A(A) Agricultural District, on the northwest line of Haymarket Road, northwest of the intersection of Haymarket Road and Palomino Road.
Staff Recommendation: **Approval** of an R-5(A) Single Family District on the northern portion; and **approval** of an R-7.5(A) Single Family District on the southern portion as shown on the applicant's proposed conceptual plan, in lieu of the Planned Development District for R-5(A) Single Family District uses.
Applicant: CooperZadeh, LLC
Representative: Rob Baldwin, Baldwin Associates
12. **Z212-110(RM)**
Ryan Mulkey
(CC District 7)
- An application for a Specific Use Permit for surface accessory remote parking on property zoned an R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, at the north corner of Metropolitan Avenue and Latimer Street.
Staff Recommendation: **Approval** for a five-year period, subject to a site plan and staff's recommended conditions.
Applicant: Mt. Moriah Missionary Baptist Church
Representative: Karl Crawley, Masterplan

Zoning Cases – Under Advisement:

13. **Z201-260(RM)**
Ryan Mulkey
(CC District 1)
- An application for a Planned Development District for MU-1 Mixed Use District uses on property zoned an MU-1 Mixed Use District, on the west line of North Beckley Avenue, between West 8th Street and Melba Street.
Staff Recommendation: **Approval**, subject to a development plan and conditions.
Representative: Rob Baldwin, Baldwin Associates
UA From: September 23, 2021, October 21, 2021 and November 18, 2021.
14. **Z201-270(NN)**
Nabila Nur
(CC District 5)
- An application for a CR Community Retail District with consideration for a NS(A) Neighborhood Service District on property zoned R-7.5(A) Single Family District, on the south line of Lake June Road, between Houghton Road and Whitley Drive.
Staff Recommendation: **Approval** of a NS(A) Neighborhood Service District [in lieu of a CR Community Retail District].
Applicant: Eva Sixto Hernandez
Representative: Aleks Omega, Weaver Consulting Group
UA From: October 21, 2021 and November 18, 2021

15. **Z201-284(NN)**
Nabila Nur
(CC District 5)
- An application for a CS Commercial Service District on property zoned an NO(A) Neighborhood Office District with D-1 Liquor Control Overlay with consideration for a Specific Use Permit for a restaurant without drive-in or drive-through service on the south line of Bruton Road, east of Pleasant Drive.
- Staff Recommendation: **Approval** of the Specific Use Permit for a restaurant without drive-in or drive-through service, subject to a site plan and conditions [in lieu of a CS Commercial Service District].
- Applicant: Noe Moises Santayo
- Representative: Jocelyn Cruz
- UA From: September 23, 2021, October 21, 2021 and November 18, 2021.
16. **Z201-300(OA)**
Oscar Aguilera
(CC District 3)
- An application for a MF-2(A) Multifamily District on property zoned an R-7.5(A) Single Family District, on the west line of South Cockrell Hill Road, north of West Red Bird Lane.
- Staff Recommendation: **Approval.**
- Applicant/Representative: Ramon Aranda
- UA From: November 4, 2021.
17. **Z201-307(KC)**
Karina Castillo
(CC District 5)
- An application for a Specific Use Permit for a foster home on property zoned R-7.5(A) Single Family District with Specific Use Permit No. 1340, at the southeast corner of Military Parkway and Academy Drive.
- Staff Recommendation: **Approval** for a three-year period, subject to a site plan and staff's recommended conditions.
- Applicant: TBOC Church
- Representative: Jarvis James
- UA From: December 16, 2021.
18. **Z201-332(KC)**
Karina Castillo
(CC District 6)
- An application for 1) a new subdistrict; and 2) a Specific Use Permit for Commercial Amusement (inside) use on property zoned Subdistrict 1A within Planned Development District No. 621, the Old Trinity and Design District, at the southwest corner of North Riverfront Boulevard and Cole Street.
- Staff Recommendation: **Approval** of the new subdistrict, subject to a development plan, a landscape plan, and conditions; and **approval** of the Specific Use Permit for a two-year period, subject to a site plan and staff's recommended conditions.
- Applicant: Bird's Opening, LLC
- Representative: Jackson Walker LP (Bill Dahlstrom)
- UA From: November 18, 2021.

19. **Z201-323(MP)**
Michael Pepe
(CC District 6)
- An application for a Planned Development District for MU-2 Mixed Use District regulations and uses including multifamily and retail and personal service, on property zoned IR Industrial Research District, on the west line of Borger Street, south of Singleton Boulevard.
Staff Recommendation: **Approval**, subject to a development plan and conditions.
Applicant: Urban Genesis
Representative: Rob Baldwin, Baldwin Associates
UA From: November 18, 2021.
20. **Z201-348(MP)**
Michael Pepe
(CC District 8)
- An application for an amendment to Tract 1A within Planned Development District No. 240, at the northeast corner of South Hampton Road and Beckleymeade Avenue.
Staff Recommendation: **Hold under advisement until January 6, 2022.**
Applicant: Al Sorrels, Majestic Realty
Representative: Danielle Matthews, MASTERPLAN
UA From: November 18, 2021.
21. **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; June 17, 2021, August 5, 2021, September 23, 2021, October 21, 2021 and November 18, 2021.

Other Matters:

Consideration of Appointments to CPC Committees

Minutes: December 2, 2021

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, December 16, 2021

ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING - Thursday, December 16, 2021, via videoconference and in person in Room 5ES, 5th Floor of City Hall, 1500 Marilla Street, Dallas, TX 75201, at 8:30 a.m., to consider (1) **DCA201-008** - Consideration of amending the Dallas Development Code Chapter 51A-4.1100 Mixed-Income Housing, to support and align with the One Dallas Options Program within the City of Dallas Comprehensive Housing Policy. The public may attend the meeting via the videoconference link: <https://bit.ly/zoac121621>.

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."