



CITY OF DALLAS
REVISED
CITY PLAN COMMISSION
 Thursday, February 18, 2021
AGENDA

The February 18, 2021, City Plan Commission briefing, scheduled to begin at 10:30 a.m. has been cancelled.

The miscellaneous items and zoning cases consisting of M201-010 and Zoning cases 1 through 13 and the consideration of authorization of hearing have been rescheduled to March 4, 2021.

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, February 16, 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/CPC021821>

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

BRIEFINGS:

Subdivision Docket
Zoning Docket

PUBLIC TESTIMONY:

Minutes

ACTION ITEMS:

Subdivision Docket

Planner: Mohammad Bordbar

Consent Items:

- (1) **S201-564**
(CC District 3)
An application to create a 1.018-acre lot from a tract of land in City Block 6114 on property located on Illinois Avenue, east of Valleria Drive.
Applicant/Owner: Illinois Avenue Capital Partners, LLC
Surveyor: Texas Heritage
Application Filed: January 20, 2021
Zoning: LI
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (2) **S201-565**
(CC District 8)
An application to create a 10.0-acre lot from a tract of land in City Block 8281 on property located on Cleveland Road, east of Bonnie View Road.
Applicant/Owner: Joseph Nicholas Rosato III
Surveyor: CBG Surveying Texas, LLC
Application Filed: January 21, 2021
Zoning: LI
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (3) **S201-566**
(CC District 8)
An application to replat a 1.681-acre tract of land containing the remainder of Lot 5 in City Block 7618 to create one lot on property located on Lancaster Road, north of Cedar Dale Road.
Applicant/Owner: Cedar Shell, LLC
Surveyor: CBG Surveying Texas, LLC
Application Filed: January 21, 2021
Zoning: CS
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (4) **S201-567**
(CC District 2)
An application to replat a 0.270-acres tract of land containing all of Lot 1 and part of Lot 2 in City Block B/916 to create 7 lots ranging in size from 1,385 square feet to 2,142 square feet on property located on Park Avenue at Beaumont Street, south corner.
Applicant/Owner: Majestic Cast, Inc.
Surveyor: CBG Surveying, LLC
Application Filed: January 21, 2021
Zoning: PD 317 (Subdistrict 1-Tract-1)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (5) **S201-568**
(CC District NA) An application to create an 82 single family lot subdivision with lots ranging in size from 6,000-square feet to 10,659-square feet and 5 common areas from a 42.688-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, Inc.
Application Filed: January 21, 2021
Zoning: NA
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (6) **S201-569**
(CC District 8) An application to create a 10.8250-acre lot from a tract of land in City Block 8313 on property located on Telephone Road at Bonnie View Road, southeast corner.
Applicant/Owner: DLH Logistics, LLC
Surveyor: Kimley-Horn and Associates, Inc.
Application Filed: January 21, 2021
Zoning: PD 761 (LI)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (7) **S201-571**
(CC District 14) An application to replat a 0.296-acre tract of land containing part of Lot 18 in City Block B/1323 to create one lot on property located on Rawlins Street at Throckmorton Street, west corner.
Applicant/Owner: PGH Divide, LLC
Surveyor: Texas Heritage Surveying, LLC
Application Filed: January 22, 2021
Zoning: PD 193 MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (8) **S201-572**
(CC District 2) An application to replat a 0.592-acre tract of land containing all of Lots 11 through 14 and part of Lot 15 in City Block 21/201 to create one lot on property located on Walton Street, at Taylor Street northeast corner.
Applicant/Owner: Radical Computer, Inc.
Surveyor: Jacobs
Application Filed: January 22, 2021
Zoning: PD 269 (Tract A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (9) **S201-573**
(CC District NA) An application to create a 3.067-acre lot from a tract of land on property located in the Dallas Extra Territorial Jurisdiction (ETJ) on Travis Ranch Boulevard, west of Sublime Drive.
Applicant/Owner: Travis Ranch Marina, LLC
Surveyor: Westwood Professional Services, Inc,
Application Filed: January 22, 2021
Zoning: NA
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (10) **S201-574**
(CC District 12) An application to replat an 11.7239-acre tract of land containing all of Lot 4 and part of Lot 5 in City Block W/8751 to create one 1.3004-acre lot and one 10.4235-acre lot on property located on Frankford Road at State Highway No. 190, northwest corner.
Applicant/Owner: Armstrong Frankford, 190 LLC, Buckner investment, LLC, McKamy Holding, LTD
Surveyor: Pacheco Koch
Application Filed: January 22, 2021
Zoning: PD 1041 (Subarea A & B)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (11) **S201-576**
(CC District 14) An application to replat a 1.4142 acre tract of land containing all of Lots 7 through 9 in City Block 1/645, all of Lots 6 through 8 City Block 645, and all of lot 35 in City Block 4/642 to create one lot on property located on Apple Street , southwest of Haskell Avenue.
Applicant/Owner: Slate Properties
Surveyor: Urban Structure
Application Filed: January 22, 2021
Zoning: PD 298 (Subarea 8)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replats:

- (12) **S201-575**
(CC District 9) An application to replat a 0.676-acre tract of land containing all of Lot 4 in City Block 8/2976 and a tract of land in City Block 2973-1/2 to create one lot on property located on Sunnyland Lane, east of Oakhurst Street.
Applicant/Owner: John and Amber Grand
Surveyor: A&W Surveyor, Inc
Application Filed: January 22, 2021
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Miscellaneous Items:

M201-010

Abraham Martinez
(CC District 8)

An application for a minor amendment for exception and variation to design guidelines on property zoned LI Logistics Industrial Use in Planned Development District No. 761, the Dallas Logistics Port Special Purpose District, on the south line of Logistics Drive, west of Blanco Drive.

Staff Recommendation: **Approval.**

Applicant: Core 5 Industrial Partners

Representative: Lauren Montgomery; JGH Consultants LLC

Zoning Cases – Consent:

1. **Z190-284(PD)**

Pamela Daniel
(CC District 7)

An application for the renewal of Specific Use Permit No. 2087 for a recycling buy-back center for the collection of household metals and recyclable materials on property zoned an IM Industrial Manufacturing District, generally on the northwest side of Hickory Street, northeast of South Malcolm X Boulevard.

Staff Recommendation: **Approval** for a two-year period, subject to a revised site plan and revised conditions.

Applicant: Rafael Jamaica

2. **Z190-296(ND)**

Neva Dean
(CC District 4)

An application for a Specific Use Permit for a motor vehicle fueling station use on property zoned an NS(A) Neighborhood Services District on the southeast corner of Cedar Crest Boulevard and East Kiest Boulevard.

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

Applicant: Aladdin Mustafa

Representative: Audra Buckley

3. **Z201-136(LG)**

La’Kisha Girder
(CC District 6)

An application for an R-5(A) Single Family District on property zoned a CR Community Retail District, on the north line of Canada Drive, between Darien Street and Finis Street.

Staff Recommendation: **Approval.**

Applicant: Iconick Homes, LLC

Representative: Kelly Nyfeler, Coldwell Banker

4. **Z201-123(CT)**

Carlos Talison
(CC District 8)

An application for a Planned Development District for R-5(A) Single Family District use on property zoned an R-7.5(A) Single Family District, south of Rylie Road, west of Haymarket Road, North of Lyndon B. Johnson Freeway, and east of Prater Road.

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

Applicant: Liberty Banker Life Insurance Company

Representative: Santos Martinez, La Sierra Planning Group

5. **Z201-129(CT)**
Carlos Talison
(CC District 4)
- An application for a TH-1(A) Townhouse District on property zoned an R-7.5(A) Single Family District, on the east line of South Marsalis Avenue, north of Ann Arbor Avenue.
Staff Recommendation: **Approval.**
Applicant: Patricia Hawkins

Zoning Cases – Under Advisement:

6. **Z201-105(CT)**
Carlos Talison
(CC District 6)
- An application for a Planned Development District for MU-2 Mixed Use District uses on property zoned an IR Industrial Research District and an IM Industrial Manufacturing District, on the south side of Singleton Boulevard and east side of Vilbig Road.
Staff Recommendation: **Approval**, subject to a conceptual plan and conditions.
Applicant: Villages at SOHO Square, LLC
Representative: Santos Martinez, La Sierra Planning Group
UA From: February 4, 2021
7. **Z201-119(JM)**
Jennifer Muñoz
(CC District 1)
- An application for a Planned Development District for a public school other than open-enrollment charter school and R-7.5(A) Single Family District uses on property zoned an R-7.5(A) Single Family District, in an area bounded by Taft Street, North Montclair Avenue, Ranier Street, and Mary Cliff Road.
Staff Recommendation: **Approval**, subject to a development plan, a landscape plan, a traffic management plan, and staff's recommended conditions.
Applicant: Dallas Independent School District
Representative: Karl Crawley, MASTERPLAN
UA From: February 4, 2021
8. **Z201-121(JM)**
Jennifer Muñoz
(CC District 7)
- An application for an MF-1(A) Multifamily Subdistrict on property zoned an R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the southwest corner of Copeland Street and Gay Street.
Staff Recommendation: **Denial.**
Applicant: Anilkumar and Rama Thakrar Family Trust
Representative: Rik Adamski
UA From: February 4, 2021

Zoning Cases – Individual:

9. **Z201-137(LG)**
La'Kisha Girder
(CC District 7)
- An application for a D(A) Duplex Subdistrict on property zoned an R-5(A) Single Family Subdistrict within Planned Development District No. 595, the Fair Park/South Dallas Special Purpose District, north of Silkwood Street, between Jarvis Street and Woodville Street.
Staff Recommendation: **Denial.**
Applicant: Cassandra Harried

10. **Z201-125(HC)** Hannah Carrasco (CC District 6) An application for the renewal of Specific Use Permit No. 2326 for an alcoholic beverage establishment limited to a bar, lounge, or tavern on property zoned Subdistrict 1 within Planned Development District No. 621, the Old Trinity and Design District Special Purpose District, on the northeast side of Market Center Boulevard, southeast of Oak Lawn Avenue.
Staff Recommendation: **Approval** for a three-year period, subject to a site plan and conditions.
Applicant: ICP 1622 Market Center Blvd., LP
Representative: Kiesha Kay, MASTERPLAN
11. **Z190-364(JK)** Janna Keller (CC District 5) An application for a Specific Use Permit for a community service center use on property zoned an R-7.5 (A) Single Family District, on the west side of St. Augustine Drive and south of Seagoville Road.
Staff Recommendation: **Approval** for a three-year period, subject to a site plan and conditions.
Applicant: Anchored Family
Representative: Rob Baldwin, Baldwin Associates
12. **Z201-128(CT)** Carlos Talison (CC District 2) An application for an amendment to Planned Development Subdistrict No. 19 within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the south corner of Cedar Springs Road and Throckmorton Street and the northeast side of Throckmorton Street, between Cedar Springs Road and Dickason Avenue.
Staff Recommendation: **Approval**, subject to a revised development plan, a revised landscape plan, and staff's recommended conditions.
Applicant: Pegasus Ablon Caven, LLC
Representative: Suzan Kedron, Jackson Walker, L.L.P.
13. **Z178-307(MK)** Mike King (CC District 4) A City Plan Commission authorized hearing to determine proper zoning on property zoned R-5(A) Single Family District and TH-1(A) Townhouse District with consideration to be given to appropriate zoning for the area to include but not limited to use, development standards, and other appropriate regulations on property generally east of Denley Drive, south the Trinity River Greenbelt, west of Corinth Street, north of Canyon Street, north of Hutchins Avenue, and along both sides of Canyon Street.
Staff Recommendation: **Approval** of a Planned Development District, subject to conditions.

Authorization of a Hearing:

Mary Lovell
(CC District 1)

Consideration of authorizing a public hearing to determine the proper zoning on property zoned an R-7.5(A) Single Family District with Specific Use Permit (SUP) No.139 for an Electric Substation and Specific Use Permit (SUP) No.1164 for a Transit Passenger Station or Transfer Center on a portion, an R-5(A) Single Family District, an LO-1 Limited Office District, a CR Community Retail District, and an IM Industrial Manufacturing District in an area generally bound by and contains the first six parcels east of Polk Street on the north side of Elmdale Place on the south, parcels along the east side of Polk Street from Elmdale Place to Lebanon Avenue on the west, Lebanon Avenue from Polk Street to South Edgefield Avenue on the south, South Edgefield Avenue from Lebanon Avenue to West Clarendon Avenue on the west, West Clarendon Avenue from South Edgefield Avenue to both sides of Nolte Drive on the north, both sides of Nolte Drive from West Clarendon Avenue to Tyler Street on the south; and both sides of the DART R.O.W from Tyler Street to Polk Street and containing approximately 74.62 acres with consideration being given to appropriate zoning for the area to include but not limited to use, development standards, and other appropriate regulations. **This is a hearing to consider the request to authorize the hearing and not the rezoning of property at this time.**

Other Matters:

Minutes: February 4, 2021

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, February 18, 2021

ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING - Thursday, February 18, 2021, via videoconference, at 8:45 a.m., to consider (1) **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/ZOAC02182021>

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."