



CITY OF DALLAS  
 CITY PLAN COMMISSION  
 Thursday, March 26, 2020  
 AGENDA

**REVISED**

BRIEFINGS*:	6EN – City Hall Flag Room	10:00 a.m.
PUBLIC HEARING**:	6EN – City Hall Flag Room (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. A video/audio feed will be available for speakers to allow for a two-way communication with City Plan Commission during the public hearing portion of the meeting. Public Affairs and Outreach will also stream the public hearing on Spectrum Cable Channel 95 and [bit.ly/cityofdallastv](http://bit.ly/cityofdallastv).

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) **S190-102**  
 (CC District 12)

An application to replat a 1.117-acre tract of land containing all of Lot 12 in City Block M/8734 to create one 0.371-acre lot and one 0.746-acre lot on property located on Davenport Road, east of Preston Road.

Owner: Preston Road Associates, LTD

Surveyor: Huitt-Zollars, Inc.

Application Filed: February 27, 2020

Zoning: PD 268 (Area D)

Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (2) **S190-105**  
(CC District 9)
- An application to replat a 6.549-acre tract of land containing all of Lot 1G in City Block B/7487 to create one 4.871-acre lot and one 1.678-acre lot on property located on Pegasus Street at Pandora Drive, southwest of L B J Freeway.  
Owner: 11350 Dallas Holdings, LLC  
Surveyor: Pape-Dawson engineers, Inc.  
Application Filed: February 27, 2020  
Zoning: MC-1  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (3) **S190-106**  
(CC District 7)
- An application to replat a 2.7227-acre tract of land containing all of Lots 18-A and 19-A in City Block A/6213 to create one lot on property located on Moberly Lane, north of Forney Road.  
Owner: First Co.  
Surveyor: Kimley-Horn and Associates, Inc.  
Application Filed: February 27, 2020  
Zoning: LI  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S190-107**  
(CC District 1)
- An application to replat a 3.7940-acre tract of land containing all of Lots 1 through 6, 9 through 14, and part of Lots 7 and 8 in City Block A/3413; all of Lots 8 through 11 in City Block B/3413; all of Lot 12A in City Block B/3413; and a portion of abandoned Spann Avenue to create one lot on property located between Oregon Avenue and Morgan Avenue, east of Beckley Avenue.  
Owners: Sundown Properties, LLC, Trinity Hardwood Distributors, Inc., Naomi Ruth Stearns, New MT. Gilead Baptist Church, Reid Buildings of Dallas, LLC, Jon Roy Reid  
Surveyor: Kimley-Horn and Associates, Inc.  
Application Filed: February 27, 2020  
Zoning: PD 468 (Subdistrict E)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S190-108**  
(CC District 5)
- An application to create one 0.25-acre (11,090-square feet) lot from a tract of land in City Block 5821 on property located at 3202 Elva Avenue, north of Scyene Road.  
Owner: Cedric Tatum  
Surveyor: CBG Surveying Texas, LLC  
Application Filed: February 27, 2020  
Zoning: R-7.5(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (6) **S190-109**  
(CC District 1)
- An application to replat a 2.33-acre tract of land containing all of Lots 1 through 6, 9 through 15, and part of Lots 7 and 8 in City Block C/3413 to create one lot on property bounded by Morgan Avenue, Spann Avenue, Julian Street, and Beckley Avenue.  
Owner: Mountain Banyan Beckley, LLC  
Surveyor: Spiars Engineering, Inc.  
Application Filed: February 28, 2020  
Zoning: PD 468 (Subdistrict E)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

## RESIDENTIAL REPLAT

- (7) **S190-110**  
(CC District 5)
- An application to replat a 0.4407-acre (19,196-square feet) tract of land containing part of Lot 7 in City Block B/6289 to create one lot on property located at 7512 Rosemont Road.  
Owners: Dina Y Lemus  
Surveyor: Carroll Consulting Group, Inc.  
Application Filed: February 28, 2020  
Zoning: R-7.5(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

## Miscellaneous Items:

- M190-106**  
Carlos Talison  
(CC District 8)
- An application for a minor amendment to Specific Use Permit No. 2262 for a commercial amusement (inside) use on property zoned CS-D1 Commercial Service District with a D-1 Liquor Control Overlay, on the northeast line of C.F. Hawn Freeway, between South Beltline Road and Edd Road.  
Staff Recommendation: **Approval.**  
Applicant: Abraham Quintanilla  
Representative: Abraham Quintanilla

- W190-005**  
Jeremy Tennant  
(CC District 7)
- An application for a waiver of the two-year waiting period to submit a zoning application 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 west corner of Copeland Street and Gay Street.  
Staff Recommendation: **Denial.**  
Applicant: Anilkumar and Rama Thakrar Family Trust  
Representative: Luis Perez

**M190-003**  
Abraham Martinez  
(CC District 11)

An application for a minor amendment to an existing site plan for Specific Use Permit No. 1818 for a general merchandise or food store 100,000 square feet or more on property zoned MU-3 Mixed Use District, on the east corner of Midpark Road and Goldmark Drive. [Walmart].  
Staff Recommendation: **Approval.**  
Applicant: Walmart Real Estate Business Trust  
Representative: Andrew Lucio; Flite Banking Centers LLC

**M190-013**  
Abraham Martinez  
(CC District 13)

An application for a minor amendment to an existing development plan on property zoned Planned Development District No. 385 with Specific Use Permit No. 2024, on the southwest corner of Walnut Hill Lane and Inwood Road. [Ursuline Academy of Dallas].  
Staff Recommendation: **Approval.**  
Applicant: Ursuline Academy of Dallas  
Representative: William Dahlstrom; Jackson Walker LLP

**M190-017**  
Abraham Martinez  
(CC District 9)

An application for a minor amendment to an existing development plan on property zoned Planned Development District No. 311, on the northwest corner of East Mockingbird Lane and West Lawther Drive. [CC Young Senior Living].  
Staff Recommendation: **Approval.**  
Applicant: CC Young Memorial Home  
Representative: Wes Hoblit; Masterplan

**D189-012**  
Abraham Martinez  
(CC District 2)

An application for a development plan and landscape plan within Subarea I of Planned Development Subdistrict No. 79, the Harwood Special Purpose District, in Planned Development District No. 193, the Oak Lawn Special Purpose District.  
Staff Recommendation: **Approval.**  
Applicant: Harwood International Affiliates  
Representative: Melody Paradise; Harwood International

Miscellaneous Items - Under Advisement:

**M190-010**  
Abraham Martinez  
(CC District 14)

An application for a minor amendment to an existing development plan on property zoned Subarea 1C of Planned Development District No. 298, the Bryan Area Special Purpose District, in an area bound by Ross Avenue, North Washington Avenue, San Jacinto Street, and Villars Street.  
Staff Recommendation: **Approval.**  
Applicant: LG East Ross, LLC  
Representative: Robert Baldwin; Baldwin and Associates  
UA From: February 20, 2020

Zoning Cases – Consent:

1. **Z190-154(CT)**  
Carlos Talison  
(CC District 7)

An application for the renewal of Specific Use Permit No. 1935 for the sale of alcoholic beverages in conjunction with a general merchandise or food store less than 3,500 square feet on property zoned an CR-D-1 Community Retail District with D-1 Liquor Control Overlay, on the south corner of Lawnview Avenue and Forney Road.  
Staff Recommendation: **Approval** for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions.  
Applicant: BKPR Corporation, Bharat Rana
2. **Z190-163(AU)**  
Andreea Udrea  
(CC District 12)

An application for a Specific Use Permit for a child-care facility use on property zoned an R-7.5(A) Single Family Residential District, on the northeast corner of Arapaho Road and Spring Creek Road.  
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.  
Applicant: The Well Learning Center  
Representative: Jenny Williams – Keller Williams Realty
3. **Z190-162(JM)**  
Jennifer Muñoz  
(CC District 7)

An application for the renewal of Specific Use Permit No. 2215 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay, on the southwest corner of North Jim Miller Road and East R.L. Thornton Freeway.  
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions.  
Applicant: RaceTrac Petroleum, Inc.  
Representative: Laura Hoffman, Winstead P.C.
4. **Z190-168(JM)**  
Jennifer Muñoz  
(CC District 2)

An application for an amendment to existing deed restrictions [Z978-150], on property zoned a CS Commercial Service District, on the northeast side of South Fitzhugh Avenue, north of South Haskell Avenue.  
Staff Recommendation: **Approval** of an amendment to deed restrictions volunteered by the applicant.  
Applicant: Magdaleno Diaz  
Representative: Isaac Molina, AIA-Lakeside Architecture

Zoning Cases – Under Advisement:

5. **Z167-311(VP)**  
Vasavi Pilla  
(CC District 2)

A City Plan Commission authorized hearing to determine proper zoning on property zoned Planned Development District No. 317, the Cedars Area Special Purpose District, CA-1(A) Central Area District,

and Planned Development District No. 715 with consideration to be given to expanding Planned Development District No. 317 on property zoned CA-1(A) Central Area District, and Planned Development District No. 715 and amending zoning regulations including use, development standards, and other appropriate regulations of Planned Development District No. 317, in an area generally bound by Interstate Highway 45, the DART Rail right-of-way, the Union Pacific Railroad right-of-way, the northwestern side of Interstate Highway 30 from Union Pacific Railroad to Griffin Street, Canton Street between Griffin Street and Ervay Street, Ervay Street, the northern border of the Interstate Highway 30 right-of-way between Ervay Street and St. Paul Street, and Interstate Highway 30.

Staff Recommendation: **Approval** of amendments to Planned Development District No. 317, subject to staff's recommended conditions; and **no change** to Planned Development District No. 715 and CA-1 (A) Central Area District.

UA From: February 6, 2020

6. **Z178-250(AM)**  
Abraham Martinez  
(CC District 2)

An application to amend Planned Development District No. 539 for CR Community Retail District uses and group residential use to allow for MU-1 Mixed Use District uses and group residential use on the east corner of Graham Avenue and Philip Avenue with consideration given to a Specific Use Permit for group residential use in addition to the Planned Development District amendment.

Staff Recommendation: **Approval** of an amendment to Planned Development District No. 539, subject to a revised development plan and subject to a landscape plan and staff's recommended conditions, and **approval** of a Special Use Permit for group residential use for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions.

Applicant: Krishikesh Shinde

Representative: Robert Baldwin, Baldwin Associates

UA From: October 17, 2019, November 7, 2019 and January 9, 2020, February 20, 2020 and March 5, 2020.

7. **Z189-318(CY/AU)**  
Andreea Udrea  
(CC District 8)

An application for a Planned Development District for R-7.5(A) Single Family District uses and manufactured home park, manufactured home subdivision or campground use (limited to a campground use), on property zoned an R-7.5(A) Single Family District, on the north side of the Interstate Highway 20 service road, south of Rylie Road, and west of Haymarket Road.

Staff Recommendation: **Denial.**

Applicant: Via Bayou Inc.

Representative: Mitch Lenamond, Eric Davis Engineering

UA From: January 9, 2020 and February 20, 2020.

8. **Z190-143(AU)**  
Andreea Udrea  
(CC District 8)  
An application for an MH(A) Manufactured Home District on property zoned an A(A) Agricultural District, on the northeast line of Lasater Road, southeast of Stacy Street.  
Staff Recommendation: **Denial.**  
Applicant: First Step Homes  
Representative: David Zulejtkic  
UA From: February 20, 2020
9. **Z189-329(PD)**  
Pamela Daniel  
(CC District 5)  
An application for a Specific Use Permit for an auto service center use on property zoned Subarea 2 within Planned Development District No. 366, the Buckner Boulevard Special Purpose District, with a D-1 Liquor Control Overlay, on the east side of South Buckner Boulevard, south of Stonehurst Street.  
Staff Recommendation: **Approval** for a three-year period, subject to a site plan and conditions.  
Applicant: Shawar Investments LLC  
Representative: Santos Martinez, La Sierra Planning Group  
UA From: February 6, 2020 and March 5, 2020
10. **Z190-116(PD)**  
Pamela Daniel  
(CC District 6)  
An application for a Planned Development District for MU-3 Mixed Use District uses on property zoned an IM Industrial Manufacturing District and an IR Industrial Research District on the southeast corner of West Commerce Street and Neal Street.  
Staff Recommendation: **Denial.**  
Applicant: BBCT Holdings, LLC  
Representative: Rob Baldwin, Baldwin Associates  
UA From: January 23, 2020 and February 20, 2020.
11. **Z190-117(PD)**  
Pamela Daniel  
(CC District 6)  
An application for a new tract within Tract I of Planned Development District No. 278, on the south corner of Stemmons Freeway and Commonwealth Service Road.  
Staff Recommendation: **Denial.**  
Applicant: Pegasus Place LLC  
Representative: Rob Baldwin, Baldwin Associates  
UA From: March 5, 2020
12. **Z189-368(JM)**  
Jennifer Muñoz  
(CC District 8)  
An application for 1) a MU-1 Mixed Use District; and 2) an amendment to existing deed restrictions [Z034-332], on property zoned a CR Community Retail District, on the southeast corner of C.F. Hawn Freeway and South Woody Road.  
Staff Recommendation: **Approval**, subject to amended deed restrictions volunteered by the applicant  
Applicant: Covenant Funding Group, Inc.  
Representative: Karl A. Crawley, Masterplan Consultants  
UA From: February 6, 2020

13. **Z190-146(JM)**  
Jennifer Muñoz  
(CC District 7)
- An application for a Specific Use Permit for a tower/antenna for cellular communication on property zoned a D(A) Duplex Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the southeast line of South Fitzhugh Avenue, northeast of Lagow Street.
- Staff Recommendation: **Approval** for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan and conditions.
- Applicant: Communications Tower Group, LLC
- Representative: Peter Kavanagh, Zone Systems, Inc.
- UA From: March 5, 2020

Authorization of Hearings:

Donna Moorman  
(CC District 14)

Consideration of authorizing a public hearing to determine the proper zoning on property zoned Planned Development District No. 842 with Specific Use Permit (SUP) No. 2346, for a Late-hours establishment limited to a restaurant with drive-in or drive-through service on Lot 4A Block B/1988 located at the southwest corner of Greenville Avenue and Alta Avenue (1827 Greenville Avenue), and containing approximately 30,024 square feet with consideration to be given to evaluating whether the SUP is compatible with adjacent property and consistent with the character of the neighborhood. This is a hearing to consider the request to authorize the hearing and not the rezoning of property at this time.

Donna Moorman  
(CC District 1)

Consideration of authorizing a public hearing to determine the proper zoning on property zoned an LI Light Industrial District, a CR Community Retail District, and an IM Industrial Manufacturing District in an area generally bound by Pierce Street on the east, Saner Ave on the south, Spruce Valley Lane from Saner Avenue to Banning Street on the west, and the DART right-of-way and Illinois Avenue on the north, and containing approximately 160 acres. Consideration is to be 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.

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Other Matters:

Minutes: March 5, 2020

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]

"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."