



CITY OF DALLAS
CITY PLAN COMMISSION
Thursday, July 11, 2019
AGENDA

BRIEFINGS:	5ES	11:00 a.m.
PUBLIC HEARING:	Council Chambers	1:30 p.m.

*The City Plan Commission may be briefed on any item on the agenda if it becomes necessary.

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

BRIEFINGS:

Subdivision Docket
Zoning Docket

ACTION ITEMS:

Subdivision Docket

Planner: Sharmila Shrestha

Consent Items:

- (1) **S189-227**
(CC District 14)
- An application to replat a 0.661-acre tract of land containing all of Lots 1, 2, and 3 in City Block B/1880 to create 10 residential lots ranging in size from 1,000 square feet to 1,512 square feet and one 15,264 square feet lot on property bounded by La Vista Drive, Skillman Street, Lewis Street, and Mecca Street.
- Owners: BCH Development, LLC, Sandalyn M. Mckasson, Country Club Properties Corporation, Lena Boueri
- Surveyor: CBG Surveying Texas, LLC
- Application Filed: June 12, 2019
- Zoning: MF-2(A), CR
- Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (2) **S189-229**
(CC District 4)
- An application to create one 0.263-acre lot from a tract of land in City Block 6909 on property located on Forest Haven Trail, north of Red Bird Lane.
- Owners: Roberto Espinosa and Maria Eugenia Aranda
Surveyor: A & W Surveyors, Inc.
Application Filed: June 12, 2019
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (3) **S189-231**
(CC District 6)
- An application to replat a 17.661-acre tract of land containing all of Lot 1B in City Block 5/7941 to create 6.538-acre lot and one 11.123-acre lot on property bounded by Titan Drive, Empress Row, Regal Row, and Governors Row.
- Owner: Humanetics Regal Row Properties Investment, LLC
Surveyor: Pacheco Koch Consulting Engineers
Application Filed: June 12, 2019
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S189-232**
(CC District 3)
- An application to replat a 0.827-acre tract of land containing all of Lots 4A, 4B, 5A, 6A, 6B, 7A, 7B, 8A, 8B, 9A, 10A, and 10B in City Block Q/8710 to create 7 lots ranging in size from 4,166 square feet to 7,073 square feet on property located between Patience Boulevard and Sistine Mews, north of Samaritan Road.
- Owner: Arcadia Land partners 20, LTD.
Surveyor: JBI Partners, Inc.
Application Filed: June 13, 2019
Zoning: PD 655 (Subdistrict 5)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S189-233**
(CC District 10)
- An application to create one 13.453-acre lot from a tract of land in City Block 7325 on property located on Willowdell Drive at Schroeder Road, northwest corner.
- Owner: City of Dallas
Surveyor: Pacheco Koch Consulting Engineers, Inc.
Application Filed: June 13, 2019
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (6) **S189-234**
(CC District 2)
- An application to replat a 0.330-acre tract of land containing part of Lots 4, 5, and 6 in City Block 17/196 to create one lot on property locate on Commerce Street at Malcolm X Boulevard, southeast corner.
Owner: City Park A Lot, LP
Surveyor: Barton Chapa Surveying
Application Filed: June 13, 2019
Zoning: PD 269 (Tract A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (7) **S189-235**
(CC District 4)
- An application to replat a 0.545-acre tract of land containing all of Lots 18, 19, and part of Lot 20 in City Block 17/4072 to create one lot on property located on Presidio Avenue at Lancaster Road, west corner.
Owner: Omadeno LLC
Surveyor: Windrose Land Surveying
Application Filed: June 13, 2019
Zoning: CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (8) **S189-236**
(CC District 7)
- An application to create 232 single family lots ranging in size from 1,500 square feet to 5,843 square feet and 11 common areas from a 26.034-acre tract of land in City Block 6129 on property located on Hunnicut Road at Samuel Boulevard, southwest corner.
Owner: Buckner Retirement Services, Inc.
Surveyor: Miller Surveying, Inc.
Application Filed: June 13, 2019
Zoning: PD 1016
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (9) **S189-237**
(CC District 6)
- An application to create one 15.084-acre lot from a tract of land in City Block 6453 on property located at the terminus of Doric Circle, east of Denton Drive.
Owner: Quiet Property Dallas, LLC
Surveyor: Blue Sky Surveying and Mapping Corporation
Application Filed: June 13, 2019
Zoning: LI
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (10) **S189-238**
(CC District 1) An application to replat a 2.631-acre tract of land containing all of Lots 13 through 22, part of Lots 5, 6, 7, 8, 9, 10, 11, 12, 23, 24, 25, and 26, and an abandoned alley right-of way to create one lot on property bounded by Beckley Avenue, Colorado Boulevard, Zang Boulevard, and Madison Avenue.
Owners: Martinez Brothers Investments, Inc., Triton Zang LLC
Surveyor: Kinley-Horn and Assoc., Inc.
Application Filed: June 13, 2019
Zoning: PD 468 (Subdistrict E, Tract 5)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (11) **S189-239**
(CC District 14) An application to replat a 1.061-acre tract of land containing all of Lot 1A in City Block 3/950 and part of an abandoned right-of-way to create one lot on property located on Maple Avenue at Mahon Street, north corner.
Owner: 2620 Maple Owner, LLC
Surveyor: Votex Surveying Company
Application Filed: June 13, 2019
Zoning: PD 193 (HC)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (12) **S189-240**
(CC District 8) An application to replat a 10.0027-acre tract of land containing all of Lot 2 in City Block K/7554 to create one 1.3518-acre lot and one 8.6508-acre lot on property located between Cliff Creek Crossing Drive and L B J Freeway, west of Hampton Road.
Owner: Target Corporation
Surveyor: RPLS, LLC
Application Filed: June 13, 2019
Zoning: PD 751 (Tract 1)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (13) **S189-241**
(CC District 6) An application to replat a 0.689-acre tract of land containing all of Lot 6 in City Block 1/6451 to create four 7,500-square foot lots on property located between Brockbank Drive and Porter Avenue, north of Lombardy Lane.
Owners: Perla A. Sanchez and Ruben Sanchez, Eudelia Rodriguez, Juvenal Nunes and Maria Nunes, Jose Contreras and Raul Alexander Contreras
Surveyor: CBG Surveying Texas, LLC
Application Filed: June 13, 2019
Zoning: CS
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (14) **S189-242**
(CC District 6) An application to replat a 7.910-acre tract of land containing part of Lot 1 in City Block G/8466 and part of City Block 8466 to create one lot on property located at terminus of Harpers Lane, north of Byron Bay Street.
Owners: Cypress Waters Land A, LTD., Cypress Waters Land B LTD., Cypress Waters Land C, LTD.
Surveyor: Peiser & Mankin Surveying, LLC
Application Filed: June 14, 2019
Zoning: PD 741 (Subarea A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (15) **S189-243**
(CC District 7) An application to create one 5.553-acre lot from a tract of land in City Block 2559 on property located on Bexar Street at Bethurum Avenue, southeast corner.
Owner: Dallas Independent School District
Surveyor: Gonzalez & Schneeberg
Application Filed: June 14, 2019
Zoning: PD 595 (R-5(A))
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (16) **S189-244**
(CC District 13) An application to replat a 12.968-acre tract of land containing all of Lot 19A in City Block to create one lot on property located on Park Lane at Eastridge Drive, southwest corner.
Owner: Dallas Independent School District
Surveyor: Pacheco Koch Consulting Engineers
Application Filed: June 14, 2019
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (17) **S189-245**
(CC District 2) An application to replat a 0.3876-acre tract of land containing part of Lots 3, 4, and 5 in City Block F/395 to create one lot on property located between Payne Street and Olin Welbourne Street, south of Caroline Street; to replat a 0.6067-acre tract of land containing part of Lots 1, 8, 9, 10, and 11 and portion of an abandoned 15-foot alley to create one lot on property located between Akard Street and Caroline Street, east of Payne Street; and to replat a 0.0778-acre tract of land containing part of Lot 3 in City Block 367 to create one lot on property located on Akard Street, west of Moody Street.
Owner: IC Development XII, LTD.
Surveyor: Halff Associates, Inc.
Application Filed: June 14, 2019
Zoning: PD 193 (PDS 79, Subarea I)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (18) **S189-246**
(CC District 7) An application to replat a 0.879-acre tract of land containing part of Lots 9 through 14 in City Block 1381 to create one 0.169-acre lot and one 0.710-acre lot on property located on Pennsylvania Avenue, north of Trunk Avenue.
Owner: Simple Faith International
Surveyor: Gonzalez & Schneeberg
Application Filed: June 14, 2019
Zoning: PD 595 (CC, Tract 4)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (19) **S189-247**
(CC District 1) An application to replat a 1.931-acre tract of land containing all of Lots 1 through 19 in City Block 104/3087 to create one lot on property located between Jefferson Boulevard and Eleventh Street; east of Lancaster Avenue.
Owner: East Jefferson Partners, Inc.
Surveyor: Pacheco Koch Consulting Engineers
Application Filed: June 14, 2019
Zoning: PD 468 (Subdistrict F, Tract 1)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (20) **S189-248**
(CC District 3) An application to replat a 6.908-acre tract of land containing all of Lot 7 in City Block A/6115 to create one 0.634-acre lot, one 2.288-acre lot, and one 3.986-acre lot on property located on Coombs Creek Drive, south of Illinois Avenue.
Owner: Mulix Investments, LLC
Surveyor: Texas Heritage Surveying, LLC
Application Filed: June 14, 2019
Zoning: PD 710
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (21) **S189-249**
(CC District 3) An application to create a 168 single family lots ranging in size from 5,250 square feet to 10,330 square feet and 6 common areas from a 44.231-acre tract of land in City Blocks 6964 and 8018 on property located on Cockrell Hill Road, east of Walton Walker Boulevard.
Owner: CZ Oak Cliff, LLC
Surveyor: Winkelmann & Associates, Inc.
Application Filed: June 14, 2019
Zoning: PD 772
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Building Line Reduction and Residential Replat:

- (22) **S189-181R**
(CC District 13)
- An application to revise a previously approved plat (S189-181) to replat a 1.009-acre tract of land containing all of Lot 1 in City Block F/5517 to create one lot and to reduce a portion of an existing platted 50-foot building line to 43 feet at two locations along the eastline of Gaywood Road on property located on Meaders Lane at Gaywood Road, southeast corner.
- Owners: Clay M. Aaron and Tracy G. Aaron
Surveyor: A & w Surveyors, Inc.
Application Filed: June 17, 2019
Zoning: R-1ac(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replat:

- (23) **S189-228**
(CC District 6)
- An application to replat a 0.845-acre tract of land containing part of Lots 2 through 7 in City Block 6/7157 to create 6 lots ranging in size from 5,030 square feet to 7,251 square feet on property located on Pluto Street at Canada Drive, northwest corner.
- Owner: Mordechai Solimani
Surveyor: Winkelmann & Associates, Inc.
Application Filed: June 12, 2019
Zoning: R-5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket

Miscellaneous Items:

- M189-024(AM)**
Abraham Martinez
(CC District 2)
- An application for a minor amendment to a development plan and landscape plan on property zoned Planned Development Subdistrict No. 101 within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the western corner of Cedar Springs Road and Oak Lawn Avenue.
- Staff Recommendation: **Approval.**
Applicant: Warwick Melrose Dallas Corp.
Representative: Josh Frederick; GFF
- M189-025(CT)**
Carlos Talison
(CC District 11)
- An application for a minor amendment to the development plan and landscape plan for Planned Development District No. 24, on the west line of Waterfall Way, between Rolling Hills Lane and Brookgreen Drive.
- Staff Recommendation: **Approval.**
Applicant: Richardson ISD
Representative: Robert Baldwin, Baldwin and Associates

Certificates of Appropriateness for Signs:

Downtown SPSPD – Discovery:

1905150022
Oscar Aguilera
(CC District 14)

An application for a Certificate of Appropriateness by Katrina Wagman of AT&T for a 9,190 square-foot media wall sign which would be an attached sign wrapping around the northwest corner of the building within the Discovery Subdistrict at 308 Akard Street (northwest corner).
Staff Recommendation: **Approval.**
Special Sign District Advisory Committee Recommendation: **Approval.**
Applicant: Katrina Wagman – AT&T
Owner: Southwestern Bell

Downtown SPSPD – Perimeter:

1905140028
Oscar Aguilera
(CC District 14)

An application for a Certificate of Appropriateness for Jacob Capetillo of Barnet Signs for a 93 square-foot flat attached sign within Downtown Perimeter, at 2550 Pacific Avenue (west elevation).
Staff Recommendation: **Approval.**
Special Sign District Advisory Committee Recommendation: **Approval.**
Applicant: Jacob Capetillo – Barnet Signs
Owner: Epic Dallas Office LP

Downtown SPSPD – Retail A:

1905160001
Oscar Aguilera
(CC District 14)

An application for a Certificate of Appropriateness by Andre Raw Botham of Signs Up for a 209 square-foot upper-level flat attached sign at 1910 Pacific Avenue (east elevation).
Staff Recommendation: **Approval.**
Special Sign District Advisory Committee Recommendation: **Approval.**
Applicant: Andre Rowbotham – Signs Up
Owner: 1910 Pacific LP

1905170013
Oscar Aguilera
(CC District 14)

An application for a Certificate of Appropriateness by Perfect Signs for a 50 square-foot illuminated light-emitting diode (LED) attached upper-level projecting sign at 1222 Commerce Street (north elevation).
Staff Recommendation: **Approval.**
Special Sign District Advisory Committee Recommendation: **Approval.**
Applicant: Perfect Signs
Owner: Manor House Garden, LLC.

Zoning Cases – Consent:

1. **Z167-310(LC)**
Liz Casso
(CC District 4)
An application for an Historic Overlay for McAdams Cemetery (409 Guthrie Street) on property zoned RR Regional Retail in an area on the north side of Guthrie Street, west of R.L. Thornton Freeway.
Staff Recommendation: **Approval**, subject to preservation criteria.
Landmark Commission Recommendation: **Approval**, subject to preservation criteria.
Applicant: McAdams Cemetery
2. **Z178-336(CT)**
Carlos Talison
(CC District 8)
An application for the renewal of Specific Use Permit No. 1661 for a public or private school limited to an open-enrollment charter school on property zoned an IR Industrial Research District with existing deed restrictions [Z823-131 Tract 1A], in an area generally bound by Beckleymeade Avenue, South Hampton Road, Westfall Drive and Stoneview Drive.
Staff recommendation: **Approval** for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan, traffic management plan, and conditions.
Applicant: Uplift Education
Representative: Brian Nelson - HKS
3. **Z189-265(CT)**
Carlos Talison
(CC District 6)
An application for a Specific Use Permit for Commercial amusement (outside) on property zoned Subarea A within Planned Development District No. 741, on the northeast line of Olympus Boulevard, between Wharf Road and Cypress Waters Boulevard.
Staff Recommendation: **Approval** for a two-year period, subject to a site plan and conditions.
Applicant: BDDC, Inc.
Representative: Bradley J. Moss
4. **Z189-237(AU)**
Andreea Udrea
(CC District 14)
An application for a Planned Development Subdistrict for nonresidential uses on property zoned an HC Heavy Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the southwest corner of Cedar Springs Road and Olive Street.
Staff Recommendation: **Approval**, subject to a development plan, landscape plan, and conditions.
Applicant: Crescent Uptown, Ltd
Representative: David Martin/Tommy Mann - Windstead

5. **Z189-235(PD)**
Pamela Daniel
(CC District 7)
- An application for 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 an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay, on the south side of Samuel Boulevard, east of North Jim Miller Road.
Staff recommendation: **Approval** for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.
Applicant: SAI Kamalesori Inc.
Representative: Ryan Hughes
6. **Z189-260(PD)**
Pamela Daniel
(CC District 5)
- An application for 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 Subdistrict 2 within Planned Development District No. 535-D-1, the C.F. Hawn Special Purpose District No. 3 with a D-1 Dry Liquor Control Overlay, on the northeast corner of C. F. Hawn Freeway and South Masters Drive.
Staff Recommendation: **Hold under advisement until September 5, 2019.**
Applicant: Mohammed Jiwani
Representative: Kendra Larach, Masterplan
7. **Z189-257(SM)**
Sarah May
(CC District 2)
- An application for an MU-2 Mixed Use District on property zoned an IR Industrial Research District, northeast of Harry Hines Boulevard, between Medical District Drive and Kendall Drive.
Staff Recommendation: **Approval.**
Applicant: DK Patel, Lovefield Hospitality, LP
Representative: Maxwell Fisher, AICP, Masterplan

Zoning Cases – Under Advisement:

8. **Z189-244(AM)**
Abraham Martinez
(CC District 11)
- An application for an amendment to an existing development plan on property zoned Planned Development District No. 216, on the northeast corner of Noel Road and Southern Boulevard.
Staff Recommendation: **Approval.**
Applicant: Citta Townhomes Condominiums
Representative: Robert Baldwin, Baldwin Associates
U/A From: June 20, 2019
9. **Z189-252(CY)**
Carolina Yumet
(CC District 8)
- An application for an LI Light Industrial District on property zoned an A(A) Agricultural District, on the northwest corner of Telephone Road and Bonnie View Road.
Staff Recommendation: **Approval.**
Applicant: RPG Acquisitions, LLC
Representative: Rob Baldwin, Baldwin and Associates
U/A From: June 20, 2019

10. **Z189-190(PD)**
Pamela Daniel
(CC District 2)
- An application for a Specific Use Permit for a late-hours establishment limited to an alcoholic beverage establishment operated as a bar, lounge or tavern use on property zoned Planned Development District No. 842 for CR Community Retail District uses, on the west side of Greenville Avenue, southeast of Ross Avenue.
Staff Recommendation: **Hold under advisement until October 3, 2019.**
Applicant: Ships Lounge
Representative: Audra Buckley, Permitted Development
UA From: April 4, 2019 and May 2, 2019
11. **Z189-114(JM)**
Andreea Udrea
(CC District 6)
- An application for the renewal of Specific Use Permit No. 1954 for commercial amusement (inside) limited to a Class A dance hall on property zoned a CR Community Retail District, on the northwest corner of Singleton Boulevard and Peoria Avenue.
Staff Recommendation: **Approval** for a two-year period, subject to a revised site plan and conditions.
Applicant/Representative: Rodolfo R. Flores
UA From: June 6, 2019
12. **Z178-222(JM)**
Andreea Udrea
(CC District 1)
- An application for **1)** a new subdistrict for a single-family use; and, **2)** the reduction of Shopfront Overlay No. 7 on property zoned Subdistrict E within Planned Development District No. 468, the Oak Cliff Gateway Special Purpose District, with an SH Shopfront Overlay, and existing deed restrictions [Z156-222]; with consideration being given to **3)** the termination of existing deed restrictions (Z156-222), between North Zang Boulevard and North Beckley Avenue, north of East Neely Street.
Staff Recommendation: **Approval** of a new subdistrict for single-family use; **approval** of the reduction of Shopfront Overlay No. 7; and **approval** of the termination of existing deed restrictions (Z156-222).
Applicant: Texas InTown Homes, LLC
Representative: Audra Buckley, Permitted Development
U/A From: March 21, 2019, May 2, 2019 and June 20, 2019.
13. **Z189-153(SM)**
Sarah May
(CC District 13)
- An application for an MU-2 Mixed Use District with deed restrictions volunteered by the applicant on property zoned an MF-2(A) Multifamily District, on the west line of Manderville Lane, south of Meadow Road.
Staff Recommendation: **Approval**, subject to deed restrictions volunteered by the applicant.
Applicant: Persist Investment Corporation and Pearl Investment Corporation
Representative: Tommy Mann and Brad Williams, Windstead PC
U/A From: March 7, April 4, May 16, and June 20, 2019

14. **Z189-182(SM)**
Sarah May
(CC District 13)
- An application for a Planned Development District for R-10(A) Single Family District uses on property zoned an R-10(A) Single Family District with Specific Use Permit No. 2123 for a child-care facility, on the east line of Webb Chapel Road, north of Timberview Road.
Staff Recommendation: **Approval**, subject to a conceptual plan and conditions.
Applicant: David Gleeson
Representative: Michel S. Kendall
UA From: May 16, 2019 and June 6, 2019
15. **Z189-258(SM)**
Sarah May
(CC District 1)
- An application for an amendment to and renewal of Specific Use Permit No. 2238 for an alcoholic beverage establishment limited to a bar, lounge, or tavern and a private club-bar on property zoned Subdistrict 6 within Planned Development District No. 830, on the east line of North Tyler Street, north of West Davis Street.
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a revised site plan and conditions.
Applicant: Tiny Victories, Brandon Hays, Sole Owner
Representative: Santos Martinez, La Sierra Planning Group
U/A From: June 20, 2019
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Other Matters:

Minutes: June 20, 2019

Adjournment