



**CITY OF DALLAS**  
**CITY PLAN COMMISSION**  
Thursday, November 1, 2018  
**AGENDA**

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BUS TOUR:		9:00 a.m.
BRIEFINGS:	5ES	Following bus tour
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.

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

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**BRIEFINGS:**

Subdivision Docket  
Zoning Docket

**ACTION ITEMS:**

Subdivision Docket

Planner: Mohammad Bordbar

Consent Items:

- (1) **S189-001**  
(CC District ETJ)

An application to create a 106 single-family lot addition with lots ranging in size from 5,400 square feet to 12,008 square feet on a 19.265-acre tract of land on property located on Knoxbridge Road, east of Ranch Road.

Owner: Devonshire (Dallas) ASLI VIII, LLC

Surveyor: J. Volk Consulting, Inc.

Application Filed: October 3, 2018

Zoning: None

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

- (2) **S189-002**  
(CC District 2)
- An application to replat a 2.551-acre tract of land containing part of Lots 1 through 6, all of Lot 7 in City Block 16/647, and tract of land from Block 16/647, and a portion of an abandoned alley, to create one lot on property located on Peak Street, between Ross Avenue and San Jacinto Street.  
Owner: Safebuy Properties, LLC  
Surveyor: Adams Surveying Company, LLC  
Application Filed: October 3, 2018  
Zoning: PD 298 (Subarea 4)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (3) **S189-003**  
(CC District 14)
- An application to replat a 10.9566-acre tract of land containing all of Lots 1C and 1D in City Block 1/5185 to create 6 lots ranging in size from 0.5338-acre to 3.2093-acres on property located on Twin Sixties Drive, east of North Central Expressway (U.S. Highway No. 75).  
Owners: 60-80A NCX, LLC and 6070 NCX, LLC  
Surveyor: Kimley-Horn and Associates, Inc.  
Application Filed: October 4, 2018  
Zoning: PD 834  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S189-005**  
(CC District 13)
- An application to create one 0.459-acre lot from a tract of land containing part of City Block 5469 on property located at 6140 Deloache Avenue, east of Preston Road.  
Owner: Blade View, LLC  
Surveyor: Macatee Engineering, LLC  
Application Filed: October 4, 2018  
Zoning: R-10(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S189-006**  
(CC District 6)
- An application to replat a 4.9298-acre tract of land containing part of City Block 2/6512 to create one lot on property located on Southwell Road at Interstate Highway No. 35, southeast corner.  
Owner: RSW Land Company, LLC  
Surveyor: Kimley-Horn and Associates, Inc.  
Application Filed: October 4, 2018  
Zoning: IR  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (6) **S189-007**  
(CC District 8)
- An application to create one 2.923-acre lot from a tract of land containing part of City Block 8823 on property located at 625 Belt Line Road, west of Lawson Road.  
Owners: Ronny David Chaves and Grace Chaves  
Surveyor: Votex Surveying Company  
Application Filed: October 4, 2018  
Zoning: CS  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (7) **S189-010**  
(CC District 5)
- An application to create one 2.827-acre lot from a tract of land in City Block 6281 on property located at 814 Jim Miller Road, south of Dallas Area Rapid Transit.  
Owner: Big State Meat Company, Inc.  
Surveyor: North Texas Surveying, LLC  
Application Filed: October 5, 2018  
Zoning: PD 533 (Subdistrict 5)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (8) **S189-011**  
(CC District 8)
- An application to create one 2.729-acre lot from a tract of land in City Block 6866 on property located at 3837 Simpson Stuart road, east of Bonnie View Road.  
Owner: Paul Quinn College  
Surveyor: Pacheco Koch  
Application Filed: October 5, 2018  
Zoning: PD 975 (Subarea B)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (9) **S189-012**  
(CC District 7)
- An application to replat a 0.269-acre tract of land containing all of Lots 5, 6, 7, and 8 in City Block 18/1387 to create one lot on property located on J. B. Jackson Jr. Boulevard at Dallas Street, west corner.  
Owners: JB Cullum, LLC and Gaythell C. Smith  
Surveyor: Gonzalez and Schneeberg Engineers and Surveyors, Inc.  
Application Filed: October 5, 2018  
Zoning: PD 595 (MF-2(A))  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (10) **S189-016**  
(CC District ETJ)
- An application to create 137 single family lots ranging in size from 5,951 square feet to 14,479 square feet and 4 common areas from a 31.135-acre tract of land on property located on Ranch Road, west of F.M. 548.
- Owner: Devonshire (Dallas) ASLI VIII, LLC  
Surveyor: J. Volk Consulting, Inc.  
Application Filed: October 5, 2018  
Zoning: None  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replat:

- (11) **S189-008**  
(CC District 2)
- An application to replat a 0.7604-acre tract of land containing part of Lots 15 and 20, and all of Lots 16, 17, 18, and 19 in City Block B/2594 to create one lot on property located on Thedford Street, between Victoria Avenue and Tyree Street.
- Owner: City of Dallas  
Surveyor: Lim and Associates, Inc.  
Application Filed: October 4, 2018  
Zoning: PD 67 (Tract 3)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (12) **S189-009**  
(CC District 6)
- An application to replat a 2.5417-acre tract of land containing part of Lots 16 through 20 in City Block Q/7164, part of Lots 14, 27, 28 in City Block P/7164; and all of Lots 15 through 24 and Lot 26 in City Block P/7164, and a portion of an abandoned rights-of-way to create one lot on property located on Bernal Drive, west of Tumalo Trail.
- Owner: City of Dallas  
Surveyor: Lim and Associates, Inc.  
Application Filed: October 4, 2018  
Zoning: R-5(A)  
Staff Recommendation: **Approval**
- (13) **S189-013**  
(CC District 1)
- An application to replat a 0.712-acre tract of land containing all of Lots 1, 2, 3, and 4 in City Block 4A/3431 to create a 20 lot Shared Access Area Development on property located on Neely Street at Crawford Street, northwest corner.
- Owner: Bayron Gonzalez and Vilma Lopez, Jauna Jasso, and Rosa Rojas, Romeo Chavez, Bishop Arts Real Estate Development, LP  
Surveyor: O'Neal Surveying Co.  
Application Filed: October 5, 2018  
Zoning: PD 468 (Subdistrict A, Tract 2, RTN)  
Staff Recommendation: **Approval**

(14) **S189-014**  
(CC District 1)

An application to replat a 0.377-acre tract of land containing all of Lots 1 and 2 in City Block B/3431 to create a 10 lot Shared Access Development on property located on Crawford Street at Neely Street, northwest corner.

Owner: Vicente A. Cendejas, Humberto Carlos Rojas and Rosa Elena Rojas

Surveyor: O'Neal Surveying Co.

Application Filed: October 5, 2018

Zoning: PD 468 (Subdistrict A, Tract 2, RTN)

Staff Recommendation: **Approval**

(15) **S189-015**  
(CC District 1)

An application to replat a 1.453-acre tract of land containing all of Lots 4 through 7, and part of Lots 11 through 16 in City Block B/3431 to create a 31-lot Shared Access Development on property located on Crawford Street, between Neely Street and Canty Street.

Owner: GRBK Frisco, LLC, Mario Juarez, Maurilio and Josephine Flores

Surveyor: O'Neal Surveying Co.

Application Filed: October 5, 2018

Zoning: PD 468 (Subdistrict A, Tract 2, RTN)

Staff Recommendation: **Denial**

Miscellaneous Items:

**D178-021**

Carlos Talison  
(CC District 6)

An application for a development plan and landscape plan for a multifamily and office use on property zoned Subdistrict A within Planned Development District No. 741, on the northeast corner of Olympus Boulevard and Rombauer Road.

Staff Recommendation: **Approval**

Applicant: CW Shoreline Land, LTD.

Representative: Michelle Hurst

**M178-054**

Carlos Talison  
(CC District 5)

An application for a minor amendment to the site plan for Specific Use Permit No. 1893 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay, on the southwest corner of Lake June Road and North Prairie Creek Road.

Staff Recommendation: **Approval**

Applicant: D & S Trading Inc.

Representative: MASTERPLAN

**M178-056**

Carlos Talison  
(CC District 13)

An application for a minor amendment to the development plan for multi-family uses on property zoned Subarea 1, Subarea 5, and Subarea 6 within Planned Development District No. 787, on the southeast line of West Northwest Highway, between Marsh Lane and Sherwood Forest Drive.

Staff Recommendation: **Approval**

Applicant: TRG Bluffview, LP

Representative: Robert Baldwin

**M178-058**

Carlos Talison  
(CC District 2)

An application for a minor amendment to the development plan for multi-family, retail, and restaurant uses on property zoned the South District within Planned Development District No. 582, Victory Planned Development District, on the southeast corner of Olive Street and Victory Avenue.

Staff Recommendation: **Approval**

Applicant: 3099 Olive LP

Representative: Sarah Scott, Kimley-Horn and Associates, Inc.

Certificates of Appropriateness for Signs:

**1809120017**

Steve Long  
(CC District 1)

An application for a Certificate of Appropriateness by Kylie Brown of OTS Legacy Signs of Texas for an 81-square foot attached sign at 209 W. Jefferson Boulevard (south elevation).

Staff Recommendation: **Approval**

Special Sign District Advisory Committee Recommendation: **Approval**

Owner: Madeline and David W. Bixel

Special Provision Sign District Amendment – Under Advisement:

**SPSD178-003**

Steve Long  
(CC District 14)

An application to create a new subdistrict within the Arts District Special Provision Sign District on property zoned Planned Development District No. 145, the Arts District Special Purpose District, in an area generally bounded by Flora Street, Olive Street, Ross Avenue, and North Harwood Street.

Staff Recommendation: **Denial**

Arts District Sign Advisory Committee Recommendation: **Approval**

Applicant: Jackson Walker, LLP

Representative: Suzan Kedron

U/A From: October 18, 2018

Zoning Cases – Consent:

1. **Z178-362(CY)**  
Carolina Yumet  
(CC District 11)  
An application for a Specific Use Permit for utility or government installation other than listed on property zoned Planned Development District No. 137, on the southwest corner of Interstate Highway 635 (Lyndon B. Johnson Freeway) and Hillcrest Road.  
Staff Recommendation: **Approval** for a permanent time period, subject to site plan and conditions.  
Applicant: 6820 LBJ I, LLC  
Representative: Rob Baldwin
2. **Z178-363(CY)**  
Carolina Yumet  
(CC District 8)  
An application for a Specific Use Permit for utility or government installation other than listed and for a microwave tower on property zoned Tract III within Planned Development District No. 598, on the west side of South Polk Street, between West Wheatland Road and Interstate Highway 20 (Lyndon B. Johnson Freeway).  
Staff Recommendation: **Approval** for a permanent time period, subject to site plan and conditions.  
Applicant: 8800 S. Polk Partners, Inc.  
Representative: Rob Baldwin
3. **Z178-342(CT)**  
Carlos Talison  
(CC District 10)  
An application for the renewal of Specific Use Permit No. 2157 for vehicle display, sales, and service use on property zoned Planned Development District No. 629, on the northeast corner of North Central Expressway and Bonner Drive.  
Staff Recommendation: **Approval** for a five-year period, subject to conditions.  
Applicant: Andre Mitchell
4. **Z167-347(PD)**  
Pamela Daniel  
(CC District 1)  
An application for a Specific Use Permit for a child-care facility on property zoned a Residential Transition District (RTN) within Planned Development District No. 468, the Oak Cliff Gateway Special Purpose District, generally bounded by North Madison Avenue, Bollard Avenue, Elsbeth Avenue and Neches 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, revised traffic management plan, and conditions.  
Applicant: ChildCare Group  
Representative: Peter Kavanagh, Zone Systems, Inc.
5. **Z178-349(JM)**  
Jennifer Muñoz  
(CC District 2)  
An application for an amendment to Planned Development District No. 440, on the southeast line of East Grand Avenue, southwest of La Vista Drive.  
Staff Recommendation: **Approval**, subject to a revised development plan, a revised landscape plan, a traffic management plan, and conditions.  
Applicant: Dallas ISD  
Representative: Rob Baldwin, Baldwin and Associates



6. **Z178-356(JM)**  
Jennifer Muñoz  
(CC District 2)
- An application for the renewal of Specific Use Permit No. 2189 for a recycling buy-back center for the collection of household metals and industrial metals on property zoned an IM Industrial Manufacturing District, on the northeast line of South Barry Avenue, north of South Haskell Avenue.  
Staff Recommendation: **Approval** for a two-year period, subject to conditions.  
Applicant: Texas Recycling & Surplus, Inc.  
Representative: Robert Miklos, PLLC
7. **Z178-310(SM)**  
Sarah May  
(CC District 7)
- An application for a Specific Use Permit for a tower/antenna for cellular communication on property zoned an R-7.5(A) Single Family District, on the south corner of Fordham Road and Gladewater Road.  
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: William Bebb Francis, III
8. **Z178-331(SM)**  
Sarah May  
(CC District 2)
- An application for a Specific Use Permit for a tower/antenna for cellular communication on property zoned a CS Commercial Service District, on the northwest corner of Fletcher Street and South Peak 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: Verizon Wireless  
Representative: Peter Kavanagh, Zone Systems, Inc.

Zoning Cases – Under Advisement:

9. **Z178-221(MB)**  
Mohammad Bordbar  
(CC District 13)
- An application for an amendment to Planned Development District No. 734 for a public school other than an open-enrollment charter school on property zoned Planned Development District No. 734, on the southeast corner of Nuestra Drive and Wozencraft Drive.  
Staff Recommendation: **Approval**, subject to a revised development plan, revised landscape plan, traffic management plan, and conditions.  
Applicant: Dallas Independent School District  
Representative: Rob Baldwin, Baldwin and Associates  
U/A From: September 20, 2018 and October 4, 2018



10. **Z178-206(JM)**  
Jennifer Muñoz  
(CC District 14)
- An application for a Planned Development Subdistrict for MF-2 Multiple Family uses on property zoned an MF-2 Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the west line of Carlisle Street, between North Hall Street and Bowen Street.  
Staff Recommendation: **Approval**, subject to a development plan and staff's recommended conditions.  
Applicant: Lincoln Property Company Southwest, Inc.  
Representative: Angela Hunt, Munsch Hardt  
U/A From: July 19, 2018, August 16, 2018 and October 18, 2018.
11. **Z178-288(JM)**  
Jennifer Muñoz  
(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: September 20, 2018
12. **Z178-259(JM)**  
Jennifer Muñoz  
(CC District 3)
- An application for an amendment to Planned Development District No. 823, on the east side of South Lancaster Road, north of 52nd Street.  
Staff Recommendation: **Approval**, subject to a revised development/landscape plan, a revised traffic management plan, and conditions.  
Applicant: Dallas Independent School District  
Representative: Karl Crawley, Masterplan  
U/A From: October 18, 2018.
13. **Z178-267(SM)**  
Sarah May  
(CC District 13)
- An application for a CR Community Retail District with deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District, on the east line of Abrams Road and the northwest line of Skillman Street.  
Staff Recommendation: **Approval**, subject to deed restrictions volunteered by the applicant.  
Applicant: RPI Creekside II, Ltd.  
Representative: Rob Baldwin, Baldwin Associates  
U/A From: September 20, 2018 and October 4, 2018

14. **Z156-305(SM)**  
Sarah May  
(CC District 5)
- An application for the renewal of Specific Use Permit No. 2160 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less, on property zoned Subarea 7 within Planned Development District No. 366-D-1, the Buckner Boulevard Special Purpose District, with a D-1 Liquor Control Overlay, on the northwest corner of South Buckner Boulevard and Scyene Road.  
Staff Recommendation: **Approval** for a three-year period, subject to staff's recommended conditions.  
Applicant: East Bengal Corporation  
U/A From: August 2, 2018, September 6, 2018, September 20, 2018 and October 4, 2018
15. **Z178-305(SM)**  
Sarah May  
(CC District 5)
- An application for the renewal of Specific Use Permit No. 2219 for the sale of alcoholic beverages in conjunction with a restaurant without drive-in service on property zoned Subarea 6 within Planned Development District No. 366-D-1, the Buckner Boulevard Special Purpose District, with a D-1 Liquor Control Overlay, on the east side of South Buckner Boulevard, between Scyene Road and Bearden Lane.  
Staff Recommendation: **Approval** for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions.  
Applicant: Mariana Roman  
U/A From: September 20, 2018
16. **Z178-190(SM)**  
Sarah May  
(CC District 1)
- An application to amend Planned Development District No. 282 for mixed uses on property zoned Planned Development District No. 282, on the northwest corner of West Colorado Boulevard and North Beckley Avenue.  
Staff Recommendation: **Approval**, subject to a revised development plan and staff's recommended conditions.  
Applicant: Methodist Hospitals of Dallas  
Representative: Angela Hunt  
U/A From: April 19, 2018, May 17, 2018 June 7, 2018, June 21, 2018, July 19, 2018, August 16, 2018 and September 20, 2018.

Zoning Cases – Individual:

17. **Z178-330(SM)**  
Sarah May  
(CC District 5)
- An application for a Specific Use Permit for the placement of fill material use on property zoned an R-7.5(A) Single Family District, on the northeast corner of Pleasant Drive and Redkey Street.  
Staff Recommendation: **Denial**  
Applicant: Key Joint Venture  
Representative: Richard Casey

Authorization of a Hearing:

Donna Moorman  
(CC District 14)

Consideration of authorizing a public hearing to determine the proper zoning on property zoned Subarea II in Conservation District No. 8, the North Cliff Conservation District, generally located along both sides of Pierce Street from Catherine Street on the south to the alley north of Gladstone Drive on the north, and containing approximately 5.15 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. 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: October 18, 2018

Adjournment