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CITY OF DALLAS

PUBLIC HEARING POSTING

CITY PLAN COMMISSION

HEARING

Thursday, August 1, 2019

Public Notice

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POSTED CITY SECRETARY
DALLAS, TX

BRIEFINGS:

5ES*

12:00 p.m.

(The City Plan Commission may be briefed on any item on the agendas if it becomes necessary.)

PUBLIC HEARINGS:

Council Chambers*

1:30 p.m.

PURPOSE: To consider the attached agendas and any other business that may come before this Commission.

*** All meeting rooms and chambers are located in Dallas City Hall, 1500 Marilla, Dallas, Texas**

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."



CITY OF DALLAS
CITY PLAN COMMISSION
Thursday, August 1, 2019
AGENDA

| | | |
|-----------------|------------------|------------|
| BRIEFINGS: | 5ES | 12:00 p.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: Mohammad Bordbar

(1) **S189-251**
(CC District 13)

An application to create one 2.224-acre lot and one 0.993-acre lot from a 3.217-acre tract of land in City Block 14/6139 on property located on Greenville Avenue, north of Walnut Hill Lane.

Applicant/Owner: Greenville Double Down, LLC

Surveyor: Wier and Associates, Inc.

Application Filed: July 3, 2019

Zoning: CR

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

(2) **S189-252**
(CC District 2)

An application to replat a 0.460-acre tract of land containing all of Lot 3 in City Block A/183 and part of City Block 183 to create one lot on property located at 2618 Main Street, east of South Good Latimer Expressway.

Applicant/Owner: AP Deep Ellum, LLC

Surveyor: Pacheco Koch, LLC

Application Filed: July 3, 2019

Zoning: PD 269 (Tract A)

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

- (3) **S189-253**
(CC District 3) An application to create one 4.943-acre lot from a tract of land in City Block 211/6113 on property located on Merrifield Road, east of Mountain Creek Parkway.
Applicant/Owner: TC Mt. Creek Development
Surveyor: Pacheco Koch Consulting, LLC
Application Filed: July 3, 2019
Zoning: PD 521 (Subdistrict B)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S189-254**
(CC District 14) An application to create one 0.92-acre lot from a tract of land in City Block 323 on property located on Swiss Avenue at Hawkins Street, north corner.
Applicant/Owner: Greenway Good Latimer, LP
Surveyor: Texas Heritage Surveying, LLC
Application Filed: July 3, 2019
Zoning: CA-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S189-255**
(CC District 8) An application to create 14 single family lots with lots ranging in size from 10,993-square feet to 14,941-square feet from a 4.543-acre tract of land on property located on Riverwood Road, south of Fairport Road.
Applicant/Owner: Stewardship Properties
Surveyor: By-Line Surveying, LLC
Application Filed: July 3, 2019
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (6) **S189-256**
(CC District 2) An application to create one 1.3226-acre lot from a tract of land in City Block 8/815 on property located on Willow street at Commerce Street, northeast corner.
Applicant/Owner: Willow Street Holding, LP
Surveyor: Kimley-Horn and associates, Inc.
Application Filed: July 3, 2019
Zoning: PD 269 (Tract A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (7) **S189-257**
(CC District 8) An application to create one 0.58-acre lot from a tract of land in City Block 7554 on property located on Hampton Road, south of Chrysalis Drive.
Applicant/Owner: Hampton/I20, LTD
Surveyor: Texas Heritage Surveying, LLC
Application Filed: July 5, 2019
Zoning: CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (8) **S189-258**
(CC District 5) An application to create 3 lots ranging in size from 32,649-square feet to 50,541-square feet from a tract of land in City Block 6327 on property located on Lake June Road, east of Holcomb Road.
Applicant/Owner: Omran Mumith and Fahim Mumith
Surveyor: Survey Group
Application Filed: July 8, 2019
Zoning: CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Street Name Change:

- (9) **NC189-001**
(CC District 2) An application to consider changing the name of Olive Street, between N. Field Street and Victory Avenue, to "Nowitzki Way".
Applicant: City of Dallas
Application Filed: April 30, 2019
Notices Sent: 153 notices sent June 28, 2019
SRC Recommendation: **Approval**
Staff Recommendation: **Approval**
- (10) **NC189-002**
(CC District 8) An application to consider changing the name of Tufts Road, between Rylie Road and Cade Road, to "Don Belknap Drive".
Applicant: A+ Charter Schools
Application Filed: May 8, 2019
Notices Sent: 3 notices sent June 28, 2019
SRC Recommendation: **Approval**
Staff Recommendation: **Approval**

Zoning Cases – Consent:

1. **Z189-121(CY)**
Carolina Yumet
(CC District 10)
An application for 1) an MU-1 Mixed Use District with deed restrictions volunteered by the applicant, and 2) the termination of Specific Use Permit No. 742 for a nursing home use on property zoned a CR Community Retail District with Specific Use Permit No. 742, on the north side of Forest Lane, west of Greenville Avenue.
Staff Recommendation: **Approval** of an MU-1 Mixed Use District, subject to deed restrictions volunteered by the applicant; and **approval** of the termination of Specific Use Permit No. 742 for a nursing home use.
Applicant: Richard Steldt
Representative: Kendra Larach, Masterplan

2. **Z189-269(CY)**
Carolina Yumet
(CC District 6)
An application for an MU-3 Mixed Use District with deed restrictions volunteered by the applicant on property zoned an IR Industrial Research District, on the south side of Mississippi Avenue, between Vicksburg Street and Gretna Street.
Staff Recommendation: **Approval**, subject to deed restrictions volunteered by the applicant.
Applicant: Prescott Interests, Ltd.
Representative: Tommy Mann/Brad Williams, Winstead PC.

3. **Z189-280(AU)**
Andreea Udrea
(CC District 4)
An application for an MF-2(A)-D Multifamily District on property zoned a CR-D Community Retail District with a D Liquor Control Overlay, on the east line of South Corinth St. Road, south of Morrell Avenue.
Staff Recommendation: **Approval.**
Applicant: Christopher L Mayers/KnowVest, Inc.
Representative Maxwell Fischer, Masterplan

Zoning Cases – Under Advisement:

4. **Z189-238(CY)**
Carolina Yumet
(CC District 1)
An application for a TH-2(A) Townhouse District with deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District, on the south side of Falls Drive and the north side of Wright Street, east of South Franklin Street.
Staff recommendation: **Denial.**
Applicant: William M. Velasco, sole owner
Representative: Rob Baldwin, Baldwin Associates
U/A From: June 20, 2019

5. **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 traffic management plan and conditions.
Applicant: Uplift Education
Representative: Brian Nelson – HKS
U/A From: July 11, 2019
6. **Z189-191(PD)**
Pamela Daniel
(CC District 2)
- An application for a Planned Development District for MF-2(A) Multifamily District uses on property zoned a D(A) Duplex District, at the southeast corner of Alton Avenue, between South Munger Boulevard and South Garrett Avenue.
Staff recommendation: **Approval**, subject to a conceptual plan, landscape plan and conditions.
Applicant: Munger Garden LLC
Representative: Khalid Bajwa, Ark Design Concepts
U/A From: June 20, 2019
7. **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
U/A From: July 11, 2019

Other Matters:

Minutes: June 20, 2019
July 11, 2019

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, August 1, 2019

SUBDIVISION REVIEW COMMITTEE (SRC) MEETING - Thursday, August 1, 2019, City Hall, 1500 Marilla Street, in Room 5ES, at 11:00 a.m. for consideration of an ordinance amending Section 51A-8.403 "Platting Process" to establish notification requirements for the replatting of nonresidential property

Tuesday, August 13, 2019

SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC) MEETING – Tuesday, August 13, 2019, City Hall, 1500 Marilla Street.

ARTS DISTRICT SIGN ADVISORY COMMITTEE (ADSAC) MEETING – Tuesday, August 13, 2019, City Hall, 1500 Marilla Street.

Note: The official Committee Agendas will be posted in the City Secretary's Office and City Website at www.ci.dallas.tx.us/cso/boardcal.shtml. Please review the official agenda for items for consideration.

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]