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CITY SECRETARY
DALLAS, TEXAS



CITY OF DALLAS

PUBLIC HEARING POSTING

CITY PLAN COMMISSION

HEARING

Thursday, August 15, 2019

Public Notice

190768

POSTED CITY SECRETARY
DALLAS, TX

BRIEFINGS:

5ES*

11:00 a.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 15, 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: Sharmilla Gurung-Shrestha

- (1) **S189-259**
(CC District 7) An application to create one 0.146-acre (6,360 square feet) lot from a tract of land in City Block 7070 on property located on Rochester Street, east of Woodville Street.
Owner: Dallas Neighborhood Alliance for Habitat
Surveyor: A & W Surveyors, Inc.
Application Filed: July 17, 2019
Zoning: PD 595 (R-5(A))
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (2) **S189-260**
(CC District 7) An application to create one 0.275-acre lot from a tract of land in City Block 7068 on property located on Valentine Street, south of Dorris Street.
Owner: Dallas Neighborhood Alliance for Habitat
Surveyor: A & W Surveyors, Inc.
Application Filed: July 17, 2019
Zoning: PD 595 (R-5(A))
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (3) **S189-261**
(CC District 6)
- An application to replat a 0.590-acre tract of land containing all of Lots 84 through 86, and part of Lot 87 in City Block P/7171 to create one lot on property located on Jim Street at Quarry Street, east corner.
Owner: Marty Logan's House of Colour, Inc.
Surveyor: B & D Surveying, Inc.
Application Filed: July 17, 2019
Zoning: PD 406
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S189-262**
(CC District 7)
- An application to create one 0.146-acre (6,357 square feet) lot from a tract of land in City Block 7070 on property located on Rochester Street at Woodville Street, southeast corner.
Owners: Dallas Neighborhood Alliance for Habitat
Surveyor: A & W Surveyors, Inc.
Application Filed: July 17, 2019
Zoning: PD 595 (R-5(A))
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S189-263**
(CC District 14)
- An application to create one 1.521-acre lot, one 1.908-acre lot, and one 2.110-acre lot from a 5.539-acre tract of land in City Block 11/1017, 1026, and 1027 on property located on Turtle Creek Boulevard at the terminus of Park Ridge Court.
Owner: Republic Tower Property, LP
Surveyor: Pacheco Koch, LLC
Application Filed: July 17, 2019
Zoning: PD 193
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (6) **S189-264**
(CC District 6)
- An application to replat an 8.171-acre tract of land containing part of Lot 1 in City Block G/8466 and part of City Block 8466 to create one 0.261-acre lot and one 7.869-acre 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: July 17, 2019
Zoning: PD 741 (Subarea A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (7) **S189-265**
(CC District 2) An application to replat 2.0696-acre tract of land containing all of Lot 1 in City Block A/280, part of City Blocks 270 ½ and 272, and all of an abandoned portion of Hawkins Street to create one lot on property located Pacific Avenue and Elm Street, west of Jett Way.
Owners: Westdale Properties America I, LTD, Epic Dallas Office, LP, Epic Dallas Phase 2, LP
Surveyor: Kimley-Horn & Associates, Inc.
Application Filed: July 17, 2019
Zoning: CA-2(A) and PD 269 (Tract B)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (8) **S189-266**
(CC District 1) An application to replat a 0.502-acre tract of land containing part of City Block D/5939 to create one lot on property located on North Terrace Boulevard, north of Davis Street.
Owner: Carrion Crow
Surveyor: Webb Surveying, Inc.
Application Filed: July 17, 2019
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (9) **S189-267**
(CC District 14) An application to replat a 0.459-acre tract of land containing all of Lots 11 and 12 to create one lot on property located on Haskell Avenue at Layayette Street, north of Lucille Street.
Owner: City of Dallas
Surveyor: City of Dallas
Application Filed: July 19, 2019
Zoning: CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (10) **S189-268**
(CC District 1) An application to replat a 0.671-acre tract of land containing all of Lots 3, 4, and 5 to create one lot on property located on Tenth Street, east of Madison Avenue.
Owner: CMWOC Properties I, LLC
Surveyor: Windrose Land Surveying
Application Filed: July 18, 2019
Zoning: PD 830 (Subdistrict 3)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (11) **S189-272**
(CC District 2) An application to replat a 16.178-acre tract of land containing all of Lots 1A, 1B, and 1C in City Block 18/2006 and an abandoned alley to create one 1.281-acre lot, one 5.031-acre lot, and one 9.866-acre lot on property located on Carroll Avenue at Belmont Avenue, east of North Central Expressway.
Owner: TC Central Associates, LLC
Surveyor: Kimley-Horn & Associates, Inc.
Application Filed: July 18, 2019
Zoning: PD 889
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (12) **S189-273**
(CC District 2) An application to replat a 5.965-acre tract of land containing part of City Block 1/7926 to create one lot on property located on River Bend Drive, north of Record Crossing Road.
Owner: Valley View partners, LLC
Surveyor: Windrose Land Surveying
Application Filed: July 19, 2019
Zoning: MU-3
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (13) **S189-274**
(CC District 2) An application to replat a 0.523-acre tract of land containing all of Lots and 2 in City Block 3/713 to create one lot on property located on Carroll Avenue at Scurry Street, west corner.
Owner: Two Mad Ox, LLC
Surveyor: O'Neal Surveying, Co.
Application Filed: July 19, 2019
Zoning: PD 298 (Subdistrict 9)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (14) **S189-275**
(CC District 2) An application to replat a 0.328-acre tract of land containing part of City Block 10/740 to create one lot on property located on Live Oak Street, southwest of Peak Street.
Owner: SMC Development, LLC
Surveyor: Gonzales & Schneeberg
Application Filed: July 19, 2019
Zoning: PD 298 (Subarea 10)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (15) **S189-276**
(CC District 2)
- An application to replat a 0.2638-acre tract of land containing part of Lots 6 and 7 in City Block 7/708 to create one lot on property located on Bryan Street, north of Fitzhugh Avenue.
Owner: Harvey Mineral partners LP
Surveyor: Raymond L. Goodson Jr., Inc.
Application Filed: July 19, 2019
Zoning: CR, MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replat:

- (16) **S189-270**
(CC District 8)
- An application to replat a 1.5253-acre tract of land containing part of Lots 12, 13, and 14 in City Block 8821 to create one lot on property located on Beltline Road at C.F. Hawn Freeway / U.S. Highway No.175, northwest corner.
Owners: Quicktrip Corporation
Surveyor: SCI Survey Consultants, Inc.
Application Filed: July 18, 2019
Zoning: CS
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Miscellaneous Items:

- D189-011**
Carlos Talison
(CC District 6)
- An application for a development plan and landscape plan on property zoned Subarea A within Planned Development District No. 741, on the northwest corner of Olympus Boulevard and Stampede Lane.
Staff Recommendation: **Approval**.
Applicant: Trammell Crow Company No. 43, Ltd & CW Shoreline Land Ltd.
Representative: Mike Clark, ML Clark Consulting, LLC

Certificates of Appropriateness for Signs:

Jefferson Boulevard SPSD:

- 1906140020**
Oscar Aguilera
(CC District 1)
- An application for a Certificate of Appropriateness by Nathan G. Lohri of LNS Signs for a 75.5 square-foot attached sign at 704 West Jefferson Boulevard (north elevation).
Staff Recommendation: **Approval**.
Special Sign District Advisory Committee Recommendation: **Approval**.
Applicant: Nathan G Lohri – LNS Signs
Owner: III M Partners LTD

1906140021
Oscar Aguilera
(CC District 1)

An application for a Certificate of Appropriateness by Nathan G. Lohri of LNS Signs for a 66.3 square-foot attached sign at 704 West Jefferson Boulevard (east elevation).

Staff Recommendation: **Approval.**

Special Sign District Advisory Committee Recommendation:
Approval.

Applicant: Nathan G Lohri – LNS Signs

Owner: Ill M Partners LTD

Zoning Cases – Consent:

1. **Z189-229(PD)**
Pamela Daniel
(CC District 7)

An application for an RS-MU(E) Regional Service Mixed Use Enhanced Subdistrict on property zoned an RS-I(E) Regional Service Industrial Enhanced Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the southwest corner of Third Avenue and Oak Lane.

Staff Recommendation: **Approval.**

Applicant: Devin Hall

Representative: JBS Solutions, LLC

2. **Z189-250(AU)**
Andreea Udrea
(CC District 2)

An application for the renewal of Specific Use Permit No. 2211 for a bar, lounge or tavern use and an inside commercial amusement limited to a live music venue on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, on the southeast corner of Commerce Street and Murray Street.

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

Applicant: John LaRue – Deep Ellum Art Company

Representative: Audra Buckley, Permitted Development

3. **Z189-275(AU)**
Andreea Udrea
(CC District 2)

An application for an MF-2(A) Multifamily District on property zoned a CS Commercial Service District, on the southeast line of Mail Avenue, southwest of Rural Avenue, and northeast of Harry Hines Boulevard.

Staff Recommendation: **Approval.**

Applicant: George Rubio

Representative: Rob Baldwin

4. **Z189-115(CY)**
Carolina Yumet
(CC District 1)
- An application for 1) the termination of existing deed restrictions [Z867-185 No. 2]; and, 2) an amendment to Planned Development District No. 468 to reduce a portion of Shopfront Overlay No. 7 on property zoned Subdistrict E (WMU-8) within Planned Development District No. 468, the Oak Cliff Gateway Special Purpose District, with SH Shopfront Overlay No. 7, and deed restrictions [Z867-185 No 2], on the southwest corner of North Beckley Avenue and West 6th Street.
Staff Recommendation: **Approval** of the termination of existing deed restrictions [Z867-185 No 2]; and **approval** of the reduction of the Shopfront Overlay No. 7.
Applicant/Representative: Mark Tolocko
5. **Z189-276(CY)**
Carolina Yumet
(CC District 2)
- An application for the renewal of Specific Use Permit No. 1757 for a bar, lounge, or tavern and an inside commercial amusement use limited to a live music venue on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District, on the north side of Elm Street, west of North Crowds Street.
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions.
Applicant: Whitney Barlow, Trees
Representative: Audra Buckley, Permitted Development
6. **Z189-289(SM)**
Sarah May
(CC District 2)
- An application for the renewal of Specific Use Permit No. 2252 for an alcoholic beverage establishment use limited to a bar, lounge or tavern and an inside commercial amusement use limited to a live music venue on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, on the north line of Elm Street, west of North Crowds Street.
Staff Recommendation: **Approval** for a three-year period, subject to conditions.
Applicant: Rycam Enterprises
Representative: Jason Marshall
7. **Z189-290(SM)**
Sarah May
(CC District 1)
- An application for an MU-1 Mixed Use District with deed restrictions volunteered by the applicant on property zoned a P(A) Parking District, on the east line of North Westmoreland Road, north of West Davis Street.
Staff Recommendation: **Approval**, subject to deed restrictions volunteered by the applicant.
Applicant: Nader Kanan
Representative: Michael Alturk, P.E., ADTM Engineering and Construction Corp.

Zoning Cases – Under Advisement:

8. **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, June 6, 2019 and July 11, 2019.
9. **Z189-233(SM)**
Sarah May
(CC District 7)
- An application for a Planned Development District for LI Light Industrial District uses on property zoned an R-7.5(A) Single Family District, on the north line of Interstate Highway 30, east of North Buckner Boulevard.
Staff Recommendation: **Approval**, subject to a development plan and conditions.
Applicant: Jones Development
Representative: Rob Baldwin, Baldwin Associates
UA From: June 20, 2019.
10. **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
UA From: July 11, 2019.
11. **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 Samuell 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
UA From: July 11, 2019.

Zoning Cases – Individual:

12. **Z178-358(JM/AU)** An application for 1) a Planned Development District for mixed uses, and 2) the termination of Specific Use Permit No. 1172 for a private school and child-care facility, on property zoned Planned Development District No. 314, an MF-1(A) Multifamily District, and an R-7.5(A) Single Family District with Specific Use Permit No. 1172, on the north side of Colgate Avenue, between Lomo Alto Drive and Douglas Avenue.
Andreea Udrea
(CC District 13)
Staff Recommendation: **Hold under advisement until September 5, 2019.**
Applicant: Corporation of Episcopal Diocese
Representative: Suzan Kedron/Jackson Walker LLP
13. **Z189-267(CY)** An application for a Specific Use Permit for an adult day care facility on property zoned an R-7.5(A) Single Family District on the northwest side of Oxbow Lane, north of Foxboro Lane.
Carolina Yumet
(CC District 3)
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: MHH Properties, LLC
Representative: Linne Shields, MHH Properties, LLC

Development Code Amendments:

- DCA 189-007** Consideration of amending the Dallas Development Code, Chapter 51A, Article V, "Floodplain and Escarpment Regulations," and Article VIII, "Plat Regulations," aligning definitions, standards and names for design manuals for paving and drainage with the proposed "Street Design Manual" and "Drainage Design Manual."
Chris Turner-Noteware
(CC District All)
Staff Recommendation: **Approval.**
Subdivision Review Committee Recommendation: **Pending August 15, 2019, Committee meeting.**

Authorization of a Hearing:

- Donna Moorman
(CC District 1) Consideration of authorizing a public hearing to consider removal of the Jefferson Boulevard Sign District on property zoned PD No. 316 the Jefferson Area Special Purpose District, generally along both sides of Jefferson Boulevard between Beckley Avenue on the east and the alley west of Polk Street on the west. 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 14)

Consideration of authorizing a public hearing to determine the proper zoning on property zoned NO(A) Neighborhood Office with Modified Delta Overlay No. 1 on Lot 3 in Block 7/2071 located east of Summit Avenue on the south side of Richmond Avenue 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 the property at this time.

Donna Moorman
(CC District 8)

Consideration of authorizing a public hearing to determine the proper zoning on property zoned an A(A) Agricultural District, a CS Commercial Service District, an IM Industrial Manufacturing District, an IR Industrial Research District, and Planned Development District No. 778 in an area generally bounded by Julius Schepps Freeway to the west, McCommas Bluff Road to the south, Union Pacific Railroad to the east, and River Oaks Road to the north and containing approximately 522.18 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: August 1, 2019

Adjournment