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CITY OF DALLAS

PUBLIC HEARING POSTING

CITY PLAN COMMISSION
HEARING

Thursday, September 19, 2019

Public Notice

190883

POSTED CITY SECRETARY
DALLAS, TX

BRIEFINGS:

5ES*

10:30 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, September 19, 2019
AGENDA

BRIEFINGS:	5ES	10:30 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

PUBLIC TESTIMONY:

Waivers
Minor Amendments
Minutes

ACTION ITEMS:

Subdivision Docket Planner: Sharmila Gurung-Shrestha

Consent Items:

- (1) **S189-290**
(CC District 9)
- An application to replat a 0.395-acre tract of land containing part of Lot 1 in City Block 1/5308 and part of Block 5308 to create one lot on property located on Garland Road at Buckner Boulevard, south corner.
Owner: Casa Linda (Edens), LLC
Surveyor: Bohler Engineering
Application Filed: August 21, 2019
Zoning: CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (2) **S189-292**
(CC District 8) An application to create one 5.140-acre lot, one 10.254-acre lot, and one 30.295-acre lot from a 45.688-acre tract of land in City Blocks 8264 and 8285 on property located on Bonnie View Road, south of Lyndon B. Johnson Freeway (Interstate Highway No. 20).
Owner: American Bank of Texas
Surveyor: Kimley-Horn and Associates, Inc.
Application Filed: August 21, 2019
Zoning: PD 761 (LR)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (3) **S189-294**
(CC District 9) An application to create one 24.803-acre lot from a tract of land in City Blocks 7301 and 7403 on property located on Millmar Drive at Lingo Lane, northwest corner.
Owner: Dallas Independent School District
Surveyor: Pacheco Koch Consulting Engineers, Inc.
Application Filed: August 22, 2019
Zoning: PD 824
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S189-295**
(CC District 3) An application to replat a 0.608-acre tract of land containing all of Lots 1, 2, and 3 in City Block 2-A/6028 to create one lot on property located on Illinois Avenue at Franklin Street, southwest corner.
Owners: Good Cluck, LLC
Surveyor: Eagle Surveying, LLC
Application Filed: August 22, 2019
Zoning: LO-1
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S189-296**
(CC District 7) An application to replat a 0.940-acre tract of land containing part of Lot 1C in City Block A/8476 within the Cities of Mesquite and Dallas to create one lot on property located on Buckner Boulevard, north of Samuel Boulevard.
Owner: Nec Buckner & Samuel, LP
Surveyor: O'Neal Surveying, Co.
Application Filed: August 22, 2019
Zoning: RR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (6) **S189-297**
(CC District 8) An application to create one 4.5949-acre lot from a tract of land in City Blocks 8282, and 8283 on property located on Langdon Road at Cleveland Road, southeast corner.
Owner: DLH Logistics, LLC
Surveyor: Kimley-Horn and Associates, Inc.
Application Filed: August 22, 2019
Zoning: PD 761 (LI)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (7) **S189-298**
(CC District 11) An application to create one 3.4825-acre lot from a tract of land in City Block 7019 on property located on Noel Road, north of Lyndon B. Johnson Freeway.
Owner: Dallas Midtown Properties, LLC
Surveyor: Kimley-Horn & Associates, Inc.
Application Filed: August 22, 2019
Zoning: PD 887 (Subdistrict 2)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (8) **S189-299**
(CC District 8) An application to create two 0.93-acre (40,395-square feet) lots from a 1.85-acre tract of land in City Block 8483 on property located on Rylie Road, west of Thorne Street.
Owner: Eric Jove
Surveyor: CBG Surveying Texas, LLC
Application Filed: August 23, 2019
Zoning: R-10(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (9) **S189-300**
(CC District 1) An application to replat a 1.103-acre tract of land containing all of Lot 6A and part of Lots 9 and 10 in City Block 36/3156 to create one lot on property located on Bishop Avenue at Tenth Street, northwest corner.
Owner: Bishop Arts, LLC, Arts Village, LLC
Surveyor: Pacheco Koch Consulting Engineers, Inc.
Application Filed: August 23, 2019
Zoning: PD 830 (Subdistrict 3)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (10) **S189-302**
(CC District 7) An application to create one lot from a 12.382-acre tract of land within the Cities of Mesquite and Dallas on property located on Buckner Boulevard/ State Highway Loop No. 12, south of R.L. Thornton Freeway/ Interstate Highway No.30.
Owner: Buckner Baptist Benevolences
Surveyor: Adams Surveying Company, LLC
Application Filed: August 23, 2019
Zoning: RR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (11) **S189-304**
(CC District 11) An application to replat a 9.074-acre tract of land containing all of Lot 2 in City Block A/7735 to create one 0.292-acre lot, one 3.991-acre lot and one 4.871-acre lot on property located between Park Central Drive and Merit Drive, south of Churchill Way.
Owners: Zaya Younan and Sherry Younan, Park Central Equities, LP, Lakeside Square Owner, LP
Surveyor: Piburn & Carson, LLC
Application Filed: August 26, 2019
Zoning: MU-3
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replats/Building Line Removal:

- (12) **S189-293**
(CC District 11) An application to replat a 0.439-acre (19,131-square foot) tract of land containing all of Lot 1 in City Block 10/5500 to create one lot and to remove the existing 50-foot platted Building Line along the eastline of Royalshire Drive and to extend the existing 50-foot platted Building Line along the northline of Royalton Drive to a point 40 feet of east of the eastline of Royalshire Drive on property located on Royalshire Drive at Royalton Drive, northeast corner.
Owner: Kalterra Capital Partners, LLC
Surveyor: Texas Heritage Surveying, LLC
Application Filed: August 22, 2019
Zoning: R-16(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (13) **S189-301**
(CC District 13)
- An application to replat a 3.982-acre tract of land containing all of Lot 9 in City Block Y/6433 to create one lot and to remove an existing 30-foot platted Building Line along the southline of Royal Lane, the eastline of Webb Chapel Road, and the northline of Regent Drive on property located on Royal Lane at Webb Chapel Road, southeast corner.
- Owner: The Cambridge School of Dallas
Surveyor: Spiars Engineering, Inc.
Application Filed: August 23, 2019
Zoning: PD 623
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replats:

- (14) **S189-291**
(CC District 3)
- An application to replat a 1.105-acre tract of land containing all of Lots 11A, 11B, 12A, 12B, and 13B in City Block E/6627 to create one lot on property located on Camp Wisdom Road at Manitoba Avenue, northwest corner.
- Owner: City of Dallas
Surveyor: Pacheco Koch, LLC
Application Filed: August 21, 2019
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (15) **S189-303**
(CC District 9)
- An application to replat a 3.9193-acre (170,727-square foot) tract of land containing all of Lots 1A and 1B in City Block A/2979 to create one 0.9284-acre (40,441-square foot) lot, one 0.9907-acre (43,155-square foot) lot, and one 2.0003-acre (87,131-square foot) lot on property located on Nonesuch Road, south of Lake Circle Drive.
- Owners: Richard E. Cree and Anne W. Cree, William P. Laird II and Tracy H. Laird, Mark E. Loworn and Patricia L. Loworn
Surveyor: Blue Sky Surveying and Mapping Corporation
Application Filed: August 23, 2019
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Miscellaneous Items:

W189-005
Carolina Yumet
(CC District 11)

An application for a waiver of the two-year waiting period to submit a zoning application on property zoned Subdistrict 3 for WMU-20 Walkable Urban Mixed-Use District uses within Planned Development District No. 887, the Valley View/Galleria Area Special Purpose District on the southwest corner of Montfort Drive and James Temple Drive.
Staff Recommendation: **Denial.**
Applicant: TCHDallas1, LLC (Ryan Crow)
Representative: Suzan Kedron, Jackson Walker, LLP

Miscellaneous Items – Under Advisement:

M189-027
Carlos Talison
(CC District 11)

An application for a minor amendment to an existing development plan on property zoned Planned Development District No. 703, on the southeast corner of Hillcrest Road and Lakehurst Avenue.
Staff Recommendation: **Approval.**
Applicant: Dallas ISD
Representative: Jorge Hernandez
U/A From: September 5, 2019

Certificates of Appropriateness for Signs:

West End Historic Sign District Special Provision Sign District:

1907190023
Oscar Aguilera
(CC District 14)

An application for a Certificate of Appropriateness by Hussain Haidar of Royal Signs & Awnings for a 30 square foot attached sign on a type B façade at 1722 N. Market Street (north elevation).
Staff Recommendation: **Approval.**
Special Sign District Advisory Committee Recommendation: **Approval.**
Applicant: Hussain Haidar – Royal Signs & Awnings
Owner: Market Ross TX Retail Owner LLC.

1907190024
Oscar Aguilera
(CC District 14)

An application for a Certificate of Appropriateness by Hussain Haidar of Royal Signs & Awnings for a 20 square foot attached sign on a type B façade at 1722 N. Market Street (west elevation).
Staff Recommendation: **Approval.**
Special Sign District Advisory Committee Recommendation: **Approval.**
Applicant: Hussain Haidar – Royal Signs & Awnings
Owner: Market Ross TX Retail Owner LLC.

Special Provision Signs District:

Victory Special Provision Sign District:

SPSD189-006
Oscar Aguilera
(CC District 2)

An application to create two new subareas within Subdistricts C and D within the Victory Special Provision Sign District on property zoned North Subdistrict within Planned Development District No. 582, in an area generally east of I-35E, and west of Victory Avenue and the property on the northwest corner of All Star Way and west of North Houston Street.

Staff Recommendation: **Approval.**

Special Sign District Advisory Committee Recommendation:
Approval.

Downtown Special Provision Sign District:

SPSD189-008
Oscar Aguilera
(CC District 14)

An application to create a new subdistrict in the Central CBD Subdistrict within the Downtown Special Provision Sign District on property zoned CA-1(A) Central Area District in an area on the northeast side of Pearl Street, between Ross Avenue and San Jacinto Street.

Staff Recommendation: **Approval**

Special Sign District Advisory Committee Recommendation:
Approval.

Zoning Cases – Consent:

1. **Z189-247(AU)**
Andreea Udrea
(CC District 2)

An application for an amendment to Planned Development District No. 748 and Specific Use Permit No. 1385 for pedestrian skybridges on the northwest and southwest corners of Medical District Drive and Southwestern Medical Avenue, and east line of Medical District Drive.

Staff Recommendation: **Approval**, subject to conditions and **approval**, subject to conditions and sign elevations.

Applicant: Children’s Medical Center

Representative: Santos Martinez, La Sierra Planning Group

2. **Z189-259(PD)**
Pamela Daniel
(CC District 7)

An application for an amendment to and renewal of Specific Use Permit No. 1602 for a vehicle storage lot on property zoned a CS Commercial Service District, on the southeast corner of South Central Expressway and Bateman Avenue.

Staff Recommendation: **Approval** for a five-year period, subject to a revised site plan to conditions.

Applicant: United and Tows, LLC./Chris Fletcher

Representative: Santos Martinez, La Sierra Planning Group

3. **Z189-311(SM)**
Sarah May
(CC District 14)
An application for an amendment to Planned Development Subdistrict No. 102 within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the southwest corner of North Central Expressway and Cambrick Street.
Staff Recommendation: **Approval**, subject to conditions.
Applicant: Church of the Incarnation
Representative: John Monger, Church of the Incarnation
4. **Z189-312(SM)**
Sarah May
(CC District 14)
An application for an amendment to Planned Development Subdistrict No. 134 for O-2 Office Subdistrict with a D Liquor Control Overlay; retirement housing; and convalescent and nursing homes, hospice care, and related institutions uses within Planned Development District No. 193, the Oak Lawn Special Purpose District on the north line of Herschel Avenue, east of Throckmorton Street.
Staff Recommendation: **Approval**, subject to a development plan and conditions.
Applicant: SBM Forward, LLC
Representative: Robert Reeves, Robert Reeves & Associates

Zoning Cases – Under Advisement:

5. **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, June 20, and July 11, 2019.
6. **Z189-159(CT)**
Carlos Talison
(CC District 3)
An application for the removal of a D Liquor Control Overlay on property zoned an RR-D Regional Retail District with a D Liquor Control Overlay on the east line of Marvin D. Love Freeway, south of West Red Bird Lane with consideration given to deed restrictions volunteered by the applicant and the consideration of a D-1 Liquor Control Overlay.
Staff Recommendation: **Denial**.
Applicant: TCHF V, LP
Representative: Charles Lucenay
UA From: September 5, 2019.

7. **Z178-358(JM/AU)**
Andreea Udrea
(CC District 13)
- 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.
- Staff Recommendation: **Approval**, subject to a conceptual plan, development plans, height diagram, and staff's recommended conditions.
- Applicant: Corporation of Episcopal Diocese
Representative: Suzan Kedron/Jackson Walker LLP
UA From: August 15, 2019 and September 5, 2019.
8. **Z189-296(AU)**
Andreea Udrea
(CC District 6)
- An application for a Specific Use Permit for an industrial (outside) not potentially incompatible use limited to a concrete batch plant on property zoned an IR Industrial Research District, on the south side of California Crossing Road, west of Bickham Road.
- Staff Recommendation: **Approval** for a three-year period, subject to a site plan and conditions.
- Applicant: Reliable Ready Mix Concrete
Representative: Ida Rodriguez
UA From: September 5, 2019.
9. **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, August 1, 2019 and September 5, 2019.
10. **Z189-267(CY)**
Carolina Yumet
(CC District 3)
- 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.
- 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
UA From: August 15, 2019.

11. **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 and August 1, 2019.

Zoning Cases – Individual:

12. **Z189-291(PD)**
Pamela Daniel
(CC District 8)
- An application for an R-7.5(A) Single Family District on property zoned an R-10(A)-D-1 Single Family District and an NS(A)-D-1 Neighborhood Service District with a D-1 Liquor Control Overlay, on the north line of Ravenview Road, east of Garden Grove Drive.
- Staff Recommendation: **Denial**.
- Applicant: Anel Palacios
- Representative: Sonia Flores
13. **Z189-297(AU)**
Andreea Udrea
(CC District 2)
- An application for a new subdistrict for mixed uses on property zoned Subdistrict 4 - Warehouse/Residential Transition and Subdistrict 5 - Industrial within Planned Development District No. 317, the Cedars Special Purpose District, on the east line of Cesar Chavez Boulevard, west line of Good Latimer Expressway, north of Corinth Street and south of Dawson Street.
- Staff Recommendation: **Approval**, subject to a conceptual plan and staff's recommended conditions.
- Applicant: Cedars East Phase I LLC
- Representative: William S Dahlstrom/Jackson Walker LLP
14. **Z178-225(CY)**
Carolina Yumet
(CC District 2)
- An application for an amendment to Subdistrict E2 within Planned Development District No. 305, Cityplace, on the northeast corner of North Central Expressway and Haskell Avenue.
- Staff Recommendation: **Approval**, subject to a revised Planned Development District No. 305 Conceptual Plan, revised Subdistrict E2 Conceptual Plan, Subdistrict E2 Mixed-use development (MUD) parking chart, and staff's recommended conditions.
- Applicant: URBAN SMART GROWTH, LP.
- Representative: Rob Baldwin, Baldwin Associates

15. **Z189-292(CY)**
Carolina Yumet
(CC District 2)
- An application for an amendment to the Existing Land Use Map to allow a duplex use on property zoned Tract III within Planned Development District No. 67, on the east side of Tyree Street, north of Savage Street.
Staff Recommendation: **Approval**, subject to a revised Existing Land Use Map.
Applicant: 4901-4903 Newmore, LLP
Representative: Parvez Malik, Business Zoom
16. **Z189-304(CY)**
Carolina Yumet
(CC District 2)
- An application for a Planned Development District for IR Industrial Research District uses and general merchandise or food store greater than 3,500 square feet use on property zoned an IR Industrial Research District on the west corner of Mockingbird Lane and Maple Avenue.
Staff Recommendation: **Denial**.
Applicant: Mockingbird Venture Partners, LLC
Representative: William S. Dahlstrom, Jackson Walker, LLP.

Authorization of a Hearing:

- Donna Moorman
(CC District 11)
- Consideration of authorizing a public hearing to determine the proper zoning on property zoned Planned Development District No. 887, the Valley View-Galleria Area Special Purpose District, an area generally bounded by Southern Boulevard on the north, Preston Road on the east, LBJ freeway on the south, and the Dallas North Tollway on the west and containing approximately 445 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: September 5, 2019

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, September 19, 2019

ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING - Thursday, September 19, 2019, City Hall, 1500 Marilla Street, in Room 5ES, at 9:00 a.m., to consider (1) **DCA 189-005** – Consideration of amending Chapter 51 and 51A of the Dallas Development Code to define and establish regulations for inclement weather shelters.

SUBDIVISION REVIEW COMMITTEE (SRC) MEETING - Thursday, September 19, 2019, City Hall, 1500 Marilla Street, in the Council Chambers, at 9:00 a.m. to consider: (1) Consideration of an ordinance amending 51A-4.411, "Shared Access Development," Section 51A-4.702, "Planned Development Districts" and Section 51A-10.125, "Mandatory Landscape Requirements," to modify requirements for shared access developments.

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]