

Public Notice

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CITY OF DALLAS

PUBLIC HEARING POSTING

CITY PLAN COMMISSION
HEARING

Thursday, October 3, 2019

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, October 3, 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:

Minor Amendments
Landmark Commission Appeal
Rules of Procedure Amendments
Appointments to CPC Committees
2020 City Plan Commission Calendar
Minutes

ACTION ITEMS:

Subdivision Docket

Planner: Mohammed Bordbar

Consent Items:

(1) **S189-305**
(CC District NA)

An application to create 44 single family lots ranging in size from 2,250-square feet to 9,227-square feet and 2 common areas from a 6.705-acre tract of land on property located in the Dallas Extra Territorial Jurisdiction (ETJ) on Ranch Road, west of F.M. 548.

Applicant/Owner: Devonshire (Dallas) ASLI VIII, LLC

Surveyor: J. Volk Consulting

Application Filed: September 4, 2019

Zoning: NA

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

- (2) **S189-306**
(CC District 8)
- An application to create one 14,563 square feet lot and one 48,011 square feet lot from a 1.44-acre tract of land in City Block 8818 on property located on Skyfrost Drive, south of Belt Line Road.
Applicant/Owner: Luis E. Gonzalez Galindo
Surveyor: CBG Surveying Texas, LLC
Application Filed: September 5, 2019
Zoning: R-10(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (3) **S189-307**
(CC District 2)
- An application to create one 1.0343-acre lot from a tract of land in City Block 2367 on property located on Maple Avenue, north of Mockingbird Lane.
Applicant/Owner: Dallas Power and Light Company
Surveyor: Keeton Surveying Company
Application Filed: September 5, 2019
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S189-308**
(CC District 2)
- An application to replat a 1.0629-acre lot containing all of Lots 23 through 29 in City Block B/5760 on property located on Empire Central Drive at Forest Park Road, south corner.
Applicant/Owner: Imprunetta, LLC
Surveyor: JDJR Engineering and Counseling, Inc.
Application Filed: September 6, 2019
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S189-309**
(CC District 2)
- An application to replat a 0.8164-acre tract of land containing all of Lots 2 through 6 in City Block 5/655 on property located on Munger Avenue at Ripley Street, south corner.
Applicant/Owner: 1800 Block Haskell Holdings, LP
Surveyor: Blue Sky Surveying
Application Filed: September 9, 2019
Zoning: CS
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (6) **S189-310**
(CC District 2)
- An application to replat a 3.083-acre tract of land containing all of Lot 1C in City Block 5745 to create one 1.366-acre lot and one 1.718-acre lot on property located on Harry Hines Boulevard, south of Medical District Drive.
- Applicant/Owner: Bluescape Altera Harry Hines, LLC
Surveyor: Geonav Surveying-Mapping-Scanning
Application Filed: September 6, 2019
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replats:

- (7) **S189-311**
(CC District 7)
- An application to replat a 1.730-acre tract of land containing all of Lot 5 in City Block H/1443 and City Block I/1443 and R/1443 and abandoned portion of Fleetwood Street to create one lot on property located on Harris Court, west of Fitzhugh Avenue.
- Applicant/Owner: Jubilee Park and Community Center Corporation
Surveyor: Raymond L. Goodson Jr., Inc.
Application Filed: September 6, 2019
Zoning: D(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Miscellaneous Items:

- M189-029**
Carlos Talison
(CC District 10)
- An application for a minor amendment to an existing development plan and landscape plan for Planned Development District No. 590, on the northwest corner of Meadowknoll Drive and Whitehurst Drive.
- Staff Recommendation: **Approval**.
Applicant: Richardson Independent School District
Representative: Rob Baldwin, Baldwin Associates
- M189-031**
Abraham Martinez
(CC District 14)
- An application for a minor amendment to an existing development plan on property zoned Planned Development District No. 990, on the west corner of North Henderson Avenue and Manett Street.
- Staff Recommendation: **Approval**.
Applicant: Dallas Independent School District
Representative: Robert Baldwin; Baldwin Associates

Special Provision Signs District – Under Advisement:

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.
UA From: September 19, 2019.

Zoning Cases – Consent:

- 1. Z189-326(CT)**
Carlos Talison
(CC District 5)

An application for the renewal of Specific Use Permit No. 1863 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less use on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay, on the north line of Scylene Road, west of North Jim Miller Road.

Staff Recommendation: **Hold under advisement until October 17, 2019.**
Applicant: George M. Reeves III, LTD
Representative: Kendra Larach, Masterplan
- 2. Z189-327(AU)**
Andreea Udrea
(CC District 6)

An application for the renewal of and an amendment to Specific Use Permit No. 2128 for an auto auction use on property zoned a CS Commercial Service District, on the southwest line of John W. Carpenter Freeway, southeast of Metromedia Place.

Staff Recommendation: **Approval** for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a revised site plan and conditions.
Applicant: Dallas Copart Salvage Auto Auction, L.P.
Representative: John Reed - Copart
- 3. Z189-262(SM)**
Sarah May
(CC District 1)

An application for a Planned Development District for TH-3(A) Townhouse District uses on property zoned an RR Regional Retail District, on the south corner of West Colorado Boulevard and Anniels Drive.

Staff Recommendation: **Approval**, subject to a development/landscape plan and conditions.
Applicant: Pacific Houston Investments, LTD.
Representative: Audra Buckley, Permitted Development

4. **Z178-266(PD)**
Pamela Daniel
(CC District 5)
- An application for the renewal of Specific Use Permit No. 1945 for a child-care facility on property zoned an R-7.5(A) Single Family District, on the east side of North St. Augustine Road, north of Homeplace Drive.
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/Representative: Edna Wells
5. **Z189-315(PD)**
Pamela Daniel
(CC District 8)
- An application for a new tract on property zoned Tract 1A within Planned Development District No. 751 with existing deed restrictions [Z834-368], on the northeast side of the westbound service road of Lyndon B. Johnson Freeway (IH-20), and the southwest side of Cliff Creek Crossing Drive, between Bainbridge Drive and Chrysalis Drive.
Staff Recommendation: **Approval**, subject to a revised development/conceptual plan, a revised landscape plan and conditions.
Applicant: Panera Bread – PM: Rashad Palmer
Representative: Ron Salamie, Cole & Associates

Zoning Cases – Under Advisement:

6. **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: **Denial without prejudice.**
Applicant: Ships Lounge
Representative: Audra Buckley, Permitted Development
UA From: April 4, 2019, May 2, 2019 and July 11, 2019
7. **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) 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
U/A From: September 19, 2019.

8. **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
UA From: August 15, 2019 and 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, September 5, 2019 and September 19, 2019.
10. **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, September 5, 2019 and September 19, 2019.

Zoning Cases – Individual:

11. **Z189-279(AU)**
Andreea Udrea
(CC District 8)
- An application for an R-7.5(A) Single Family District on property zoned an A(A) Agricultural District, on the northeast line of Lasater Road, between Wynngate Drive and Stacy Street.
Staff Recommendation: **Denial.**
Applicant: Pat Atkins
Representative: Tack Team Investments, LLC.

12. **Z189-301(AU)**
Andreea Udrea
(CC District 6)
An application for the renewal of Specific Use Permit No. 1752 for an industrial (outside) not potentially incompatible use limited to a concrete batch plant on property zoned an IR Industrial Research District, on the north line of Commerce Street, west of Sylvan Avenue.
Staff Recommendation: **Denial.**
Applicant/Representative: Ramon Aranda
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
14. **Z189-263(PD)**
Pamela Daniel
(CC District 6)
An application for an amendment to and renewal of Specific Use Permit No. 2078 for an industrial (outside) potentially incompatible use limited to concrete and asphalt crushing plant on property zoned an IM Industrial Manufacturing District on the east line of Luna Road, north of Ryan Road.
Staff Recommendation: **Hold under advisement until November 21, 2019.**
Applicant: ALMC Recycling Ventures LLC
Representative: Santos Martinez, La Sierra Planning Group
15. **Z189-294(CY)**
Carolina Yumet
(CC District 10)
An application for an amendment to Planned Development District No. 775 for MF-2(A) Multifamily District uses and attached dwelling unit use, on the north side of East Northwest Highway, west of Lullwater Drive.
Staff Recommendation: **Approval**, subject to a revised conceptual plan, revised development plan and staff's recommended conditions.
Applicant: The Javelin Group, LLC.
Representative: Rob Baldwin, Baldwin Associates

Authorization of a Hearing:

- Donna Moorman
(CC District All)
Consideration of authorizing a public hearing to consider amending Chapters 51 and 51A of the Dallas Development Code, with consideration being given to amending off-street parking and loading requirements including, but not limited to, hotel, restaurant, multifamily, and alcoholic beverage establishment uses, and transit-oriented development. This is a hearing to consider the request to authorize the hearing and not amendments to the Dallas Development Code at this time.

Landmark Commission Appeal:

CA189-579(MLP)
Melissa Parent
(CC District 14)

An appeal of the Landmark Commission's denial without prejudice of fencing in the front 50% of the corner side yard and planting of five Holly Jewel Christmas trees at 4902 Swiss Avenue within the Swiss Avenue Historic District.

Staff Recommendation: **Deny without prejudice.**

Landmark Commission Recommendation: **Deny without prejudice.**

Other Matters:

Consideration of amendments to City Plan Commission Rules of Procedure regarding citizen speakers - Section 5(h).

Consideration of Appointments to CPC Committees:
ZONING ORDINANCE ADVISORY COMMITTEE

2020 City Plan Commission Calendar

Minutes: September 19, 2019

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Friday, September 27, 2019

CPC RULES COMMITTEE MEETING - Friday, September 27, 2019, City Hall, 1500 Marilla Street, in Room 5BN, at 11:00 a.m., to consider (1) Consideration of amendments to City Plan Commission Rules of Procedure regarding citizen speakers – Section 5(h).

Tuesday, October 8, 2019

SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC) MEETING – Tuesday, October 8, 2019, City Hall, 1500 Marilla Street, in Room L1FN - C, at 9:30 a.m.

ARTS DISTRICT SIGN ADVISORY COMMITTEE (ADSAC) MEETING – Tuesday, October 8, 2019, City Hall, 1500 Marilla Street, in Room L1FN - C, at 11:00 a.m.

Thursday, October 3, 2019

ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING - Thursday, October 3, 2019, City Hall, 1500 Marilla Street, in Room 5ES, at 9:00 a.m., to consider (1) **DCA 190-001** - Consideration of amending Section 51A-4.703, "Board of Adjustment Hearing Procedures," of Chapter 51A, "Dallas Development Code," of the Dallas City Code.

THOROUGHFARE COMMITTEE MEETING - Thursday, October 3, 2019, City Hall, 1500 Marilla Street, Council Chambers, at 9:00 a.m., to consider (1) Bryan Central Business District Streets and Vehicular Circulation Plan Amendment - Change the operational characteristics of Bryan Street from Leonard Street to Hawkins Street from a two-track light rail transit (LRT) mall with two eastbound access lanes on southside in 79 feet of right-of-way to a two-track LRT mall with one eastbound access lane on the southside in 79 feet of right-of-way; (2) Ewing Thoroughfare Plan Amendment - Change the dimensional classification of Ewing Avenue from Clarendon Drive to IH-35W from a two-lane undivided roadway (S-2-U) in 56 feet of right-of-way to a special four-lane undivided roadway (SPCL 4U) in 84 feet of right-of-way with two-way bicycle facility on the westside of the roadway; (3) Camp Wisdom Thoroughfare Amendment - Change the dimensional classification of Camp Wisdom Road from FM 1382/Belt Line Road to Mountain Creek Parkway from a six-lane divided roadway (S-6-D) in 107 feet of right-of-way to a special four-lane divided roadway (SPCL 4D) in 107 feet of right-of-way with a shared-use path on the northside of the roadway; (4) Merit Thoroughfare Plan Amendment - Change the dimensional classification of Merit Drive from Park Central Drive to IH 635 from a four-lane undivided roadway (S4-U) in 60 feet of right-of-way to a special four-lane divided roadway (SPCL 4D) in 80 feet of right-of-way; (5) Cheyenne Thoroughfare Plan Amendment - Change the dimensional classification of Cheyenne Road from Elam Road to Lake June Road from a two-lane undivided roadway (S-2-U) in 56 feet of right-of-way to a special two-lane undivided roadway (SPCL 2U) in 60 feet of right-of-way; (6) Hall Thoroughfare Plan Amendments - Change the dimensional classification of Hall Street from Ross Avenue to Flora Street from an existing roadway (EXST) in 40 feet of right-of-way to a special two-lane undivided roadway (SPCL 2U) in 40 feet of right-of-way, and Change the dimensional classification of Hall Street from Flora Street to Central Expressway/US75 from a special two-lane roadway (SPCL 2U) in 40 feet of right-of-way and 40 feet of pavement to a special two-lane undivided roadway (SPCL 2U) in 40 feet of right-of-way; and (7) Article IX Code Amendment - Consideration of a code amendment to establish a framework for resolving conflicts between zoning and complete street or other special street section projects.

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]