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DALLAS, TEXAS



CITY OF DALLAS

## PUBLIC HEARING POSTING

CITY PLAN COMMISSION  
HEARING

Thursday, January 23, 2020

Public Notice

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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, January 23, 2020  
AGENDA

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|                 |                  |            |
|-----------------|------------------|------------|
| 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.

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

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**BRIEFINGS:**

Subdivision Docket  
Zoning Docket

**PUBLIC TESTIMONY:**

Minor Amendments  
Minutes

**ACTION ITEMS:**

Subdivision Docket

Planner: Mohammad Bordbar

Consent Items:

(1) **S189-093R**  
(CC District 2)

An application to revise a previously approved plat (S189-093) to create a 0.1132-acre lot from a tract of land in City Block D/448 on property located on McKee Street at Browder Street, west corner.

Applicant/Owner: 1611 Browder, LLC

Surveyor: Award Surveying, Inc.

Application Filed: December 30, 2019

Zoning: PD 317(Sub District 1, Tract 2)

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

- (2) **S190-065**  
(CC District 14) An application to create a 0.3274-acre lot from a tract of land in City Block 285 on property located on Good Latimer Expressway, between Floyd Street and Gaston Avenue.  
Applicant/Owner: Greenway Investment Company  
Surveyor: Survey Consultants, Inc.  
Application Filed: December 26, 2019  
Zoning: PD 298(Subarea 5)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (3) **S190-066**  
(CC District 2) An application to replat a 0.190-acre tract of land containing part of Lots 2 and 3 in City Block E/2011 on property located on Kirby Avenue, southeast of Capital Avenue.  
Applicant/Owner: EDTD Kirby LLC  
Surveyor: A&W Surveyors, Inc.  
Application Filed: December 26, 2019  
Zoning: MF-2(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S190-067**  
(CC District 6) An application to replat a 0.808-acre tract of land containing part of Lot 11A in City Block 14/8570 to create one 0.607-acre lot, and one 0.201-acre lot on property located on Iberia Avenue, south of Burgess Boulevard.  
Applicant/Owner: NDV, Inc.  
Surveyor: Texas Heritage Surveying, LLC  
Application Filed: December 26, 2019  
Zoning: MU-1  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S190-068**  
(CC District 8) An application to create a 170 Residential Lots and 4 common areas as a Community Unit Development with lots ranging in size from 6,000 square feet to 14,926 square feet from a 43.082-acre tract of land in City Block 8838 on property located on Lasater Drive, north of Wynngate Drive.  
Applicant/Owner: Carl Porter Jr. Caldwell  
Surveyor: R.C. Myers Surveying, LLC  
Application Filed: December 30, 2019  
Zoning: R-7.5(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Miscellaneous Items - Under Advisement:

**M190-005**  
Abraham Martinez  
(CC District 6)

An application for a minor amendment to a development plan for a local utilities use on property zoned Planned Development District No. 977, on the south line of Walnut Hill Lane, east of Mixon Drive.

Staff Recommendation: **Approval.**  
Applicant: Dallas Water Utilities  
Representative: Gary Dreighton  
UA From: January 9, 2020

Special Provision Signs District – Under Advisement:

Deep Ellum/Near East Side SPSD:

**SPSD134-003**  
Oscar Aguilera  
(CC District 2)

A City Council authorized hearing to determine appropriate sign regulations with consideration given to amending the Deep Ellum/Near East Side Sign District, on property zoned Planned Development District No. 269, in an area generally bounded by the DART Rail Line (formerly the T. & P. Railroad) right-of-way on the north, Parry Avenue on the east, R.L. Thornton Freeway on the south, and North Central Expressway on the west.

Staff Recommendation: **Approval** of staff proposed conditions.  
Special Sign District Advisory Committee Recommendation:  
**Approval.**  
Bus Tour Date: November 7, 2019  
UA From: January 9, 2020

Zoning Cases – Consent:

1. **Z190-128(AU)**  
Andreea Udrea  
(CC District 12)

An application for an amendment to Planned Development District No. 514, on the northeast corner of Arapaho Road and Hillcrest Road, and the northwest corner of Hillcrest Road and the terminus of La Bolsa Drive.

Staff Recommendation: **Approval**, subject to a traffic management plan and conditions.  
Applicant: SS Education Foundation (Subham Pandey)  
Representative: Jonathan Vinson, Jackson Walker LLP

2. **Z190-125(JM)**  
Jennifer Muñoz  
(CC District 14)

An application for the renewal of Specific Use Permit No. 2327 for a late-hours establishment limited to a restaurant without drive-in or drive-through service on property zoned Planned Development District No. 842 with an MD-1 Modified Delta Overlay District with Specific Use Permit No. 2272 for a late-hours establishment limited to a restaurant without drive-in or drive-through service, on the east side of Greenville Avenue, south of Prospect Avenue.  
Staff Recommendation: **Approval** for a two-year period, subject to conditions.  
Applicant: Tacos Mariachi, LLC  
Representative: Rob Baldwin, Baldwin Associates
3. **Z190-127(JM)**  
Jennifer Muñoz  
(CC District 8)

An application for a Specific Use Permit for a Handicapped Group Dwelling Unit on property zoned an R-7.5(A) Single Family District, on the east side of South Lancaster Road, north of East Camp Wisdom Road.  
Staff Recommendation: **Approval** for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a revised site plan and conditions.  
Applicant: Don Moore and Toni Martin
4. **Z189-283(PD)**  
Pamela Daniel  
(CC District 8)

An application for an R-7.5(A) Single Family District on property zoned an A(A) Agricultural District on the northwest corner of Tempest Drive, north of Prater Road.  
Staff Recommendation: **Approval**.  
Applicant: Daniel Galvan
5. **Z189-350(PD)**  
Pamela Daniel  
(CC District 6)

A City Plan Commission authorized hearing to determine the proper zoning on property zoned an IR Industrial Research District and Planned Development District No. 891 in an area generally bound by Topeka Avenue, and Parvia Avenue on the west, Singleton Boulevard on the north, both sides of Amonette Street on the east, and Union Pacific Railroad on the south and Bedford Avenue with consideration given to incorporating the property in the IR District into and expanding Planned Development District No. 891.  
Staff Recommendation: **Approval**, subject to a revised Area Regulating Plan and conditions.
6. **Z190-119(PD)**  
Pamela Daniel  
(CC District 3)

An application to amend Planned Development District No. 234, on the southeast corner of Corral Drive and Cockrell Hill Road.  
Staff Recommendation: **Approval**, subject to revised conditions.  
Applicant: Max Alley Investments, LLC & Cockrell Hill Plaza, LLC  
Representative: Clint Herrington

Zoning Cases – Under Advisement:

7. **Z189-228(PD)**  
Pamela Daniel  
(CC District 6)
- An application for a Planned Development District for TH-2(A) Townhouse District uses on property zoned an IM Industrial Manufacturing District, north of Hale Street, east of North Dwight Avenue.
- Staff Recommendation: **Approval**, subject to a conceptual plan and conditions.
- Applicant: John Harrison
- Representative: Rob Baldwin, Baldwin Associates
- UA From: November 21, 2019 and December 12, 2019.
8. **Z189-256(PD)**  
Pamela Daniel  
(CC District 5)
- An application for a Planned Development District for R-7.5(A) Single Family District uses and a public school other than an open-enrollment charter school use on property zoned an R-7.5(A) Single Family District, on the west side of Prichard Lane, between Umphress Road and Stonehurst Street.
- Staff Recommendation: **Approval**, subject to a development plan, traffic management plan, and conditions.
- Applicant: Dallas Independent School District
- Representative: Karl A. Crawley, Masterplan Consultants
- UA From: January 9, 2020
9. **Z189-314(PD)**  
Pamela Daniel  
(CC District 1)
- An application for a Specific Use Permit for a child-care facility and a private school use on property zoned an R-7.5(A) Single Family District on the south line of West 10<sup>th</sup> Street, between South Brighton Avenue and South Waverly Drive.
- Staff Recommendation: **Approval** for a five-year period, subject to a revised site plan and staff's recommended conditions.
- Applicant: The Kessler School
- Representative: Rob Baldwin, Baldwin Associates
- UA From: January 9, 2020
10. **Z189-153(SM)**  
Sarah May  
(CC District 13)
- An application for an MU-2 Mixed Use District with deed restrictions volunteered by the applicant with consideration for a Planned Development District for MF-2(A) Multifamily District and additional nonresidential uses on property zoned an MF-2(A) Multifamily District on the west line of Manderville Lane, south of Meadow Road.
- Staff Recommendation: **Approval** of an MU-2 Mixed Use District, 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, 2019, April 4, 2019, May 16, 2019, June 20, 2019, July 11, 2019, September 19, 2019, November 21, 2019, December 12, 2019 and January 9, 2020.

11. **Z189-360(SM)**  
Sarah May  
(CC District 2)
- An application for an MF-2(A) Multifamily District on property zoned Planned Development District No. 970 for MF-2(A) Multifamily District uses on the northwest line of Capitol Avenue, southwest of North Henderson Avenue.  
Staff Recommendation: **Approval.**  
Applicant: Larkspur Capitol Avenue, LP  
Representative: Rob Baldwin, Baldwin Associates  
UA From: November 21, 2019 and December 12, 2019.
12. **Z189-273(CT)**  
Carlos Talison  
(CC District 9)
- An application for an NO(A) Neighborhood Office District on property zoned an R-7.5(A) Single Family District on the east corner of North Buckner Boulevard and Athlone Drive.  
Staff Recommendation: **Approval.**  
Applicant: Kevin Ford  
UA From: January 9, 2020
13. **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** of a Specific Use Permit for an adult day care facility on a portion of the area of request 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, September 19, 2019, November 7, 2019 and December 12, 2019.

Zoning Cases – Individual:

14. **Z189-325(AU)**  
Andreea Udrea  
(CC District 7)
- An application for a Planned Development District for MF-1(A) Multifamily District uses, a child-care facility and community service center uses on property zoned a D(A) Duplex District, on the south corner of Harris Court and Schull Street and on both sides of the terminus of Fleetwood Street.  
Staff Recommendation: **Approval**, subject to a conceptual plan and staff's recommended conditions.  
Applicant: Jubilee Park and Community Center  
Representative: Forrest Branam - T. Howard and Associates Inc.

15. **Z190-114(PD)**  
Pamela Daniel  
(CC District 14)
- An application for a Planned Development Subdistrict for HC Heavy Commercial Subdistrict uses on property zoned an HC Heavy Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, in an area generally bounded by North Akard Street, McKinney Avenue and North St. Paul Street.  
Staff Recommendation: **Approval**, subject to a revised development plan, a revised landscape plan and staff's recommended conditions.  
Applicant: RPC 1899 McKinney LLC  
Representative: Laura Hoffmann, Winstead PC
16. **Z190-116(PD)**  
Pamela Daniel  
(CC District 6)
- An application for a Planned Development District for MU-3 Mixed Use District uses on property zoned an IM Industrial Manufacturing District and an IR Industrial Research District on the southeast corner of West Commerce Street and Neal Street.  
Staff Recommendation: **Denial**.  
Applicant: BBCT Holdings, LLC  
Representative: Rob Baldwin, Baldwin Associates

Development Code Amendments:

- DCA190-005**  
David Cossum  
(CC District All)
- Consideration of amending Section 51A-4.702 and 51A-10.125; adding a new Division 51A-9.600, "Street Section Designs for Thoroughfares"; providing factors for the director to consider when making a determination on what street sections, landscaping, and pedestrian and vehicle designs control when there is a conflict between zoning requirements in the right-of-way and street designs for constructing a thoroughfare in conformance with the City of Dallas Thoroughfare Plan.  
Staff Recommendation: **Approval**.  
Thoroughfare Committee Recommendation: **Approval**.
- 

Other Matters:

Minutes: January 9, 2020

Adjournment



**CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**

**Thursday, January 23, 2020**

**ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING** - Thursday, January 23, 2020, City Hall, 1500 Marilla Street, in Room 5ES, at 9:00 a.m., to consider (1) **DCA190-001** - Consideration of amending Chapters 51 and 51A of the Dallas Development Code by deleting certain prohibitions, limitations, or requirements of building materials in accordance with state law and (2) **DCA190-003** - Consideration of amending Section 51A-4.209(b)(5), "Multifamily Use," of Chapter 51A of the Dallas City Code to allow a parking reduction to provide area for the placement of recycling containers.

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](http://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]