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CITY OF DALLAS

PUBLIC HEARING POSTING

CITY PLAN COMMISSION
HEARING

Thursday, February 6, 2020

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, February 6, 2020
 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
 Apportionment Determination Appeal
 Minutes

ACTION ITEMS:

Subdivision Docket Planner: Mohammad Bordbar

Consent Items:

- (1) **S178-149R** An application to revise a previously approved plat (S178-149) to
 (CC District 2) create one 0.22-acre lot, and one 0.21-acre lot from a 0.43-acre tract
 of land containing part of Lots 7 and 8 in City Block A/653 on property
 located on Monarch Street at Prairie Avenue, east corner.
 Applicant/Owner: Robert Bellamy
 Surveyor: Survey Group.
 Application Filed: January 09, 2019
 Zoning: MF-2(A)
 Staff Recommendation: **Approval**, subject to compliance with the
 conditions listed in the docket.

- (2) **S190-069**
(CC District 4)
- An application to replat a 0.500-acre tract of land contain all of Lots 1, 2, and 3 in City Block 1/4103 to create one lot on property located on Saner Avenue at Beckley Avenue, southeast corner.
Applicant/Owner: Amar Walia Investment, Inc.
Surveyor: Sands Surveying Corp.
Application Filed: January 8, 2020
Zoning: CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (3) **S190-073**
(CC District 6)
- An application to replat a 0.5158-acre tract of land containing all of Lots 7, 8, and 9 in City Block 1/7180 to create one lot on property located on Chalk Hill Road at Few Street, southwest corner.
Applicant/Owner: WR Properties, Ltd.
Surveyor: Raymond L. Goodson, Jr., Inc.
Application Filed: January 09, 2020
Zoning: CS
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S190-074**
(CC District 2)
- An application to replat a 9.337-acre tract of land containing part of City Block D/7937 to create one 5.091-acre lot, and one 4.246-acre lot on property located on Prudential Drive at Oakbrook Boulevard, southwest corner.
Applicant/Owner: MCKNG Property Owner, LLC
Surveyor: Windrose Land Surveying
Application Filed: January 09, 2020
Zoning: MU-3
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S190-075**
(CC District 14)
- An application to replat a 0.659-acre tract of land containing part of Lot 1 and all of Lots 2, 3, and 4 in City Block 13/028 to create one 28,700 square foot lot on property located on Herschel Avenue at Throckmorton Street, northeast corner.
Applicant/Owner: CA Ventures / SBM Forward, LLC
Surveyor: Bohler Engineering
Application Filed: January 09, 2020
Zoning: PD 193 (PDS 134)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (6) **S190-077**
(CC District 3)
- An application to replat a 25.743-acre tract of land containing all of Lots 1 and 2 in City Block A/8594 to create one 18.722-acre lot and one 7.031-acre lot on property located on Camp Wisdom Road, east of Clark Road.
- Applicant/Owner: Clark Ridge Canyon, LTD, Wildwood Foundation
Surveyor: Viewtech , Inc.
Application Filed: January 10, 2020
Zoning: PD 938
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (7) **S190-078**
(CC District 2)
- An application to replat a 0.837-acre tract of land containing all of Lots 1 and 2 in City Block E/907 3/4 to create seven lots ranging in size from 2501 square foot to 38,041square foot on property located on Beaumont Street, between Akard Street and Gould Street.
- Applicant/Owner: Seth Smith, Mark Martinek, Southpaw 1712, LLC, Katelin Burton Smith, Lloyd Scott
Surveyor: Salcedo Group, Inc.
Application Filed: January 10, 2020
Zoning: PD 317(subarea 2)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (8) **S190-079**
(CC District 1)
- An application to create a 0.300-acre lot from a tract of land in City Block 4706 on property located on Cedar Hill Avenue, south of Evergreen Hills Road
- Applicant/Owner: John C. Smith
Surveyor: Burns Surveying
Application Filed: January 10, 2020
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replats:

- (9) **S190-070**
(CC District 13)
- An application to replat a 0.620-acre tract of land containing part of Lot 12 in City Block 1/5492 into one 11,920 square foot Lot and one 15,030 square foot lot on property located on Preston Road at Meadow Road, northeast corner.
- Applicant/Owner: James E. and Carol C. Wood
Surveyor: Gonzalez and Schneeberg
Application Filed: January 8, 2020
Zoning: R-10(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (10) **S190-071**
(CC District 2) An application to replat a 0.678-acre tract of land containing Lots 3 and 4 in City Block 5/4918 to create one 11,937 square foot lot and one 17,592 square foot lot on property located on Robin Road at Waneta Drive, northwest corner.
Applicant/Owner: Kendall C. Talbot, Trustee of the Robin Management Trust
Surveyor: Pacheco Koch
Application Filed: January 08, 2020
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Building Lines:

- (11) **S190-072**
(CC District 13) An application to replat a 0.278-acre tract of land containing all of Lot 1 in City Block C/6429 and to remove an existing 15-foot platted Building Line parallel to Cragmere Lane and to extend the existing 30-foot Building Line parallel to Ainsworth Drive to within 6 feet of the east line of Cragmere Lane on property located on Ainsworth Drive at Cragmere Lane, northeast corner.
Applicant/Owner: Carter Charles Ganss
Surveyor: Texas Heritage Surveying, LLC
Application Filed: January 09, 2020
Zoning: R-10(A)
Staff Recommendation: **Denial.**

- (12) **S190-076**
(CC District 11) An application to replat a 0.746-acre tract of land containing all of Lot 1A in City Block C/1812 and to reduce a portion of an existing 45-foot platted Building Line to 35.52-feet north of the north line of Gateridge Drive on property located on Gateridge Drive at its intersection with Gateridge Drive, northeast corner.
Applicant/Owner: Steven T. Holmes
Surveyor: A&W Surveyors, Inc.
Application Filed: January 10, 2020
Zoning: R-16(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Miscellaneous Items:

- W190-003**
Carlos Talison
(CC District 8) An application for a waiver of the two-year waiting period to submit a zoning application for property zoned an R-10(A) Single Family District for a CS Commercial Service District with deed restrictions volunteered by the applicant and a Specific Use Permit for outside sales on the western line of South Belt Line Road, north of Sarah Lane.
Staff Recommendation: **Denial.**
Applicant: Grace Chaves
Representative: Ronny Chaves

M190-008
Abraham Martinez
(CC District 9)

An application for a minor amendment to 1) an existing development plan for Planned Development District No. 1011 and 2) existing site plan for Specific Use Permit No. 2323 for an alcoholic beverage establishment limited to a microbrewery, micro-distillery, or winery use on property zoned Planned Development District No. 1011, on the northwest line of Garland Road, north of Beachview Street and North Buckner Boulevard.

Staff Recommendation: **Approval.**

Applicant: 9353 Garland Road LP

Representative: Robert Baldwin, Baldwin and Associates

Certificates of Appropriateness for Signs:

Downtown SPSD:

1912160020
Oscar Aguilera
(CC District 14)

An application for a Certificate of Appropriateness by Paul Santoyo of Artografx, Inc., for a 26-square foot white LED illuminated landscape sign (northwest corner of Pearl Street).

Staff Recommendation: **Approval.**

Special Sign District Advisory Committee Recommendation:
Approval.

Applicant: Paul Santoyo - Artografx, Inc.

Owner: FPG CT Owner, LP

1912160021
Oscar Aguilera
(CC District 14)

An application for a Certificate of Appropriateness by Paul Santoyo of Artografx, Inc., for a 72-square foot white-LED illuminated multi-tenant monument sign (northwest corner of Pearl Street).

Staff Recommendation: **Approval.**

Special Sign District Advisory Committee Recommendation:
Approval.

Applicant: Paul Santoyo - Artografx, Inc.

Owner: FPG CT Owner, LP

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 and January 23, 2020

Zoning Cases – Consent:

1. **Z189-226(SM)**

Sarah May
(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 use greater than 3,500 square feet on property zoned Subarea 1 within Planned Development District No. 366 with a D-1 Liquor Control Overlay, on the northwest corner of South Buckner Boulevard and Cordell Drive.

Staff Recommendation: **Approval** for a two-year period with eligibility for automatic renewals for additional five-year period, subject to a site plan and conditions.

Applicant: Vilas Kumar

Representative: Santos Martinez, La Sierra Planning Group

2. **Z189-339(JM/CT)**

Carlos Talison
(CC District 4)

An application for an RR Regional Retail District and deed restrictions volunteered by the applicant on property zoned an CR-D Commercial Retail District with a D Liquor Control Overlay, on the south side of Morrell Avenue, between East Waco Avenue and South Corinth Road.

Staff Recommendation: **Approval**, subject to deed restrictions volunteered by the applicant and retention of the D Liquor Control Overlay.

Applicant: Corey C. Toney

3. **Z190-131(CT)**

Carlos Talison
(CC District 4)

An application for an NS(A) Neighborhood Service District on property zoned an NO(A) Neighborhood Office District, on the southeast corner of West Kiest Boulevard and South Tyler Street.

Staff Recommendation: **Approval.**

Applicant: Nathaniel Barrett

4. **Z189-362(AM)**
Abraham Martinez
(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 a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay, on the northwest corner of Elam Road and Cheyenne 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: Foodplus 4 Inc.
Representative: Santos Martinez; La Sierra Planning Group
5. **Z189-368(JM)**
Jennifer Muñoz
(CC District 8)
- An application for 1) an MU-1 Mixed Use District; and 2) an amendment to existing deed restrictions [Z034-332], on property zoned a CR Community Retail District, on the southeast corner of C.F. Hawn Freeway and South Woody Road.
Staff Recommendation: **Approval**, subject to amended deed restrictions volunteered by the applicant
Applicant: Covenant Funding Group, Inc.
Representative: Karl A. Crawley, Masterplan Consultants
6. **Z190-129(JM)**
Jennifer Muñoz
(CC District 3)
- An application for a CS Commercial Service District with deed restrictions volunteered by the applicant on property zoned a CR Community Retail District, on the north side of West Kiest Boulevard, west of South Cockrell Hill Road.
Staff Recommendation: **Approval**, subject to deed restrictions volunteered by the applicant.
Applicant: Gabon Properties, LP
Representative: Audra Buckley, Permitted Development
7. **Z189-329(PD)**
Pamela Daniel
(CC District 5)
- An application for a Specific Use Permit for an auto service center use on property zoned Subarea 2 within Planned Development District No. 366, the Buckner Boulevard Special Purpose District with a D-1 Liquor Control Overlay, on the southeast corner of Stonehurst Street and South Buckner Boulevard.
Staff Recommendation: **Hold this case under advisement until March 5, 2020.**
Applicant: Shawar Investments LLC
Representative: Santos Martinez, La Sierra Planning Group

8. **Z190-134(PD)**
Pamela Daniel
(CC District 6)
- An application for a Specific Use Permit for a bail bonds office on property within the Mixmaster Riverfront Subarea of Planned Development District No. 784, the Trinity River Corridor Special Purpose District, on the east side of South Riverfront Boulevard, south of Reunion Boulevard.
- 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: 330 Riverfront Joint Venture LLC
- Representative: Santos Martinez, La Sierra Planning Group

Zoning Cases – Under Advisement:

9. **Z189-246(PD)**
Pamela Daniel
(CC District 7)
- An application for 1) a CR Community Retail District with deed restrictions volunteered by the applicant; 2) the termination of Specific Use Permit No. 2235 for a motor vehicle fueling station use; and 3) 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 use on property zoned an NS(A)-D-1 Neighborhood Service District with a D-1 Liquor Control Overlay and Specific Use Permit No. 2235 for a motor vehicle fueling station use, on the west corner of South Buckner Boulevard and St. Francis Avenue.
- Staff Recommendation: **Denial** of the zoning change to a CR Community Retail District with deed restrictions volunteered by the applicant; denial of the termination of existing Specific Use Permit No. 2235 for a motor vehicle fueling station use; and approval of 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 use for a two-year period with eligibility of automatic renewals for additional five-year periods, subject to a site plan and conditions.
- Applicant: Sikka Investments LLC
- Representative: Santos Martinez, La Sierra Planning Group
- UA From: January 9, 2020.
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** 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, December 12, 2019 and January 23, 2020.

11. **Z189-319(AU)**
Andreea Udrea
(CC District 13)
- An application for a new subarea on property zoned Tract III within Planned Development District No. 314, the Preston Center Special Purpose District, bounded by Berkshire Lane, Westchester Drive, Luther Lane and Douglas Avenue.
Staff Recommendation: **Denial.**
Applicant: Alpine Douglas, LLC
Representative: Karl Crawley, Masterplan Consultants
UA From: November 21, 2019 and January 9, 2020
12. **Z189-370(AU)**
Andreea Udrea
(CC District 6)
- An application for an R-5(A) Single Family District on property zoned a CR Community Retail District, on the north line of Canada Drive, northwest of the terminus of Finis Street.
Staff Recommendation: **Approval.**
Applicant: Francisco Ortiz, FODAP LLC
Representative: Daniel P. Provost
UA From: January 9, 2020.

Zoning Cases – Individual:

13. **Z167-311(VP)**
Vasavi Pilla
(CC District 2)
- A City Plan Commission authorized hearing to determine proper zoning on property zoned Planned Development District No. 317, the Cedars Area Special Purpose District, CA-1(A) Central Area District, and Planned Development District No. 715 with consideration to be given to expanding Planned Development District No. 317 on property zoned CA-1(A) Central Area District, and Planned Development District No. 715 and amending zoning regulations including use, development standards, and other appropriate regulations of Planned Development District No. 317, in an area generally bound by Interstate Highway 45, the DART Rail right-of-way, the Union Pacific Railroad right-of-way, the northwestern side of Interstate Highway 30 from Union Pacific Railroad to Griffin Street, Canton Street between Griffin Street and Ervay Street, Ervay Street, the northern border of the Interstate Highway 30 right-of-way between Ervay Street and St. Paul Street, and Interstate Highway 30.
Staff Recommendation: **Approval** of amendments to Planned Development District No. 317, subject to staff's recommended conditions; and **no change** to Planned Development District No. 715 and CA-1 (A) Central Area District.

Apportionment Determination Appeal:

- Lloyd Denman
(CC District 14)
- Consideration of second appeal in response to the remand of the first appeal of the director's apportionment determination associated with 6022/6028 Lewis Street new building development project to replace approximately 92 feet of a ninety-six year old 6" diameter clay pipe with new 8" diameter PVC pipe that will serve the water needs of the building site.
Staff Recommendation: **Denial.**

Other Matters:

Minutes: January 23, 2020

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Tuesday, February 11, 2020

SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC) MEETING - Tuesday, February 11, 2020, City Hall, 1500 Marilla Street, in Room 5BN, at 9:00 a.m., to consider (1) **1912190029** - An application for a Certificate of Appropriateness by Myra Brown of High Value Signs for a 30-square foot upper illuminated flat attached sign at 407 N. Lamar Street (east elevation); (2) **2001210001** - An application for a Certificate of Appropriateness by Taylor Tompkins of Willow Creek Signs for a 225-square foot illuminated mid-level flat attached sign at 211 S. Akard Street (west elevation); and (3) **2001210002** - An application for a Certificate of Appropriateness by Taylor Tompkins of Willow Creek Signs for a 225-square foot illuminated mid-level flat attached sign at 311 S. Akard Street (west elevation).

Thursday, February 6, 2020

ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING - Thursday, February 6, 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. 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]