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CITY OF DALLAS

PUBLIC HEARING POSTING

**CITY PLAN COMMISSION
HEARING**

Thursday, February 20, 2020

BRIEFINGS:

5ES*

10:00 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, February 20, 2020
 AGENDA

BRIEFINGS:	5ES	10:00 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

PUBLIC TESTIMONY:

Waivers
 Minor Amendments
 Development Plans
 Minutes

ACTION ITEMS:

Subdivision Docket

Planner: Mohammad Bordbar

Consent Items:

(1) **S190-080**
 (CC District 7)

An application to replat a 1.588-acre tract of land containing all of Lot 4A in City Block A/7370 to create one 0.951-acre lot and one 0.637-acre lot on property located on Dilido Road, north of R.L. Thornton Freeway.

Applicant/Owner: Kostas Lazanas

Surveyor: Gonzalez & Schneeberg Engineers-Surveyors

Application Filed: January 22, 2020

Zoning: RR

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

- (2) **S190-081**
(CC District 6)
- An application to create one 2.310-acre lot from a tract of land in City Block 5777 on property located on Overlake Drive, North of Story Road.
- Applicant/Owner: Texas Iron and Steel DFW
Surveyor: Johnson & Pace Incorporated
Application Filed: January 22, 2020
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (3) **S190-082**
(CC District 11)
- An application to replat a 12.043-acre tract of land containing all of Lot 6A in City Block 4/7460 and part of City Block 4/7460 to create one lot on property located on Churchill way, east of Preston Road.
- Applicant/Owner: St. Alcuin Montessori School
Surveyor: Peiser & Mankin Surveying, LLC
Application Filed: January 22, 2020
Zoning: PD 368
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S190-083**
(CC District 8)
- An application to create one 1.110-acre lot and one 0.413-acre lot from a 1.850-acre tract of land in City Block 8763 on property located on Interstate Highway No. 20 at Haymarket Road, northwest corner.
- Applicant/Owner: SF Investment, LLC
Surveyor: Texas Heritage Surveying, LLC
Application Filed: January 23, 2020
Zoning: NS(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S190-084**
(CC District 8)
- An application to create three lots ranging in size from 0.809-acre to 1.133-acre from a 3.08-acre tract of land in City Block 8822 on property located on Seagoville Road, North of Belt line Road.
- Applicant/Owner: Wilbert A. And Yasmin L. Castillo
Surveyor: Ernest Hedgcoth Consulting
Application Filed: January 23, 2020
Zoning: R-10(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (6) **S190-085**
(CC District 3) An application to create one 0.4320-acre lot from a tract of land in City Block B/8647 on property located on Whispering Oaks Drive, west of Mona Lane.
Applicant/Owner: Daisy Elisa Vasquez Palacio
Surveyor: Geonav Surveying, Mapping, Scanning
Application Filed: January 23, 2020
Zoning: R-10(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (7) **S190-086**
(CC District 8) An application to create 258 Residential Lots ranging in size from 5,000 square feet to 11,554 square feet and 4 common areas from a 67.296-acre tract of land in City Block 8260 on property located on JJ Lemmon Road south of Simpson Stuart Road.
Applicant/Owner: LGI Homes Texas, LLC
Surveyor: Pape-Dawson Engineers, Inc.
Application Filed: January 24, 2020
Zoning: R-5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (8) **S190-087**
(CC District 2) An application to create a 1.893-acre Lot from a tract of land in City Block 466 on property located on Cesar Chavez Boulevard at Corinth Street, North corner.
Applicant/Owner: SoGood Multifamily I, LP
Surveyor: Westwood Professional Services, Inc.
Application Filed: January 24, 2020
Zoning: PD 317 (Subdistrict 2D)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (9) **S190-089**
(CC District 8) An application to create a 14.580-acre lot from a tract of land in City Block 8290 on property located on L.B.J. Freeway/Interstate Highway No. 20 at the terminus of Cedardale Drive
Applicant/Owner: HCH Farms, LTD
Surveyor: Clay Moore Engineering
Application Filed: January 24, 2020
Zoning: LI
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (10) **S190-090**
(CC District ETJ) An application to create 457 residential lots and 6 common areas from an 88.345-acre tract of land on property located on University Drive, south of Ranch Road.
Applicant/Owner: Devonshire Annex (Horton) ASLI VIII-IX, LLC
Surveyor: LJA Surveying, Inc.
Application Filed: January 24, 2020
Zoning: N/A
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (11) **S190-091**
(CC District 2) An application to replat a 0.408-acre tract of land containing all of Lot: 38 and 39 in City Block D/653 to create a 12-lot Shared Access Development with lots ranging in size from 1,388 square feet to 1,546 square feet on property located on Prairie Avenue, north of Monarch Street.
Applicant/Owner: COG Dallas Homes II, LLC
Surveyor: CBG Surveying Texas, LLC
Application Filed: January 24, 2020
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Miscellaneous Items:

- M190-004**
Abraham Martinez
(CC District 10) An application for a minor amendment to the existing development plan on property zoned Subarea B and Subarea C (Tract 1) of Planned Development District No. 456, south of Village Forest Drive and Landa Lane.
Staff Recommendation: **Approval**.
Applicant: Presbyterian Village
Representative: Robert Baldwin; Baldwin and Associates
- M190-010**
Abraham Martinez
(CC District 14) An application for a minor amendment to an existing development plan on property zoned Subarea 1C of Planned Development District No. 298, the Bryan Area Special Purpose District, in an area bound by Ross Avenue, North Washington Avenue, San Jacinto Street, and Villars Street.
Staff Recommendation: **Approval**.
Applicant: LG East Ross, LLC
Representative: Robert Baldwin; Baldwin and Associates
- D189-019**
Carlos Talison
(CC District 3) An application for a development plan on a portion of property zoned subdistrict B within the North Zone of Planned Development District No. 521, on the south line of South Merrifield Road, southeast of Mountain Creek Parkway.
Staff Recommendation: **Approval**.
Applicant: TC Mt. Creek Development Partners, LP
Representative: Zac Bartz

Miscellaneous Items – Under Advisement:

W190-003

Jeremy Tennant
(CC District 8)

An application for a waiver of the two-year waiting period to submit a zoning application on property zoned an CS Commercial Service District with deed restrictions [Z167-362] volunteered and Specific Use Permit No. 2282 for outside sales on the western line of South Belt Line Road, northeast of Sarah Lane.

Staff Recommendation: **Denial.**

Applicant: Grace Chaves

Representative: Ronny Chaves

UA From: February 6, 2020.

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) an 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, along the north line of Garland Road, north of Beachview Street and Garland Road.

Staff Recommendation: **Hold under advisement until the March 5, 2020.**

Applicant: 9353 Garland Road LP

Representative: Robert Baldwin, Baldwin and Associates

UA From: February 6, 2020.

Zoning Cases – Consent:

1. **Z189-328(AM)**

Abraham Martinez
(CC District 14)

An application for the renewal of Specific Use Permit No. 2144 for an alcoholic beverage establishment limited to a bar, lounge, or tavern use on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District, generally on the north side of Main Street at the terminus of Pryor Street.

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

Applicant: Dapper Life, LLC

Representative: Pamela Craig

2. **Z190-141(JM)**

Jennifer Muñoz
(CC District 3)

An application for a Planned Development District for R-7.5(A) Single Family District uses, public school other than an open-enrollment charter school, office, and warehouse uses on property zoned an R-7.5(A) Single Family District, on the northeast corner of County View Road and Field View Lane.

Staff Recommendation: **Approval**, subject to a development plan and conditions.

Applicant: Duncanville Independent School District

Representative: Karl A. Crawley, Masterplan

3. **Z190-130(AU)**
Andreea Udrea
(CC District 6)
- An application for an IR Industrial Research District on property zoned an R-7.5(A) Single Family District, on the southeast corner of Newkirk Street and Cindy Lane.
Staff Recommendation: **Approval.**
Applicant: Scott L. Smith – sole officer – SLS Contractors Inc.
Representative: Scott L. Smith
4. **Z190-147(AU)**
Andreea Udrea
(CC District 7)
- An application for the renewal of Specific Use Permit No. 2290 for a community service center on property zoned an R-7.5(A) Single Family District, on the southeast corner of Oates Drive and Marimont Lane.
Staff Recommendation: **Approval** for a five-year period, subject to conditions.
Applicant: Dallas Christian Women’s Job Corp, Inc.
Representative: Peter Kavanagh / Zone Systems Inc.
5. **Z190-150(AU)**
Andreea Udrea
(CC District 6)
- An application for the renewal of Specific Use Permit No. 2284 for a tattoo studio on property zoned Subdistrict 1A within Planned Development District No. 621, the Old Trinity and Design District Special Purpose District, on the southeast line of Parkhouse Street, west of North Riverfront Boulevard.
Staff Recommendation: **Approval** for a five-year period, subject to conditions.
Applicant/Representative: Jason Call/Pristine Ink, LLC

Zoning Cases – Under Advisement:

6. **Z178-250(AM)**
Abraham Martinez
(CC District 2)
- An application to amend Planned Development District No. 539 for CR Community Retail District uses and group residential use to allow for MU-1 Mixed Use District uses and group residential use on the east corner of Graham Avenue and Philip Avenue with consideration for a Specific Use Permit for group residential use in addition to the Planned Development District amendment.
Staff Recommendation: **Approval** of an amendment to Planned Development District No. 539, subject to a revised development plan and staff’s recommended conditions, and approval of a Special Use Permit for group residential use for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions.
Applicant: Krishikesh Shinde
Representative: Robert Baldwin, Baldwin Associates
UA From: October 17, 2019, November 7, 2019 and January 9, 2020.

7. **Z189-278(AM)**
Abraham Martinez
(CC District 14)
- An application for the renewal of Specific Use Permit No. 2029 for a commercial amusement (inside) limited to a dance hall use, and an amendment to allow for an alcoholic beverage establishment limited to a bar, lounge, or tavern as an additional use on property zoned Planned Development District No. 619 with Historic Overlay No. 48 (Tract A), the Harwood Historic District and Specific Use Permit No. 2029, on the southwest corner of Pacific Avenue and North Harwood Street.
- Staff Recommendation: **Approval** for a three-year period, subject to conditions.
- Applicant: Old Town Ranchers, Inc.
- Representative: Chris Valentine, Tailim Song Law Firm
- UA From: January 9, 2020.
8. **Z189-277(CY)**
Carolina Yumet
(CC District 3)
- An application for 1) an MF-2(A) Multifamily District with deed restrictions volunteered by the applicant, and 2) the termination of existing deed restrictions [Z889-187, Tract 2] on property zoned an NS(A) Neighborhood Service District with existing deed restrictions on the north side of West Camp Wisdom Road, east of Clark Road.
- Staff Recommendation: **Approval** of an MF-2(A) Multifamily District, subject to deed restrictions volunteered by the applicant, and approval of the termination of existing deed restrictions [Z889-187, Tract 2].
- Applicant: Thomas Gaubert Irrevocable Trust
- Representative: Santos Martinez, La Sierra Planning Group
- U/A From: October 17, 2019 and November 21, 2019.
9. **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
- UA From: January 23, 2020.
10. **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
- UA From: January 23, 2020.

11. **Z189-318(CY/AU)** An application for a Planned Development District for R-7.5(A) Single Family District uses and manufactured home park, manufactured home subdivision or campground use (limited to a campground use), on property zoned an R-7.5(A) Single Family District, on the north side of the Interstate Highway 20 service road, south of Rylie Road, and west of Haymarket Road.
Andreea Udrea
(CC District 8)
Staff Recommendation: **Denial.**
Applicant: Via Bayou Inc.
Representative: Mitch Lenamond, Eric Davis Engineering
UA From: January 9, 2020.
12. **Z190-129(JM)** 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.
Jennifer Muñoz
(CC District 3)
Staff Recommendation: **Approval**, subject to deed restrictions volunteered by the applicant.
Applicant: Gabon Properties, LP
Representative: Audra Buckley, Permitted Development
UA From: February 6, 2020.

Zoning Cases – Individual:

13. **Z190-148(JM)** An application for a TH-1(A) Townhouse District with deed restrictions volunteered by the applicant on property zoned an R-5(A) Single Family District, on the east side of North Denley Drive, south of Mary Hall Street.
Jennifer Muñoz
(CC District 4)
Staff Recommendation: **Denial.**
Applicant: Texas Heavenly Homes, LTD
Representative: Rob Baldwin, Baldwin Associates
14. **Z190-149(JM)** An application for a TH-1(A) Townhouse District with deed restrictions volunteered by the applicant on property zoned an R-5(A) Single Family District, on the east side of North Denley Drive, south of Mary Hall Street.
Jennifer Muñoz
(CC District 4)
Staff Recommendation: **Denial.**
Applicant: Texas Heavenly Homes, LTD
Representative: Rob Baldwin, Baldwin Associates
15. **Z190-143(AU)** An application for an MH(A) Manufactured Home District on property zoned an A(A) Agricultural District, on the northeast line of Lasater Road, southeast of Stacy Street.
Andreea Udrea
(CC District 8)
Staff Recommendation: **Denial.**
Applicant: First Step Homes
Representative: David Zulejlkic

Other Matters:

Minutes: February 6, 2020

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

None

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]