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CITY OF DALLAS

PUBLIC HEARING POSTING

CITY PLAN COMMISSION

HEARING

Thursday, March 5, 2020

Public Notice

2020

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, March 5, 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:

Minutes

ACTION ITEMS:

Subdivision Docket

Planner: Mohammad Bordbar

Consent Items:

(1) **S190-092**
(CC District 8)

An application to replat a 96.8-acre tract of land containing all of Lots 1 and 5R in City Block A/8300 to create one lot on property located on Telephone Road at Van Horn Drive, west corner.

Applicant/Owner: Dalparc I-20 Logistics, LLC

Surveyor: Kimley-Horn and Associates, Inc.

Application Filed: February 5, 2020

Zoning: LI

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

- (2) **S190-094**
(CC District 6)
- An application to create three lots ranging in size from 1.9431-acres to 5.8742-acres from a 14.0044-acre tract of land in City Block 6512 on property located on Walnut Hill Lane at North Stemmons Freeway / Interstate Highway No. 35E, northwest corner.
Applicant/Owner: Beverley Partners, LP, Wallcon Equities-2, LTD, Wallcon Industrial, LLC.
Surveyor: Kimley-Horn and Associates, Inc.
Application Filed: February 6, 2020
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (3) **S190-095**
(CC District 14)
- An application to replat an 8.6928-acre tract of land containing part of City Blocks 1/945-1/2, 2/945-1/2, 945-1/2, C/940, and part of Lot 2 in City Block 1/998 to create one 3.3721-acre lot and one 5.3208-acre lot on property located on Maple Avenue at wolf Street, southwest corner.
Applicant/Owner: L.& L. Realty Corporation, L.& L. Realty Corporation No. 2, 3001 Maple LP
Surveyor: Kimley-Horn and Associates, Inc.
Application Filed: February 6, 2020
Zoning: PD 193 (PDS 39)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S190-096**
(CC District 7)
- An application to replat a 0.928-acre tract of land containing all of Lots 6 through 10 in City Block 2/6124 to create one 0.347-acre lot, and one 0.510-acre lot on property located on Dixon Avenue, north of Barber Avenue.
Applicant/Owner: Thung Van Tran
Surveyor: Peiser and Mankin Surveying, LLC
Application Filed: February 6, 2020
Zoning: NS
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S190-097**
(CC District 2)
- An application to replat a 9.680-acre tract of land containing all of Lots 1D in City Block 5716, 2C in City Block 1/4798, and lots 5 through 7 in City Block 2/4626 to create one lot on property located at terminus of Nash Street, northwest of Inwood Road.
Applicant/Owner: Cathedral of Hope, Inc.
Surveyor: Grantham & Associates, Inc.
Application Filed: February 6, 2020
Zoning: IR, CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (6) **S190-099**
(CC District 8)
- An application to create one 0.8637-acre lot and one 1.4405-acre lot from a 2.304-acre tract of land in City Block 8821 on property located on South Beltline Drive at Garden Grove Road west corner.
- Applicant/Owner: 1500 S Beltline LLC
Surveyor: Geonav Surveying, Mapping, Scanning
Application Filed: February 7, 2020
Zoning: CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replat:

- (7) **S190-093**
(CC District 3)
- An application to replat a 2.27-acre tract of land containing all of Lots 11C and 11D, and to abandon a 15-foot alley, in City Block 6961 into one 22,071 square foot lot and one 76,998 square foot lot on property located on Los Angeles Boulevard, south of Kiest Boulevard.
- Applicant/Owner: Fermin Olivera
Surveyor: CBG Surveying Texas, LLC
Application Filed: February 6, 2020
Zoning: R-10(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (8) **S190-098**
(CC District 6)
- An application to replat a 4.931-acre tract of land containing part of Lots 1 through 7 and all of Lots 8 through 14 in City Block B/7091, all of Lots 1 through 7 in City Block C/7091, part of Lots 1, 2, 21, 22, and all of Lots 23, 24, and 45, through 48 in City Block 7093 and to abandon portion of 50-foot Toronto Street to create one lot on property located on Singleton Boulevard at Herbert Street, northwest corner.
- Applicant/Owner: Workforce Multi-Family, LLC, West Dallas Investment, LP.
Surveyor: Stantec Consulting Services, Inc.
Application Filed: February 7, 2020
Zoning: IR, CS, R-5(A)
Staff Recommendation: **Denial**.

Building Line Reduction/Removal:

- (9) **S190-100**
(CC District 13) An application to replat a 0.356-acre tract of land containing all of Lot 10 in City Block B/6420 and to remove an existing 40-foot platted Building Line along the east line of the north portion of Martha Lane and to reduce the 40-foot Building Line along the north line of Martha Lane to 37.80-foot, and to extend the Building Line to a point 35-feet from the east line of Martha Lane on property located at 3815 Martha Lane at its intersection with Martha Lane, northeast corner.
Applicant/Owner: Martin R. and Joy Y. Laukoter
Surveyor: Texas Heritage Surveying, LLC
Application Filed: February 7, 2020
Zoning: R-16(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (10) **S190-101**
(CC District 10) An application to replat a 0.289-acre tract of land containing all of Lot 26 in City Block H/7317 and to reduce a portion of an existing 30-foot platted Building Line parallel to the south line of Lorwood Drive on property located at 9216 Lynbrook Drive.
Applicant/Owner: Lawson and Helen Short
Surveyor: A&W Surveyors Inc.
Application Filed: February 7, 2020
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Certificates of Appropriateness for Signs:

West End Historic Sign District:

- 1912190029**
Oscar Aguilera
(CC District 14) An application for a Certificate of Appropriateness by Myra Brown of High Value Signs for a 30 sq. ft. flat attached sign on a Type A façade at 407 N. Lamar (east elevation).
Staff Recommendation: **Approval.**
Special Sign District Advisory Committee Recommendation: **Approval.**
Applicant: Myra Brown – High Value Signs
Owner: FPACP3 WEST END LLC.

Downtown Retail A Subdistrict:

2001210001
Oscar Aguilera
(CC District 14)

An application for a Certificate of Appropriateness by Taylor Tompkins of Willow Creek Signs for a 225 sq. ft. mid-level flat attached sign at 211 S. Akard Street (west elevation).
Staff Recommendation: **Approval.**
Special Sign District Advisory Committee Recommendation: **Approval.**
Applicant: Taylor Tompkins – Willow Creek Signs
Owner: AT&T Services Inc.

2001210002
Oscar Aguilera
(CC District 14)

An application for a Certificate of Appropriateness by Taylor Tompkins of Willow Creek Signs for a 225-sq. ft. mid-level flat attached sign at 301 S. Akard Street (west elevation).
Staff Recommendation: **Approval.**
Special Sign District Advisory Committee Recommendation: **Approval.**
Applicant: Taylor Tompkins – Willow Creek Signs
Owner: AT&T Services Inc.

Zoning Cases – Under Advisement:

- 1. 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 given to a Specific Use Permit for group residential use in addition to the Planned Development District amendment.
Staff Recommendation: **Hold under advisement until the March 26, 2020, CPC hearing.**
Applicant: Krishikesh Shinde
Representative: Robert Baldwin, Baldwin Associates
UA From: October 17, 2019, November 7, 2019 and January 9, 2020 and February 20, 2020.
- 2. 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 east side of South Buckner Boulevard, south of Stonehurst Street.
Staff Recommendation: **Approval** for a three-year period, subject to a site plan and conditions.
Applicant: Shawar Investments LLC
Representative: Santos Martinez, La Sierra Planning Group
UA From: February 6, 2020

3. **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.
- UA From: February 20, 2020

Zoning Cases – Individual:

4. **Z190-126(AU)**
Andreea Udrea
(CC District 5)
- An application for the renewal of and an amendment to Specific Use Permit No. 2191 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property zoned an MU-1-D-1 Mixed Use District with a D-1 Liquor Control Overlay, and deed restrictions [Z156-163], on the northeast corner of Lake June Road and Guard Drive.
- 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: 6343 Lake June, LLC; 786 Charco Blanco, LLC
- Representative: Latrice Andrews
5. **Z190-146(JM)**
Jennifer Muñoz
(CC District 7)
- An application for a Specific Use Permit for a tower/antenna for cellular communication on property zoned a D(A) Duplex Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the southeast line of South Fitzhugh Avenue, northeast of Lagow Street.
- Staff Recommendation: **Approval** for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan and conditions.
- Applicant: Communications Tower Group, LLC
- Representative: Peter Kavanagh, Zone Systems, Inc.

6. **Z190-115(PD)**
Pamela Daniel
(CC District 9)
- An application **1)** to create a new subarea within Planned Development District No. 5; **2)** for a Specific Use Permit for an Industrial (outside) not potentially incompatible use limited to a concrete batch plant; and **3)** for a Specific Use Permit for an Industrial (outside) potentially incompatible use limited to an asphalt batch plant on property zoned Planned Development District No. 5, on the south line of East Northwest Highway, east of Garland Road.
- Staff Recommendation: **Approval** of a subarea; approval of an Specific Use Permit for an Industrial (outside) not potentially incompatible use limited to a concrete batch plant for a two-year period, subject to a site plan and conditions; and approval of an Specific Use Permit for an Industrial (outside) potentially incompatible use limited to an asphalt batch plant for a two-year period, subject to a site plan and conditions.
- Applicant: Kansas City Souther % Adam J. Godderz
Representative: Karl Crawley, Masterplan Consultants
7. **Z190-159(PD)**
Pamela Daniel
(CC District 6)
- An application for a Specific Use Permit for commercial motor vehicle parking on property zoned an IR Industrial Research District, on the southwest corner of Dairy Milk Lane and Zodiac Lane.
- Staff Recommendation: **Approval** for a five-year period, subject to a site plan, landscape plan, and conditions.
- Applicant: C.K.S. Packaging, Inc.
Representative: Rob Baldwin, Baldwin Associates
8. **Z190-117(PD)**
Pamela Daniel
(CC District 6)
- An application for a new tract within Tract I of Planned Development District No. 278, on the south corner of Stemmons Freeway and Commonwealth Service Road.
- Staff Recommendation: **Denial.**
- Applicant: Pegasus Place LLC
Representative: Rob Baldwin, Baldwin Associates
9. **Z190-151(CT)**
Carlos Talison
(CC District 2)
- An application for a Planned Development District for R-7.5(A) Single Family District uses on property zoned an NS(A) Neighborhood Service District within H/72 Historic District No. 72, the Peak's Suburban Addition Historic District, on the northeast line of North Prairie Avenue, between Worth Street and Tremont Street.
- Staff Recommendation: **Denial.**
- Applicant: Richard Sullivan

Development Code Amendments:

DCA190-001
Nathan Warren
(CC District All)

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 Chapter 51A, Section 51A-4.703, of the Dallas Development Code “Board of Adjustment Hearing Procedures.”
Staff Recommendation: **Approval.**
Zoning Ordinance Advisory Committee Recommendation: **Approval.**

DCA190-003
Donna Moorman
(CC District All)

Consideration of amending Sections 51-4.201, 51A-4.209, and 51A-13.403 of the Dallas Development Code to allow a parking reduction to provide adequate area for the placement of recycling containers.
Staff Recommendation: **Approval** of staff recommendation.
Zoning Ordinance Advisory Committee Recommendation: **Approval** of ZOAC recommendation.

Authorization of Hearings:

Donna Moorman
(CC District 14)

Consideration of authorizing a public hearing to determine the proper zoning on property zoned Planned Development District No. 842 with Specific Use Permit (SUP) No. 2346, for a Late-hours establishment limited to a restaurant with drive-in or drive-through service on Lot 4A Block B/1988 located at the southwest corner of Greenville Avenue and Alta Avenue (1827 Greenville Avenue), and containing approximately 30,024 square feet with consideration to be given to evaluating whether the SUP is compatible with adjacent property and consistent with the character of the neighborhood. This is a hearing to consider the request to authorize the hearing and not the rezoning of property at this time.

Donna Moorman
(CC District All)

Consideration of authorizing a public hearing to consider amending Chapter 51A of the Dallas Development Code with consideration to be given to amending 51A-4.702(a)(8)(A) Residential Proximity Slope. This is a hearing to consider the request to authorize the hearing at this time.

Other Matters:

Minutes: February 20, 2020

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Tuesday, March 10, 2019

SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC) MEETING - Tuesday, March 10, 2019, City Hall, 1500 Marilla Street, in Room 5BN, at 9:00 a.m.

Thursday, March 5, 2020

ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING - Thursday, March 5, 2020, City Hall, 1500 Marilla Street, in Room 5ES, at 9:00 a.m., to consider (1) **DCA190-002** - Consideration of amending off-street parking and loading requirements in Chapters 51 and 51A of the Dallas Development Code.

SUBDIVISION REVIEW COMMITTEE (SRC) MEETING - Thursday, March 5, 2020, City Hall, 1500 Marilla Street, in the Council Chambers, at 9:00 a.m. to consider (1) Consideration of an ordinance amending Sections 51A-4.411, 51A-4.702 and 51A-10.125 of the Dallas Development Code to modify requirements for shared access developments.

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]