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CITY SECRETARY
DALLAS, TEXAS



CITY OF DALLAS
SPECIAL
CITY PLAN COMMISSION
Thursday, May 14, 2020
AGENDA

Public Notice

200410

POSTED CITY SECRETARY
DALLAS, TX

BRIEFINGS*:	(Videoconference)	10:30 a.m.
PUBLIC HEARING**:	(Videoconference)	1:30 p.m.

* The City Plan Commission may be briefed on any item on the agenda if it becomes necessary.
 ** The City Plan Commission meeting will be held by videoconference. Individuals who wish to speak in accordance with the City Plan Commission Rules of Procedure should contact the Sustainable Development and Construction Department at 214-670-4209 by the close of business Tuesday, May 12, 2020. The following videoconference link is available to the public to listen to the meeting and Public Affairs and Outreach will also stream the public hearing on Spectrum Cable Channel 96 and the WebEx link:
<https://dallascityhall.webex.com/dallascityhall/onstage/g.php?MTID=e0eaa8c758b30e5fa03b2bd4460f71d8b>

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

BRIEFINGS:

Zoning Docket

PUBLIC TESTIMONY:

Minutes

ACTION ITEMS:

Zoning Cases – Individual:

- Z190-208(CY)**
 Carolina Yumet
 (CC District 13)
 An application for an amendment to and the expansion of Planned Development District No. 706 for R-16(A) Single Family uses and a public school other than an open-enrollment charter school use on property zoned Planned Development District No. 706 and Planned Development District No. 724 for R-16(A) Single Family uses and a public school other than an open-enrollment charter school, an area bounded by Killion Drive to the north, Gooding Drive to the east, Walnut Hill Lane to the south and Hedgeway Drive to the west.
Staff Recommendation: **Approval**, subject to a revised development plan, revised landscape plan, traffic management plan, and conditions.
Applicant: Dallas Independent School District
Representative: Karl Crawley, Masterplan

2. **Z190-178(PD)**
Pamela Daniel
(CC District 6)

An application for a Specific Use Permit for a community service center use on property zoned a TH-2(A) Townhouse District with Specific Use Permit No. 525 for a day nursery, west side of North Winnetka Avenue, southwest of Canada Drive.
Staff Recommendation: **Approval** for a five-year period with eligibility of automatic renewals for additional five-year periods, subject to a site plan and conditions.
Representative: Rob Baldwin, Baldwin Planning
3. **Z190-207(PD)**
Pamela Daniel
(CC District 7)

An application for a D(A) Duplex Subdistrict on property zoned an R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the southeast side of Herrling Street, northeast of 2nd Avenue.
Staff Recommendation: **Approval.**
Representative: Anish Thakrar
4. **Z189-366(PD)**
Pamela Daniel
(CC District 7)

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 use on property zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay, on the southwest corner of North Jim Miller Road and Samuell Boulevard.
Staff Recommendation: **Hold under advisement until June 4, 2020.**
Applicant: BZ Mart
Representative: Malik Parvez, Business Zoom LLC
5. **Z189-281(CT)**
Carlos Talison
(CC District 11)

An application for **1)** a D-1 Liquor Control Overlay; and **2)** a Specific Use Permit for the sale of alcoholic beverages in conjunction with a hotel and motel use on property zoned a GO(A)-D General Office District with a D Liquor Control Overlay, on the southwest corner of Meadow Park Drive and North Central Expressway.
Staff Recommendation: **Approval** of a D-1 Liquor Control Overlay; and approval of a Specific Use Permit for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to site plan and conditions.
Applicant: Avail Hotels, LLC
Representative: Wes Hoblit, MASTERPLAN
6. **Z190-174(CT)**
Carlos Talison
(CC District 11)

An application for the renewal of Specific Use Permit No. 2204 for a private school on property zoned an R-7.5(A) Single Family District, on the north line of Lyndon B. Johnson Freeway, between Blossomheath Lane and Meandering Way.
Staff Recommendation: **Approval** for a one-year period, subject to conditions.
Applicant: Coram Deo Academy
Representative: Rob Baldwin, Baldwin Associates

7. **Z190-192(CT)**
Carlos Talison
(CC District 7)
- An application for a new Specific Use Permit for an alcoholic beverage establishment limited to a bar, lounge, or tavern, and a commercial amusement (inside) use limited to a dance hall, on property zoned FWMU-3 Form Walkable Mixed Use Subdistrict, within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, with an SH Shop Front Overlay, on the northeast corner of South Lamar Street and South Boulevard.
Staff Recommendation: **Approval** for a two-year period, subject to site plan and conditions.
Applicant/Representative: Shawanna Sullemon
8. **Z190-165(JM)**
Jennifer Muñoz
(CC District 5)
- An application for a Specific Use Permit for a vehicle display, sales, and service use on property zoned Subdistrict 5 within Planned Development District No. 533, the C.F. Hawn Special Purpose District, with a D-1 Liquor Control Overlay, on the northwest corner of South Buckner Boulevard and C.F. Hawn Freeway.
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a revised site plan, revised landscape plan, and conditions.
Applicant: Auto City Credit
Representative: Rob Baldwin, Baldwin Associates
9. **Z190-123(JM)**
Jennifer Muñoz
(CC District 1)
- An application for 1) a new subdistrict for a private event and entertainment venue and Subdistrict 6 uses; and 2) a Specific Use Permit for an alcoholic beverage establishment limited to a private-club bar and a private event and entertainment venue, on property zoned Subdistrict 6 within Planned Development District No. 830, on the east side of North Tyler Street, between West Davis and Fouraker Streets.
Staff Recommendation: **Denial.**
Applicant: Good Space X, LLC - David Spence, Sole Owner
Representative: Santos Martinez, La Sierra Planning Group
10. **Z190-145(JM)**
Jennifer Muñoz
(CC District 2)
- An application for an amendment to Planned Development District No. 889, on the southeast corner of North Central Expressway and Carroll Avenue.
Staff Recommendation: **Approval**, subject to a revised conceptual plan, a mixed-use development (MUD) parking chart, and staff's recommended conditions.
Applicant: Urban Smart Growth, LP. and JPI Companies
Representative: Rob Baldwin, Baldwin Associates

Zoning Cases – Under Advisement:

11. **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
UA From: February 6, 2020 and March 26, 2020
12. **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 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.
UA From: March 5, 2020 and March 26, 2020
13. **Z190-154(CT)**
Carlos Talison
(CC District 7)
- An application for the renewal of Specific Use Permit No. 1935 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned an CR-D-1 Community Retail District with D-1 Liquor Control Overlay, on the southwest corner of Lawnview Avenue and Forney Road.
Staff Recommendation: **Approval** for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions.
Applicant: BKPR Corporation, Bharat Rana, Sole Owner
UA From: March 26, 2020
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Other Matters:

Minutes: April 9, 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]

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."