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CITY SECRETARY
DALLAS, TEXAS



CITY OF DALLAS
CITY PLAN COMMISSION
Thursday, May 21, 2020
AGENDA

Public Notice

200427

POSTED CITY SECRETARY
DALLAS, TX

BRIEFINGS*:	(Videoconference)	10:00 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 5, 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 99 and the WebEx link below:
<https://dallascityhall.webex.com/dallascityhall/onstage/g.php?MTID=e4ea7b847be80c9cc1be978bbbe05982d>.

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

BRIEFINGS:
Subdivision Docket
Zoning Docket

PUBLIC TESTIMONY:

Minor Amendments
 Certificates of Appropriateness for Sign
 Minutes

ACTION ITEMS:

Subdivision Docket Planner: Mohammad Bordbar

Consent Items:

- (1) **S190-122**
 (CC District 2)
 - An application to replat a 0.264-acre tract of land containing all of Lot 11 in City Block E/2002 to create five lots ranging in size from 1,781 square feet to 3,000 square feet on property located at 4535 Weldon Street, northeast of Carroll Avenue.
 - Owners: MM Weldon, LLC
 - Surveyor: Gonzalez & Schneeberg Engineers-Surveyors
 - Application Filed: April 23, 2020
 - Zoning: MF-2(A)
 - Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (2) **S190-123**
(CC District 7)
- An application to create two 19,925 square foot lots from a 1.374-acre tract of land in City Block 7356 on property located on La Prada Drive, south of Oates Drive.
Owners: PSM Development, LLC
Surveyor: Davis Land Surveying Co., Inc.
Application Filed: April 24, 2020
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (3) **S190-124**
(CC District 9)
- An application to replat a 14.839-acre lot from a tract of land containing all of Lot 3 in City Block 1/5714 to create one lot on property located on Shiloh Road at Centerville Road, northwest corner.
Owners: TX Casa View 2018, LTD
Surveyor: Cole Design Group, Inc.
Application Filed: April 24, 2019
Zoning: PD 110
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S190-126**
(CC District 6)
- An application to replat a 7.833-acre tract of land containing all of Lot 2B and a portion of Lot 2 in City Block G/8465 to create one lot on property located on Saintsbury Street, east of Cypress Water Boulevard.
Owner: Trammell Crow Company No. 43, LTD
Surveyor: Peiser & Mankin Surveying, LLC
Application Filed: April 28, 2020
Zoning: PD 741
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replat:

- (5) **S190-121**
(CC District 13)
- An application to replat a 40.104-acre tract of land containing all of Lot 1 in City Block A/6222 and a tract of land in City Block 6222 to create one lot on property bounded by Walnut Hill Lane, Hedgeway Drive, Killion Drive, and Gooding Drive.
Owner: Dallas Independent School District
Surveyor: Pacheco Koch
Application Filed: April 23, 2020
Zoning: PD 706 and 724
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Miscellaneous Items:

M190-016

Abraham Martinez
(CC District 10)

An application for a minor amendment to an existing site plan for Specific Use Permit No. 2299 for an open-enrollment charter school use on property zoned an IR Industrial Research District, generally on the south line of Skillman Street, east of Pagemill Road.

Staff Recommendation: **Approval.**

Applicant: America can d.b.a. Texans Can Academy

Representative: Robert Baldwin, Baldwin Associates

M190-025

Abraham Martinez
(CC District 2)

An application for a minor amendment to an existing development plan for a property zoned Planned Development Subdistrict No. 101 within Planned Development District No. 193, the Oak Lawn Special Purpose District, with Historic District No. 22 [*Warwick Melrose Hotel*], on the west corner of Cedar Springs Road and Oak Lawn Avenue.

Staff Recommendation: **Approval.**

Applicant: Warwick Melrose Dallas Corp.

Representative: Josh Fredrick, GFF

Miscellaneous Items - Under Advisement:

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 bounded by Ross Avenue, North Washington Avenue, San Jacinto Street, and Villars Street.

Staff Recommendation: **Approval.**

Applicant: LG East Ross, LLC

Representative: Robert Baldwin, Baldwin Associates

UA From: February 20, 2020 and March 26, 2020

M190-017

Abraham Martinez
(CC District 9)

An application for a minor amendment to an existing development plan on property zoned Planned Development District No. 311, on the northwest corner of East Mockingbird Lane and West Lawther Drive. [CC Young Senior Living].

Staff Recommendation: **Approval.**

Applicant: CC Young Memorial Home

Representative: Wes Hoblit, Masterplan

UA From: March 26, 2020

Certificates of Appropriateness for Signs:

Downtown Retail A Subdistrict SPSD:

2002050015
Oscar Aguilera
(CC District 14)

An application for a Certificate of Appropriateness by Bobby Nichols of Chandler Signs for a 50-square foot detached multi-tenant monument sign at 1601 Elm Street (south elevation).

Staff Recommendation: **Approval.**

Special Sign District Advisory Committee Recommendation:
Approval.

Applicant: Bobby Nichols, Chandler Signs

Owner: 1601 ELM HOLDINGS L.P.

2002050016
Oscar Aguilera
(CC District 14)

An application for a Certificate of Appropriateness by Bobby Nichols of Chandler Signs for a 50-square foot detached multi-tenant monument sign at 1601 Elm Street (north elevation).

Staff Recommendation: **Approval.**

Special Sign District Advisory Committee Recommendation:
Approval.

Applicant: Bobby Nichols, Chandler Signs

Owner: 1601 ELM HOLDINGS L.P.

2001230020
Oscar Aguilera
(CC District 14)

An application for a Certificate of Appropriateness by Perfect Signs for a 64-square foot illuminated light-emitting diode (LED) attached upper-level projecting sign at 1222 Commerce Street (north elevation).

Staff Recommendation: **Approval.**

Special Sign District Advisory Committee Recommendation:
Approval.

Owner: Manor House Garden, LLC

Downtown Perimeter SPSD:

2002100018
Oscar Aguilera
(CC District 14)

An application for a Certificate of Appropriateness by Jacob Capetillo of Barnett Signs for 70-square foot attached sign at 1909 Woodall Rodgers Freeway (east elevation).

Staff Recommendation: **Approval.**

Special Sign District Advisory Committee Recommendation:
Approval.

Applicant: Jacob Capetillo, Barnett Signs

Owner: Primrose School

Southside Entertainment SPSD:

2002130001
Oscar Aguilera
(CC District 2)

An application for a Certificate of Appropriateness by James Decicco of The Five Experience for a 30.66-square foot flat attached sign at 1319 South Lamar Street (north elevation).
Staff Recommendation: **Approval**.
Special Sign District Advisory Committee Recommendation: **Approval**.
Applicant: James Decicco
Owner: Urban Specialists, The Five Experience

Zoning Cases – Consent:

1. **Z190-167(AU)**
Andreea Udrea
(CC District 12)
An application for the renewal of Specific Use Permit No. 1396 for a public of private school on property zoned an TH-1(A) Townhouse District with deed restrictions [Z912-127], on the northeast corner of Timberglen Road and Vail Street.
Staff Recommendation: **Approval** for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a traffic management plan and conditions.
Applicant: Tom Bell, CFBISD Construction Manager
Representative: Robert Howman, Glenn Engineering Corporation
2. **Z190-189(AU)**
Andreea Udrea
(CC District 2)
An application for a Specific Use Permit for an office use on property zoned Area 2 within Planned Development District No. 465, the Arlington Park Special Purpose District, on the southeast line of Record Crossing Road, east of Cushata Lane.
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site/landscape plan and conditions.
Applicant: BCL of Texas
Representative: David Dinoff, BCL of Texas
3. **Z190-175(JT)**
Jeremy Tennant
(CC District 2)
An application for the renewal of Specific Use Permit No. 1913 for a bar, lounge, or tavern on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District, on the south line of Elm Street, east of North Good Latimer Expressway.
Staff Recommendation: **Approval** for a four-year period, subject to conditions.
Applicant: Bridges & Bridges, LLC, Anvil Pub
Representative: Audra Buckley, Permitted Development

4. **Z190-202(JT)**
Jeremy Tennant
(CC District 2)
- An application for the renewal of Specific Use Permit No. 2019 for a bar, lounge, or tavern with live music and a commercial amusement inside use limited to a live music venue on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District, on the south line of Elm Street, east of North Good Latimer Expressway.
- Staff Recommendation: **Approval** for a three-year period, subject to conditions.
- Applicant: Twilite on Elm, LLC, Twilite Lounge
- Representative: Jason Marshall, Marshall Firm, PC

Zoning Cases – Under Advisement:

5. **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 properties.
- Bus Tour Date: November 7, 2019.
- UA From: February 6, 2020 and March 26, 2020.
6. **Z189-277(CY/JT)**
Jeremy Tennant
(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, November 21, 2019 and February 20, 2020.

7. **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, February 20, 2020 and March 26, 2020.
8. **Z190-143(AU)** An application for an MH(A) Manufactured Home District with deed restrictions volunteered by the applicant, 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
UA From: February 20, 2020 and March 26, 2020
9. **Z190-116(PD)** 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.
Pamela Daniel
(CC District 6)
Staff Recommendation: **Denial.**
Applicant: BBCT Holdings, LLC
Representative: Rob Baldwin, Baldwin Associates
UA From: January 23, 2020, February 20, 2020 and March 26, 2020.

Zoning Cases – Individual:

10. **Z190-161(AU)** An application for the renewal of Specific Use Permit No. 1831 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 southeast corner of Reunion Boulevard and Riverfront Boulevard.
Andreea Udrea
(CC District 6)
Staff Recommendation: **Approval** for a three-year period with eligibility for automatic renewals for additional three-year periods, subject to conditions.
Applicant: Lauren Lynn Oznick (sole owner)/Jiffy Properties L.P.
Representative: Santos Martinez, La Sierra Planning Group

11. **Z190-171(CT)**
Carlos Talison
(CC District 6)
- An application for a Specific Use Permit for a Commercial Parking Lot or garage use on property zoned Subdistrict 1A within Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District, on the east line of May Street, south of Harbin Street.
Staff Recommendation: **Approval** for a five-year period, subject to site plan and conditions.
Applicant: I Am My Brother's Keeper Enterprises, LLC
Representative: Maxwell Fisher, MASTERPLAN
12. **Z190-196(CT)**
Carlos Talison
(CC District 1)
- An application for an amendment to Planned Development District No. 409 for R-7.5(A) Single Family District uses and a public school other than an open-enrollment charter school, with an H/144 Historic Overlay No. 144, on the southeast corner of West Jefferson Boulevard and Tennant Street.
Staff Recommendation: **Approval**, subject to a revised development plan, traffic management plan and conditions.
Applicant: Dallas Independent School District
Representative: Rob Baldwin, Baldwin Planning
13. **Z190-206(CT)**
Carlos Talison
(CC District 6)
- An application for a change to Subdistrict 2A within Planned Development District No. 714, the West Commerce/Fort Worth Avenue Special Purpose District, on property zoned an R-7.5(A) Single Family District, on the southeast corner of Castle Street and North Montclair Avenue.
Staff Recommendation: **Approval.**
Applicant: HTC Land Holdings, LLC
Representative: Zachary Krochtengel
14. **Z190-210(CT)**
Carlos Talison
(CC District 5)
- An application for an amendment to the site plan for Specific Use Permit No. 1945 for a child-care facility use on property zoned an R-7.5(A) Single Family District, on the east line of North St. Augustine Drive, between Homeplace Drive and Talmalpais Drive.
Staff Recommendation: **Approval.**
Applicant/Representative: Edna Wells
15. **Z190-172(CT)**
Carlos Talison
(CC District 6)
- An application for a Specific Use Permit for a Commercial Amusement (inside) use on property zoned Subdistrict 1A within Planned Development District No. 714, the West Commerce/Ft. Worth Avenue Special Purpose District, on the east line of Hardwick Street, south of West Commerce Street.
Staff Recommendation: **Approval** for a five-year period, subject to site plan and conditions.
Applicant: I Am My Brother's Keeper Enterprises, LLC
Representative: Maxwell Fisher, MASTERPLAN

16. **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
17. **Z190-139(PD)**
Pamela Daniel
(CC District 14)
- An application for a new subdistrict within Planned Development District No. 842 with a MD-1 Modified Delta Overlay, on the east line of Greenville Avenue, north of La Vista Drive.
- Staff Recommendation: **Denial.**
- Applicant: Greenville Parks LP
- Representative: Rob Baldwin, Baldwin Associates
18. **Z190-191(ND)**
Neva Dean
(CC District 8)
- An application for a CR Community Retail District with deed restrictions volunteered by the applicant on property zoned an R-10(A) Single Family District, on the north side of South Belt Line Road, northeast of Seagoville Road.
- Staff Recommendation: **Denial.**
- Applicant: Autozone Parts, Inc.
- Representative: Arlyn Samuelson
19. **Z178-271(JM/AU)**
Andreea Udrea
(CC District 6)
- An application for **1)** an amendment to Planned Development District No. 944 from R-5(A) Single Family District uses to MU-1 Mixed Use District uses; and **2)** an expansion of Planned Development District No. 944 on property zoned an IR Industrial Research District and an IM Industrial Manufacturing District, in an area bounded by Duluth Street and Singleton Boulevard to the north, Borger Street to the east, Pablo Street to the south, and Vilbig Road to the west.
- Staff Recommendation: **Approval**, subject to a revised conceptual plan, development plan for Subarea A, cross sections for shared access development in Subarea B, cross sections for public street with 53-foot right of way, cross sections for public street with 80-foot right of way, a revised paving plan, and staff's recommended conditions.
- Applicant: Megatel Trinity Meadows, LLC
- Representative: Santos Martinez, La Sierra Planning Group

20. **Z190-197(AU)**
Andreea Udrea
(CC District 7)
- An application for an amendment to and an expansion of Planned Development District No. 346, on property zoned Planned Development District No. 346 and an IM Industrial Manufacturing District, on the northwest line of Hickory Street, on both sides of Jeffries Street, northeast of South Malcom X Boulevard and southwest of Chestnut Street.
Staff Recommendation: **Approval**, subject to a development plan, landscape plan, and conditions.
Applicant: Shelter Ministries of Dallas
Representative: Angela Hunt, Munsch Hardt
21. **Z190-203(AU)**
Andreea Udrea
(CC District 14)
- An application for a new Planned Development Subdistrict for mixed uses on property zoned an HC Heavy Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the northwest line of Woodall Rodgers Freeway, between North St. Paul Street and North Harwood Street.
Staff Recommendation: **Approval**, subject to a revised development plan, revised landscape plan, and staff's recommended conditions.
Applicant: KDC 19191 Woodall Investments One LP
Representative: Suzan Kedron, Jackson Walker

Authorization of a Hearing:

- Donna Moorman
(CC District 12)
- Consideration of authorizing a public hearing to determine the proper zoning on property zoned a TH-2(A) Townhouse District and an MF-1(A) Multifamily District with Specific Use Permit (SUP) No. 1012, for a public school on the north side of Timberglen Road between Kelly Boulevard and Justice Lane and containing approximately 12 acres with consideration to be given to reducing the size of the SUP by removing the single family developed lots on the west side of Justice Lane and amending the SUP to allow for the reconstruction of the school. This is a hearing to consider the request to authorize the hearing and not the rezoning of property at this time.
-

Other Matters:

Minutes: May 14, 2020

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Tuesday, May 19, 2020

CITY PLAN COMMISSION RULES COMMITTEE MEETING – Tuesday, May 19, 2020, via videoconference, at 8:30 a.m., to consider **(1)** Consideration of amendments to the City Plan Commission Rules of Procedure regarding Standing Committees – Sections 13(a) and 13(f). The public may listen to the meeting as an attendee at the below videoconference link:
<https://dallascityhall.webex.com/dallascityhall/onstage/g.php?MTID=e19959164e0f205be333e9f60033d366f>.

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."