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CITY SECRETARY
DALLAS, TEXAS



CITY OF DALLAS
CITY PLAN COMMISSION
Thursday, July 9, 2020
AGENDA

Public Notice

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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, July 7, 2020. Public Affairs and Outreach will also stream the public hearing on Spectrum Cable Channel 95 or 96 and bit.ly/cityofdallastv. The following videoconference link is available to the public to listen to the meeting WebEx link below:

<https://dallascityhall.webex.com/dallascityhall/onstage/g.php?MTID=eb8795a867c2e9c4e867da4210c839ef4>.

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

BRIEFINGS:

Z167-311 - Briefing to include proposed zoning regulations for proposed Subdistricts 2, 3, and 4 within PD No. 317 for 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 PD 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 PD No. 317. The area is 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.

Vasavi Pilla, Coordinator, Office of Economic Development

Subdivision Docket
Zoning Docket

PUBLIC TESTIMONY:

Minor Amendments
 Waivers
 Minutes

ACTION ITEMS:

Subdivision Docket

Planner: Sharmila Shrestha

Consent Items:

- (1) **S190-156**
(CC District 14)
An application to replat a 0.33-acre tract of land containing part of Lot 3, and all of Lots 4 and 5 in City Block 1/607 to create one lot on property located on Caddo Street, at the terminus of Cochran Street.
Owner: Caddo 1920, LLC
Surveyor: CBG Surveying Texas, LLC
Application Filed: June 10, 2020
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (2) **S190-157**
(CC District 7)
An application to replat a 4.35-acre tract of land containing all of Lots 2 through 25 in City Block B/809, a 16-foot abandoned alley, and a portion of abandoned Pacific Avenue to create one lot on property bounded by Pacific Avenue, Parry Avenue, Commerce Street, and Ash Lane.
Owners: 4100 Commerce LP & Block 809 Properties, LTD
Surveyor: CBG Surveying Texas, LLC
Application Filed: June 10, 2020
Zoning: PD 269 (Tract A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (3) **S190-158**
(CC District 6)
An application to replat a 1.088-acre tract of land containing part of Lots 7 through 12, 14, and 15 and all of Lots 16 and 17 in City Block A/4016; a portion of abandoned 15-foot alley, and a portion of abandoned Sylvan Avenue to create one lot on property located on Sylvan Avenue at Fort Worth Avenue, south of Evanston Avenue.
Owner: 739 Fort Worth Avenue, LLC
Surveyor: Raymond L. Goodson Jr. Inc.
Application Filed: June 10, 2020
Zoning: PD 714 (Subdistrict 1B)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (4) **S190-159**
(CC District 6)
- An application to replat a 5.8038-acre tract of land containing all of Lots 1 through 4 in City Block H/6509 to create one 2.8805-acre lot and one 2.9234-acre lot on property located on Shady Trail, south of Walnut Hill Lane.
- Owner: R.G. Colling, LLC
Surveyor: Raymond L. Goodson Jr. Inc.
Application Filed: June 10, 2020
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S190-160**
(CC District 9)
- An application to create a 14-lot shared access development ranging in size from 1,979 square feet to 5,926 square feet from a 0.80-acre tract of land in City Block 7404 on property located on Oates Drive, west of Ferguson Road.
- Owner: Oates Drive One, LLC
Surveyor: CBG Surveying Texas, LLC
Application Filed: June 11, 2020
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (6) **S190-161**
(CC District 10)
- An application to replat a 0.526-acre tract of land containing part of Lot 1 in City Block C/8051 to create one lot on property located on Walnut Hill Lane at Estate Lane, northeast corner.
- Owners: Walnut Hill Estate Realty, LLC
Surveyor: Peiser & Mankin Surveying, LLC
Application Filed: June 11, 2020
Zoning: CS
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (7) **S190-163**
(CC District 3)
- An application to create one 6.52-acre lot from a tract of land in City Block 6959 on property located on Cockrell Hill Road, north of Walton Walker Boulevard.
- Owners: Rosa Maria & Carlos Cigarroa
Surveyor: Ernest Hedgcoth Consulting Engineers, Inc.
Application Filed: June 12, 2020
Zoning: RR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (8) **S190-164**
(CC District 2) An application to create one 5.068-acre lot from a tract of land in City Block 5720 on property located on Denton Drive, east of Manor Way.
Owner: Sewell Corporation
Surveyor: JPH Land Survey, Inc.
Application Filed: June 12, 2020
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (9) **S190-166**
(CC District 14) An application to replat a 0.2942-acre tract of land containing all of Lot 23 in City Block A/1030 and part of City Block 1030 to create one lot on property located at 2917 Sale Street, south of Dickason Avenue.
Owner: Scott Granowski
Surveyor: Geonav, LLC
Application Filed: June 12, 2020
Zoning: PD 193 (MF-3)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replats:

- (10) **S190-155**
(CC District 13) An application to replat a 2.206-acre tract of land containing all of Lots 1 and 2 in City Block 8/5598 to create one lot on property located on Douglas Avenue at Deloache Avenue, northwest corner.
Owner: James F. Kull
Surveyor: A & W Surveyors, Inc.
Application Filed: June 10, 2020
Zoning: R-1ac(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (11) **S190-162**
(CC District 4) An application to replat a 0.527-acre tract of land containing all of Lot 15A in City Block 2/6091 to create 3 residential lots ranging in size from 7,557 square feet to 7,847 square feet on property located on Leatherwood Street, north of Overton Road.
Owner: 2020 Capital, LLC
Surveyor: Barry S. Rhodes
Application Filed: June 11, 2020
Zoning: R-5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (12) **S190-165**
(CC District 1)
- An application to replat a 1.638-acre tract of land containing part of Lot 6, and all of Lots 7 through 9 in City Block 1/4634 to create one 0.592-acre (25,805-square foot) and one 1.046-acre (45,568-square feet) lot on property located on Junior Drive, east of Kessler Parkway.
Owners: High Oak Properties, LLC, Christopher Aslam & Edith Aslam
Surveyor: Eagle Surveying, LLC
Application Filed: June 12, 2020
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Miscellaneous Items:

- M190-019**
Abraham Martinez
(CC District 11)
- An application for a minor amendment to an existing development plan and landscape plan for a private school use on property zoned Planned Development District No. 368, generally on the south side of Churchill Way at the terminus of Whitley Lane.
Staff Recommendation: **Approval**.
Applicant: Alcuin School
Representative: John Boehnlein Building Solutions

- W190-009**
Jeremy Tennant
(CC District 7)
- An application for a waiver of the two-year waiting period to submit a zoning application to amend Specific Use Permit No. 1817 on property zoned an R-7.5(A) Single-Family District, on the north side of Bruton Road, northeast of Leroy Road.
Staff Recommendation: **Denial**.
Applicant: Golden Rule Schools
Representative: Robert Reeves

Zoning Cases – Consent:

1. **Z190-170(AU)**
Andreea Udrea
(CC District 1)
- An application for a Specific Use Permit for a tower/antenna for cellular communication on property zoned a TH-3(A) Townhouse District, on the north line of West Illinois Avenue, between Tyler Street and Boyd Street.
Staff Recommendation: **Approval** for a five-year period, subject to a site plan and conditions.
Applicant: Communications Tower Group, LLC
Representative: Peter Kavanagh, Zone Systems, Inc.

2. **Z190-221(AU)**
Andreea Udrea
(CC District 8)

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 Commercial Retail District with a D-1 Liquor Control Overlay, on the north corner of South Belt Line and Seagoville 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: Abed Ammouri
Representative: La Sierra Planning Group
3. **Z190-234(CT)**
Carlos Talison
(CC District 7)

An application for a Specific Use Permit for a food or beverage store use 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 western corner of South Ervay Street and South Boulevard.
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to site plan and conditions.
Applicant: Cornerstone Baptist Church of Dallas, Inc.
Representative: Benton Payne
4. **Z190-209(PD)**
Pamela Daniel
(CC District 2)

An application for a Specific Use Permit for a microbrewery, distillery, or winery on property zoned Subdistrict A within Planned Development District No. 269, the Deep Ellum/Near East Side District, on the northwest corner of Canton Street and South Malcolm X Boulevard.
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.
Applicant: 2809 Canton LLC
Representative: Santos Martinez, La Sierra Planning Group
5. **Z190-220(PD)**
Pamela Daniel
(CC District 8)

An application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store less than 3,500 square feet on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay, on the west corner of Seagoville Road and South Belt Line 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.
Representative: Santos Martinez, La Sierra Planning Group

Zoning Cases – Under Advisement:

6. **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: **Denial without prejudice.**
Applicant: BZ Mart
Representative: Malik Parvez, Business Zoom LLC
UA From: May 14, 2020.
7. **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
UA From: May 21, 2020.
8. **Z190-145(JM)**
Jennifer Muñoz
(CC District 2)
- An application for an amendment to the 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
UA From: May 14, 2020.

Zoning Cases – Individual:

9. **Z190-240(JT)**
Jeremy Tennant
(CC District 14)
- A City Plan Commission authorized hearing to determine proper zoning on property zoned Planned Development District No. 842 with Specific Use Permit No. 2346, for a Late-hours establishment limited to a restaurant with drive-in or drive through service with consideration to be given to evaluation whether the SUP is compatible with adjacent property and consistent with the character of the neighborhood, on the southwest corner of Greenville Avenue and Alta Avenue.
Staff Recommendation: **No Change.**

Other Matters:

Minutes: June 18, 2020

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, July 9, 2020

ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING - Thursday, July 9, 2020, via videoconference, at 8:30 a.m., to consider (1) **DCA190-009** - Consideration of amending Chapter 51A-4.702(a)(8)(A) of the Dallas Development Code with consideration to be given to the application of Residential Proximity Slope in Planned Development Districts; and (2) **DCA190-002** - Consideration of amending off-street parking and loading requirements in Chapters 51 and 51A of the Dallas Development Code.

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]

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."