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CITY SECRETARY
DALLAS, TEXAS

REVISED



CITY OF DALLAS
CITY PLAN COMMISSION
Thursday, August 6, 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, August 4, 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=ee15901526bda30b6a98d32151f4df336>

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

BRIEFINGS:

Subdivision Docket
Zoning Docket

PUBLIC TESTIMONY:

Development Plans
 Minutes

ACTION ITEMS:

Subdivision Docket

Planner: Sharmila Shrestha

Consent Items:

- (1) **S190-184**
(CC District 6)
An application to replat a 4.933-acre tract of land containing part of Block 2/6512 to create one 4.666-acre lot and one 0.267-acre lot on property located on Southwell Road, east of Stemmons Freeway/ Interstate Highway No. 35E.
Owner: RWS Land Company, LLC
Surveyor: Ringley & Associates, Inc.
Application Filed: July 14, 2020
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (2) **S190-185**
(CC District 8)
An application to create one 28.792-acre lot from a tract of land in City Block 8296 on property located on Cedardale Road, east of Dallas Avenue.
Owner: Sowell Lancaster Partners, L.P.
Surveyor: Kimley-Horn and Associates, Inc.
Application Filed: July 15, 2020
Zoning: LI
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (3) **S190-186**
(CC District 6)
An application to replat a 3.440-acre tract of land containing part of City Block C/6509 to create one lot on property located between Electronic Lane and Program Drive, east of Composite Drive.
Owner: Parker University
Surveyor: Raymond L. Goodson Jr. Inc.
Application Filed: July 15, 2020
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S190-187**
(CC District 2)
An application to replat a 0.7690-acre tract of land containing all of Lots 10 through 14 in City Block 13/1080 to create one lot on property located on Ann Avenue at Parry Avenue, northwest corner.
Owner: Jubilee Park Clinic Holdings, LLC
Surveyor: Raymond L. Goodson Jr. Inc.
Application Filed: July 15, 2020
Zoning: CS
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (5) **S190-188**
(CC District 2) An application to replat a 0.4592-acre tract of land containing all of Lots 5 through 7 in City Block 14/1076 to create one lot on property located on Ann Avenue at Parry Avenue, southwest corner.
Owner: Jubilee Park Clinic Holdings, LLC
Surveyor: Raymond L. Goodson Jr. Inc.
Application Filed: July 15, 2020
Zoning: CS
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (6) **S190-189**
(CC District 2) An application to replat a 0.344-acre tract of land containing all of Lots 10 and 11 in City Block D/5712 to create one lot on property located on Kimsey Drive, south of Denton Drive.
Owner: Jonathan Urick
Surveyor: Rhodes Surveying
Application Filed: July 16, 2020
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replats:

- (7) **S190-181**
(CC District 6) An application to replat a 1.03-acre tract of land containing all of Lot 1 in City Block 4/3965 to create two 14,998 square feet lots and one 15,019 square feet lot on property located on Stafford Avenue at Edgefield Avenue, northeast corner.
Owner: Williejaxon V, LLC
Surveyor: Texas Heritage Surveying, LLC
Application Filed: July 8, 2020
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (8) **S190-190**
(CC District 8) An application to replat a 2.049-acre tract of land containing all of Lot 3 in City Block 8812 to create one 1.093-acre (47,606 square feet) lot and one 0.956-acre (41,661 square feet) lot on property located on Woody Road, north of Kleberg Road.
Owner: Ruben Gonzales and Lilia Rodriguez
Surveyor: A & W Surveyors, Inc.
Application Filed: July 16, 2020
Zoning: R-10(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Miscellaneous Items:

D190-003

Abraham Martinez
(CC District 12)

An application for a development plan and landscape plan for a retirement housing community use on a portion of property zoned Zone A within Planned Development District No. 695, on the southeast corner of Frankford Road and Coit Road.

Staff Recommendation: **Approval.**

Applicant: Redwood-ERC Dallas, LLC

Representative: Maxwell Fisher, Masterplan

D190-005

Abraham Martinez
(CC District 6)

An application for a development plan for a multifamily use and community service center use on property zoned Planned Development District No. 1000, on the west line of Topeka Avenue, between Singleton Boulevard and Pueblo Street.

Staff Recommendation: **Approval.**

Applicant: Dallas City Homes, Inc.

Representative: Robert Baldwin, Baldwin Planning

Certificates of Appropriateness for Signs:

Downtown Retail A Subdistrict SPSPD:

2003190001

Oscar Aguilera
(CC District 14)

An application for a Certificate of Appropriateness by Kristy Smith of TrueKitchen for a 10-square-foot LED illuminated lower-level flat attached sign at 1933 Elm Street (south elevation).

Staff Recommendation: **Approval.**

Special Sign District Advisory Committee Recommendation:
Approval.

Applicant: Kristy Smith – TrueKitchen

Owner: Kevin Kristian 2612 LLC

2003190002

Oscar Aguilera
(CC District 14)

An application for a Certificate of Appropriateness by Kristy Smith of TrueKitchen for a 9-square-foot LED illuminated lower-level flat attached sign at 1933 Elm Street (south elevation).

Staff Recommendation: **Approval.**

Special Sign District Advisory Committee Recommendation:
Approval.

Applicant: Kristy Smith – TrueKitchen

Owner: Kevin Kristian 2612 LLC

2003200016
Oscar Aguilera
(CC District 14)

An application for a Certificate of Appropriateness by Kristy Smith of TrueKitchen for a 25-square-foot LED illuminated upper-level projecting attached sign at 1933 Elm Street (southeast elevation).

Staff Recommendation: **Approval.**

Special Sign District Advisory Committee Recommendation: **Approval**, subject to conditions. The background of the sign must be black as approved by the Landmark Commission.

Applicant: Kristy Smith – TrueKitchen

Owner: Kevin Kristian 2612 LLC

2006150001
Jennifer Muñoz
(CC District 14)

An application for a Certificate of Appropriateness by Taylor Tompkins of Willow Creek Signs for a 196-square-foot LED illuminated mid-level flat attached sign at 308 South Akard Street (east elevation).

Staff Recommendation: **Approval.**

Special Sign District Advisory Committee Recommendation: **Approval.**

Applicant: Taylor Tompkins – Willow Creek Signs

Owner: Southwestern Bell

Downtown Perimeter SPSD:

2003200002
Oscar Aguilera
(CC District 14)

An application for a Certificate of Appropriateness by Marie Byrum of Byrum Sign & Lighting, Inc. for a 186.67-square-foot LED illuminated attached sign at 770 Cantegral Street (southwest elevation).

Staff Recommendation: **Approval.**

Special Sign District Advisory Committee Recommendation: **Approval.**

Applicant: Marie Byrum – Byrum Sign & Lighting, Inc.

Owner: Gabriella Tower LLC

2003200003
Oscar Aguilera
(CC District 14)

An application for a Certificate of Appropriateness by Marie Byrum of Byrum Sign & Lighting, Inc. for a 182.68-square-foot LED illuminated attached sign at 770 Cantegral Street (northwest elevation).

Staff Recommendation: **Approval.**

Special Sign District Advisory Committee Recommendation: **Approval.**

Applicant: Marie Byrum – Byrum Sign & Lighting, Inc.

Owner: Gabriella Tower LLC

Downtown Central Business District SPSD:

2006190014
Jennifer Muñoz
(CC District 2)

An application for a Certificate of Appropriateness by Peter Goldstein for a 133.87-square-foot non-illuminated upper level flat attached sign at 912 South Ervay Street (southwest elevation).

Staff Recommendation: **Approval.**

Special Sign District Advisory Committee Recommendation: **Approval.**

Applicant/Owner: Peter Goldstein, DISD

Deep Ellum SPSPD:

2006180020

Jennifer Muñoz
(CC District 2)

An application for a Certificate of Appropriateness by Ryan Lavernia for a 564-square-foot non-illuminated painted applied sign at 2801 Virgil Street (west elevation).

application for a Certificate of Appropriateness by.

Staff Recommendation: **Approval.**

Special Sign District Advisory Committee Recommendation:

Approval.

Applicant: Ryan Lavernia, Whiskey Hatchet Bar

Owner: AP Blanton Deep Ellum, LLC

2006180021

Jennifer Muñoz
(CC District 2)

An application for a Certificate of Appropriateness by Ryan Lavernia for a 114-square-foot non-illuminated painted applied sign at 2801 Virgil Street (north elevation).

application for a Certificate of Appropriateness by.

Staff Recommendation: **Approval.**

Special Sign District Advisory Committee Recommendation:

Approval.

Applicant: Ryan Lavernia, Whiskey Hatchet Bar

Owner: AP Blanton Deep Ellum, LLC

2005260005

Jennifer Muñoz
(CC District 2)

An application for a Certificate of Appropriateness by Kristy Danelle Smith of Signs Manufacturing for a nine-square-foot LED illuminated projecting attached sign at 2822 Main Street (north elevation).

Staff Recommendation: **Approval.**

Special Sign District Advisory Committee Recommendation:

Approval.

Applicant: Kristy Danelle Smith –Signs Manufacturing

Owner: AP Deep Ellum, LLC

Zoning Cases – Consent:

1. Z190-190(CT)

Carlos Talison
(CC District 7)

An application for a CR Community Retail District with deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District, on the northwest line of Forney Road, northeast of Lawnview Avenue.

Staff Recommendation: **Approval**, subject to deed restrictions volunteered by the applicant.

Applicant: Christian Montoya, sole owner

Representative: Jorge Hernandez, America Plans & Permits

2. **Z190-254(CT)**
Carlos Talison
(CC District 5)
- An application for the renewal of Specific Use Permit No. 2293 for the sale of alcoholic beverages in conjunction with a restaurant with drive-in or drive-through service use, on property zoned Subarea 1 within Planned Development District No. 366, the Buckner Boulevard Special Purpose District with a D-1 Liquor Control Overlay, on the east line of South Buckner Boulevard, north of Bruton Road.
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions.
Applicant: Del Centro Restaurant Concepts, LLC
Representative: Laura C. Kekahuna
3. **Z190-255(CT)**
Carlos Talison
(CC District 2)
- An application for a Planned Development Subdistrict for O-2 Office Subdistrict uses, on property zoned an O-2 Office Subdistrict uses within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the west corner of Wycliff Avenue and Hartford Street.
Staff Recommendation: **Approval**, subject to a development plan, landscape plan and conditions.
Applicant: MM Property Holdings V, LLC.
Representative: David Martin/Tommy Mann, Winstead PC
4. **Z190-217(PD)**
Pamela Daniel
(CC District 7)
- An application for a Specific Use Permit for a vehicle, display, sales, and service use on property zoned Subarea 1 within Planned Development District No. 366, the Buckner Boulevard Special Purpose District, with a D-1 Liquor Control Overlay, on the west side of South Buckner Boulevard, between Military Parkway and Carr Street.
Staff Recommendation: **Approval** for a three-year period, subject to a site plan and conditions.
Applicant: Aiham Said
Representative: Wes Hoblit, MasterPlan Consultants

Zoning Cases – Individual:

5. **Z190-233(PD)**
Pamela Daniel
(CC District 3)
- An application to amend and expand Specific Use Permit No. 1450 for an open-enrollment charter school on property zoned an R-7.5(A) Single Family District, on the southwest corner of West Illinois Avenue and Chalmers Street.
Staff Recommendation: **Denial.**
Applicant/Representative: Mark Daniels, Callaway Architecture

6. **Z190-238(AU)**
Andreea Udrea
(CC District 13)
- An application for a new tract for mixed uses on property zoned Tract III and Tract IV within Planned Development District No. 314, Preston Center Special Purpose District, on the southwest corner of Luther Lane and Westchester Drive.
Staff Recommendation: **Approval**, subject to a development plan, landscape plan and staff's recommended conditions.
Applicant: Matilda Realty-I, L.P and RB Pass LLC
Representative: Bill Dahlstrom – Jackson Walker LLP
7. **Z190-261(AU)**
Andreea Udrea
(CC District 13)
- An application for a Specific Use Permit for a fire station use on property zoned an R-16(A) Single Family District, on the northeast corner Royal Lane and Dallas North Tollway.
Staff Recommendation: **Approval** for a three-year period, subject to a site plan and conditions.
Applicant: City of Dallas
Representative: Catherine Lee

Development Code Amendment:

- DCA190-009**
Nathan Warren
(CC District All)
- 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.
Staff Recommendation: **Approval.**
Zoning Ordinance Advisory Committee Recommendation: **Approval.**

Other Matters:

Consideration of Appointments to CPC Committees:

Subdivision Review Committee

Urban Design Advisory Committee

Minutes: July 23, 2020

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Tuesday, August 4, 2020

CITY PLAN COMMISSION RULES COMMITTEE MEETING – Tuesday, August 4, 2020, via videoconference, at 9:00 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).

Thursday, August 6, 2020

ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING - Thursday, August 6, 2020, via videoconference, 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.

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."