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CITY SECRETARY
DALLAS, TEXAS

CITY OF DALLAS
CITY PLAN COMMISSION
Thursday, August 20, 2020
AGENDA

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 18, 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=e89cc3cf356f735ca6a31af050988ca56>

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

BRIEFINGS:

Subdivision Docket
Zoning Docket

PUBLIC TESTIMONY:

Minor Amendments
 Development Plans
 Minutes

ACTION ITEMS:

Subdivision Docket

Planner: Mohammad Bordbar

Consent Items:

- (1) **S190-191**
(CC District 8)
An application to create two 10,260 square feet lots from a 0.589-acre tract of land and to dedicate 30-foot of right-of-way in City Block 6880 on property located on Ripple Road at Barre Street, southeast corner.
Applicant/Owner: Hai Nguyen
Surveyor: CBG Surveying Texas, LLC
Application Filed: July 22, 2020
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (2) **S190-192**
(CC District 2)
An application to create a 0.378-acre lot from a tract of land in City Block 5761 on property located at the terminus of Mail Avenue, Southwest of Rural Avenue.
Applicant/Owner: Kaminski Development Corp, LLC
Surveyor: Texas Heritage Surveying, LLC
Application Filed: July 23, 2020
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (3) **S190-193**
(CC District 14)
An application to create a 7.684-acre lot from a tract of land in City Block 5411 on property located on Lovers Lane at Skillman, northeast corner.
Applicant/Owner: Zion Lutheran Church of Dallas, Texas
Surveyor: Duenes Land Surveying, LLC
Application Filed: July 23, 2020
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (4) **S190-194**
(CC District NA)
An application to create 70 single family lots ranging in size from 5,345 square feet to 11,150 square feet and 3 common areas from a 33.181-acre tract of land on property located on Ranch Road, south of University Drive.
Applicant/Owner: Devonshire (Dallas) ASLI VIII, LLC
Surveyor: J. Volk Consulting
Application Filed: July 23, 2020
Zoning: NA
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (5) **S190-197**
(CC District 12) An application to replat a 0.993-acre tract of land containing all of Lots 5, 6, and portion of Lot 4 in City Block G/8728; a portion of Lots 34 and 35 in City Block F/8728, and an abandoned portion of Villa Road to create one lot on property located on Mapleshade Lane, south of President George Bush Turnpike, State Highway 190.
Applicant/Owner: Dean Campbell
Surveyor: Texas Heritage Surveying, LLC
Application Filed: July 24, 2020
Zoning: NO
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (6) **S190-199**
(CC District 13) An application to create two 26,346 square foot lots from a 1.282-acre tract of land in City Block 6416 on property located on Marsh Lane, north of Walnut Hill Lane.
Applicant/Owner: Dallas New Home Builders
Surveyor: Crowley Surveying
Application Filed: July 24, 2020
Zoning: R-16(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (7) **S190-200**
(CC District 2) An application to replat a 7.9923-acre tract of land containing all of Lots 2A, 2B, 4A, 5A, 5B, 5C, and 5D in City Block E/2367 to create 7 lots ranging in size from 9,551 square feet to 95,652 square feet and one common area on property located on Mockingbird Lane, south of Maple Avenue.
Applicant/Owner: Mockingbird Venture Partners, LLC, MVP Retail Phase 1, LLC
Surveyor: Kimley-Horn and associates, Inc
Application Filed: July 24, 2020
Zoning: PD 751
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (8) **S190-201**
(CC District 7) An application to create one 25.459-acre lot from a tract of land in City Block 6780 on property located on Prairie Creek Road, south of Forney Road.
Applicant/Owner: IDIL Prairie Creek, LLC
Surveyor: Goodwin and Marshal, Inc
Application Filed: July 24, 2020
Zoning: LI
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replats:

- (9) **S190-195**
(CC District 6) An application to create a 39-lot Shared Access Development with lots ranging in size from 2,000 square feet to 2,828 square feet and one common area from a 4.639-acre tract of land in City Block 19/8335 on property located at the terminus of Hale Street, east of Dwight Avenue.
Applicant/Owner: Whitely Brothers Construction, LLC
Surveyor: Westwood Professional Services, Inc.
Application Filed: July 23, 2020
Zoning: PD 1032
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (10) **S190-196**
(CC District 8) An application to replat a 1.488-acre tract of land containing all of Lot 2 in City Block D/8823 and part of City Block D/8823 into one 19,437 square foot lot and one 45,397 square foot lot on property located on S. Belt Line Road, east of Seagoville Road.
Applicant/Owner: Abed Ammouri and Hamza Alkam
Surveyor: Westwood Professional Services, Inc.
Application Filed: July 23, 2020
Zoning: CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Miscellaneous Items:

- M190-034**
Hannah Carrasco
(CC District 13) An application for a minor amendment to an existing development plan on property zoned Planned Development District No. 967, Southeast corner of Welch and Harvest Hill Road.
Staff Recommendation: **Approval.**
Applicant: Dallas Independent School District
Representative: Robert Baldwin, Baldwin & Associates

Miscellaneous Items – Under Advisement:

- 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
UA From: August 6, 2020.

Certificates of Appropriateness for Signs:

Downtown Perimeter SPSD:

- 2004100001**
Jennifer Muñoz
(CC District 14)
- An application for a Certificate of Appropriateness by Bobby Nichols of Chandler Signs for a 143-square-foot LED illuminated attached sign at 2727 Live Oak Street (southeast elevation).
Staff Recommendation: **Approval.**
Special Sign District Advisory Committee Recommendation: **Approval.**
Applicant: Bobby Nichols, Chandler Signs
Owner: Gabriella Tower LLC.
- 2004100002**
Jennifer Muñoz
(CC District 14)
- An application for a Certificate of Appropriateness by Bobby Nichols of Chandler Signs for a 123-square-foot LED illuminated attached sign at 2727 Live Oak Street (southwest elevation).
Staff Recommendation: **Approval.**
Special Sign District Advisory Committee Recommendation: **Approval.**
Applicant: Bobby Nichols, Chandler Signs
Owner: Gabriella Tower LLC.
- 2004100003**
Jennifer Muñoz
(CC District 14)
- An application for a Certificate of Appropriateness by Bobby Nichols of Chandler Signs for a 169-square-foot LED illuminated attached sign at 2727 Live Oak Street (southeast elevation).
Staff Recommendation: **Approval.**
Special Sign District Advisory Committee Recommendation: **Approval.**
Applicant: Bobby Nichols, Chandler Signs
Owner: Gabriella Tower LLC.
- 2004100004**
Jennifer Muñoz
(CC District 14)
- An application for a Certificate of Appropriateness by Bobby Nichols of Chandler Signs for a 93-square-foot LED illuminated attached sign at 2727 Live Oak Street (southeast elevation).
Staff Recommendation: **Approval.**
Special Sign District Advisory Committee Recommendation: **Approval.**
Applicant: Bobby Nichols, Chandler Signs
Owner: Gabriella Tower LLC.
- 2004150004**
Jennifer Muñoz
(CC District 14)
- An application for a Certificate of Appropriateness by Bobby Nichols of Chandler Signs for a 123-square-foot LED illuminated attached sign at 2727 Live Oak Street (southeast elevation).
Staff Recommendation: **Approval.**
Special Sign District Advisory Committee Recommendation: **Approval.**
Applicant: Bobby Nichols, Chandler Signs
Owner: Gabriella Tower LLC.

Zoning Cases – Consent:

1. **Z190-216(CT)**
Carlos Talison
(CC District 2)

An application for a Planned Development District for MU-2 Mixed Use District uses, on property zoned an IR Industrial Research District, on the northwest line of Sadler Circle, northwest of Inwood Road.
Staff Recommendation: **Approval**, subject to development plan and conditions.
Applicant: Resource Center
Representative: Rob Baldwin, Baldwin Planning
2. **Z190-266(LG)**
La’Kisha Girder
(CC District 7)

An application for the renewal of Specific Use Permit No. 1691 for a bar, lounge, or tavern use on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, on the south line of Exposition Avenue, east of Ash Lane.
Staff Recommendation: **Approval** for a three-year period, subject to conditions.
Applicant/Representative: Antonio Everette
3. **Z190-267(LG)**
La’Kisha Girder
(CC District 2)

An application for the renewal of Specific Use Permit No. 1982 for a bar, lounge, or tavern and an inside commercial amusement for a dance hall use on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, on the southwest corner of Elm Street and North Crowdus Street.
Staff Recommendation: **Approval** for a three-year period, subject to conditions.
Applicant: Wit’s End, James Adkins
Representative: Audra Buckley, Permitted Development
4. **Z190-275(LG)**
La’Kisha Girder
(CC District 8)

An application for an LI Light Industrial District on property zoned an A(A) Agricultural District, south of Cedardale Road and east of North Dallas Avenue.
Staff Recommendation: **Approval**, subject to deed restrictions volunteered by the applicant.
Applicant: Sowell Lancaster Partners, L.P.
Representative: Bill Dahlstrom

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 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, March 26, 2020, May 21, 2020 and July 23, 2020.
6. **Z190-252(JT/PD)**
Pamela Daniel
(CC District 6)
- An application for the renewal of Specific Use Permit No. 2261 for a metal salvage facility use with consideration to amend the site plan on property zoned an IM Industrial Manufacturing District, on the east of Luna Road, north of Ryan Road.
- Staff Recommendation: **Hold under advisement until September 3, 2020.**
- Applicant: Venture Metals
- Representative: Robert Baldwin, Baldwin & Associates
- UA From: July 23, 2020.
7. **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
- UA From: August 6, 2020.

8. **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
UA From: August 6, 2020.
9. **Z190-226(CT)**
Carlos Talison
(CC District 6)
- An application for a Planned Development District for MU-2 Mixed Use District uses on property zoned an IR Industrial Research District, on the east line of North Beckley Avenue, south of West Commerce Street.
Staff Recommendation: **Approval**, subject to a development plan and conditions.
Applicant: Mill Creek Residential
Representative: Rob Baldwin, Baldwin & Associates
UA From: July 23, 2020.
10. **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
UA From: August 6, 2020.
11. **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
UA From: August 6, 2020.

Zoning Cases – Individual:

12. **Z190-259(AU)**
Andreea Udrea
(CC District 14)
- An application for a Planned Development Subdistrict for multifamily uses on property zoned an LC Light Commercial Subdistrict within Planned Development District No. 193, Oak Lawn Special Purpose District, on the southwest line of Maple Avenue, between Cedar Springs Road and Randall Street.
Staff Recommendation: **Approval**, subject to a development plan, a landscape plan, and staff's recommended conditions.
Applicant: GPIF 2811 Maple LLC/Scott Rodgers
Representative: Suzan Kedron, Jackson Walker
13. **Z190-232(CT)**
Carlos Talison
(CC District 11)
- An application for an amendment to Specific Use Permit No. 1365 for a private school and child-care facility use on property zoned an R-1/2ac(A) Single Family District, on the southeast corner of Hillcrest Road and Alpha Road.
Staff Recommendation: **Approval**, subject to a revised traffic management plan and staff recommended conditions.
Applicant: Coram Deo Academy
Representative: Rob Baldwin, Baldwin Planning
14. **Z190-263(CT)**
Carlos Talison
(CC District 7)
- An application for a Planned Development District for R-5(A) Single Family District uses and a public school other than an open-enrollment charter school on property zoned an R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, with an H/62 Historic Overlay for James Madison High School, on the south corner of Martin Luther King Jr. Boulevard and Meadow Street.
Staff Recommendation: **Approval**, subject to a development plan, traffic management plan, and staff recommend conditions.
Applicant: Dallas Independent School District
Representative: Rob Baldwin, Baldwin Planning
-

Other Matters:

Minutes: August 6, 2020

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, August 20, 2020

ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING - Thursday, August 20, 2020, via videoconference, at 9:00 a.m., to consider (1) **DCA190-007** - Consideration of amending the Dallas Development Code pertaining to accessory dwelling units.

SUBDIVISION REVIEW COMMITTEE (SRC) MEETING - Thursday, August 20, 2020, City Hall, 1500 Marilla Street, via videoconference, at 9:30 a.m. to consider: (1) **NC190-001** - Consider changing the name of Locust Avenue, between Gladewater Road and Aztec Drive to "Frank H. Henderson Drive" and (2) **NC190-002** - Consider changing the name of Dixie Garden Court, at the terminus of Cliff Haven Drive to "Achievers Court".

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."