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CITY SECRETARY
DALLAS, TEXAS



CITY OF DALLAS
CITY PLAN COMMISSION
Thursday, September 3, 2020
AGENDA

Public Notice

200667

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, September 1, 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=e2d2414e49656080fdc0dbe7776cb2ddb>

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

BRIEFINGS:

Mixed Income Housing Development Bonuses

Neva Dean, Assistant Director, Sustainable Development and Construction Department
 Pam Thompson, Housing Policy Task Force Administrator, Housing and
 Neighborhood Revitalization

Subdivision Docket

Zoning Docket

PUBLIC TESTIMONY:

Minor Amendments
 Rules of Procedure Amendments
 Minutes

ACTION ITEMS:

Subdivision Docket

Planner: Sharmila Shrestha

Consent Items:

- (1) **S190-203**
(CC District 8)
An application to create one 0.443-acre lot and one 0.744-acre lot from a tract of land in City Block 7807 on property located on St. Augustine Road, south of Fireside Drive.
Owner: Miguel Mejia
Surveyor: Texas Heritage Surveying, LLC
Application Filed: August 6, 2020
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (2) **S190-204**
(CC District 4)
An application to create one 22.012-acre lot from a tract of land in City Block 6091 on property located at the terminus of Tips Boulevard, east of Southern Oaks Boulevard.
Owner: Belinda Marshaw Smith
Surveyor: Dunaway Associates, LP
Application Filed: August 6, 2020
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (3) **S190-205**
(ETJ)
An application to create 184 residential lots from a 27.444-acre tract of land on property located in the City of Dallas E.T.J in Kaufman County, Texas, west of Lake Ray Hubbard Drive.
Owner: CTMGT Land Holdings, LP.
Surveyor: Westwood Professional Services
Application Filed: August 7, 2020
Zoning: None
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (4) **S190-206**
(ETJ)
An application to create 151 residential lots and 3 common areas from a 24.357-acre tract of land on property located in the City of Dallas E.T.J in Kaufman County, Texas, on Lake Ray Hubbard Drive.
Owner: MM Clements 10, LLC
Surveyor: Westwood Professional Services
Application Filed: August 7, 2020
Zoning: None
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (5) **S190-208**
(CC District 6) An application to replat a 0.639-acre tract of land containing all of Lots 15 through 18 in City Block 2/8570 and a portion of abandoned Burgess Boulevard to create one 0.223-acre lot and one 0.416-acre lot on the property located on Memphis Street, at the terminus of Burgess Boulevard.
Owner: Ouellette and Company
Surveyor: Duenes Land Surveying, LLC
Application Filed: August 7, 2020
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (6) **S190-209**
(CC District 2) An application to replat a 1.042-acre tract of land containing part of Lots 1 through 3, all of Lot 6, and part of Lots 8 through 10 in City Block A/709 to create one lot on property located on Virginia Avenue, south of Fitzhugh Avenue.
Owner: Bryan Heights Development, LLC
Surveyor: Raymond L. Goodson Jr. Inc.
Application Filed: August 7, 2020
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Building Line Removal:

- (7) **S190-207**
(CC District 2) An application to replat a 4.418-acre tract of land containing part of Lots 8, 23, and 24 in City Block 1674, part of City Block 1674, and a portion of abandoned East Side Avenue to create one lot; and to remove an existing platted 25-foot building line on part of Lot 8 along the northside of Santa Fe Trail; and to remove an existing platted 30-foot building line on Lot 23 and Lot 24 along the northside of Santa Fe Trail on property located on Fulton Street, at the terminus of Alton Street.
Owner: Juliette Fowler Properties, Inc.
Surveyor: Cole Design Group, Inc.
Application Filed: August 7, 2020
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replat:

- (8) **S190-202**
(CC District 11)
- An application to replat a 2.023-acre tract of land containing all of Lots 17A and 19A in City Block B/8212 to create 3 lots ranging in size from 22,088 square feet to 40,246 square feet and to approve 3 private street addresses on the three proposed lots on property located on Braewood Place (Private Street), east of Ash Bluff Lane (Private Street).
Owner: BT Lot Investors, LLC
Surveyor: Dowdy, Anderson & Associates, Inc.
Application Filed: August 5, 2020
Zoning: PD 562 (Tract 2)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Miscellaneous Items:

- M190-032**
Hannah Carrasco
(CC District 3)
- An application for a minor amendment to an existing development plan on property zoned Planned Development District No. 667, on the northwest corner of South Franklin Street and terminus of Bridal Wreath Lane.
Staff Recommendation: **Hold until September 17, 2020.**
Applicant: Dallas Independent School District
Representative: Karl Crawley, Masterplan

Zoning Cases – Consent:

1. **Z190-182(AU)**
Andreea Udrea
(CC District 13)
- An application for an MU-3 Mixed Use District on property zoned a GO(A) General Office District, on the northeast corner of North Central Expressway and Midtown Boulevard.
Staff Recommendation: **Approval.**
Applicant: Pillar Commercial
Representative: Tony Anderson – Signtastic II
2. **Z190-278(CT)**
Carlos Talison
(CC District 7)
- An application for a MU-2 Mixed Use District on property zoned an IM Industrial Manufacturing District, on the south corner of South Malcolm X Boulevard and Louise Avenue.
Staff Recommendation: **Approval.**
Applicant: City Square
Representative: Scott Zink

Zoning Cases – Under Advisement:

3. **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 and August 20, 2020.
4. **Z190-201(CT)**
Carlos Talison
(CC District 8)

An application for a Planned Development District for MU-1 Mixed Use District uses on property zoned an R-7.5(A) Single Family District with Specific Use Permit No. 184 for a private country club, on the northwest corner of South Lancaster Road and Crouch Road.
Staff Recommendation: **Approval**, subject to a conceptual plan and conditions.
Applicant: LDG Development
Representative: Rob Baldwin, Baldwin & Associates
UA From: July 23, 2020.
5. **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 Associates
UA From: August 20, 2020.
6. **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 and August 20, 2020.

7. **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, July 23, 2020 and August 20, 2020.

8. **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, the 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 and August 20, 2020.

9. **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

UA From: August 20, 2020.

Zoning Cases – Individual:

10. **Z190-277(HC/AU)** An application for an MF-2(A) Multifamily District on property zoned a TH-3(A) Townhouse District, on the south line of Bayonne Street, east of Conklin Street.
Andreea Udrea
(CC District 6)
- Staff Recommendation: **Denial.**
Applicant/Representative: Brian Carrington
-
-

Other Matters:

Consideration of amendments to City Plan Commission Rules of Procedure regarding Standing Committees – Sections 13(a) and 13(f).

Minutes: August 20, 2020

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, September 3, 2020

ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING - Thursday, September 3, 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. The public may attend the meeting via the videoconference link below:

<https://dallascityhall.webex.com/dallascityhall/onstage/g.php?MTID=e8d56431bf75a05e1f23b67ad92b72b44>.

SUBDIVISION REVIEW COMMITTEE (SRC) MEETING - Thursday, September 3, 2020, City Hall, 1500 Marilla Street, via videoconference, at 9:30 a.m. to consider: (1) **NC190-003** – Consider changing the name of South Lamar Street, between Interstate 30 and South Central Expressway, to “Botham Jean Boulevard”. The public may attend the meeting via the videoconference link below:

<https://dallascityhall.webex.com/dallascityhall/onstage/g.php?MTID=e66410273352f26d65b5bd1668a42fed3>.

Tuesday, September 15, 2020

SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC) MEETING - Tuesday, September 15, 2020, via videoconference, at 9:00 a.m., to consider (1) **2007310012** - An application for a Certificate of Appropriateness by Adam Bailey – Barnett Signs, for a 108 sq. ft. attached LED illuminated sign at 2901 Indiana (north elevation); (2) **2008060002** - An application for a Certificate of Appropriateness by Myra Brown – High Value Signs, for a 79.92 sq. ft. attached neon-illuminated sign at 2904 Commerce St. (west elevation); and (3) **2008210027** - An application for a Certificate of Appropriateness by Shanda Jones – Turner Sign Systems, for a 141.07 sq. ft. upper-level painted applied sign at 603 Munger (northeast elevation). The public may attend the meeting via the videoconference link below:

<https://dallascityhall.webex.com/dallascityhall/onstage/g.php?MTID=ed7ac8e5d9823b8f40d191426a10b8c82>.

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."