

RECEIVED

2020 SEP 11 PM 5:13
CITY SECRETARY
DALLAS, TEXAS



CITY OF DALLAS
CITY PLAN COMMISSION
Thursday, September 17, 2020
AGENDA

Public Notice

200714

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, September 15, 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=e0ba2fe5dae1594d627def7c5bff79b71>.

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

BRIEFINGS:

Subdivision Docket
Zoning Docket

PUBLIC TESTIMONY:

Waivers
 Development Plans
 Minor Amendments
 Rules of Procedure Amendments
 Minutes

ACTION ITEMS:

Subdivision Docket

Planner: Mohammad Bordbar

Consent Items:

- (1) **S190-068R**
(CC District 8)
An application to revise a previously approved plat (S190-068) to create 151 Residential Lots and 4 common areas as a Community Unit Development with lots ranging in size from 6,000 square feet to 14,926 square feet from a 43.082-acres tract of land in City Block 8838 on property located on Lasater Road, north of Wynngate Drive.
Applicant/Owner: Carl Porter, Jr., Caldwell
Surveyor: CBG Surveying Texas, LLC
Application Filed: August 21, 2020
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (2) **S190-210**
(CC District 14)
An application to replat a 2.256-acres tract of land containing all of Lot 1 in City Block 1/949 and a tract of land in City Block 949 to create one lot on property located on Fairmont Street at McKinney Avenue, southwest corner.
Applicant/Owner: Murphy Plaza, LLC
Surveyor: Pacheco Koch Consulting Engineers
Application Filed: August 19, 2020
Zoning: PD 193 (HC)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (3) **S190-212**
(CC District 6)
An application to replat a 0.92-acre tract of land containing all of Lots 191 and 191C in City Block 6525 to create one lot on property located on Fabens Road, west of Shady Trail.
Applicant/Owner: Chaudhry & Associates, Inc.
Surveyor: Salcedo Group, Inc.
Application Filed: August 20, 2020
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (4) **S190-213**
(CC District 11) An application to create 29 single family lots ranging in size from 4,577 square feet to 427,680 square feet from a 14.681-acre tract of land in City Block 8215 on property located on Keller Springs Road, west of Preston Road.
Applicant/Owner: Keller Springs Estate, LTD
Surveyor: Viewtech, Inc.
Application Filed: August 20, 2020
Zoning: PD 992
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S190-214**
(CC District 6) An application to replat a 0.80-acre tract of land containing all of Lots 1 through 5 in City Block 9/8570 to create one lot on property located on Lupo Drive, at Vicksburg Street, northeast corner.
Applicant/Owner: Gregory Brian Baten
Surveyor: CBG Surveying Texas, LLC
Application Filed: August 20, 2020
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (6) **S190-215**
(CC District 6) An application to replat a 0.448-acre tract of land containing all of Lots 21, 22, and 23 in City Block E/6364 to create one lot on property located on Don Drive, south of Jane Lane.
Applicant/Owner: MGV Investment, LLC
Surveyor: CBG Surveying Texas, LLC
Application Filed: August 20, 2020
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (7) **S190-216**
(CC District 6) An application to create a 0.61-acre lot from a tract of land in City Block A/7215 on property located on Norwich Street, south of Singleton Boulevard.
Applicant/Owner: Coria Corporation
Surveyor: CBG Surveying Texas, LLC
Application Filed: August 20, 2020
Zoning: IM
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (8) **S190-217**
(CC District 14) An application to replat a 0.868-acre tract of land containing part of Lot 1 and all of Lots 2 through 5, and Lot 6B in City Block 19/1874 to create one lot on property located on Live Oak Street, north on Lindell Avenue.
Applicant/Owner: Beacon's End, LLC
Surveyor: Urban Structure
Application Filed: August 20, 2020
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (9) **S190-218**
(CC District 3) An application to replat a 1.711-acre tract of land containing part of Lots 31 and 32 in City Block 6955 to create one lot on property located on Ledbetter Drive, east of Cockrell Hill Road.
Applicant/Owner: Lazaro Castaneda
Surveyor: Duenes Land Surveying, LLC
Application Filed: August 21, 2020
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (10) **S190-219**
(CC District 8) An application to replat an 18.2651-acre tract of land containing all of Lots 5, 6, and 7C in City Block A/6931 to create 3 lots ranging in size from 2.7124-acre to 11.1303-acre on property located on Marvin D. Love Freeway (US Highway NO. 67), south of Camp Wisdom Road.
Applicant/Owner: Peter Brodsky
Surveyor: Kimley-Horn and Associates, Inc
Application Filed: August 21, 2020
Zoning: RR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (11) **S190-220**
(CC District 2) An application to create one lot from a 1.06-acre tract of land in City Block 3/930 and an abandoned portion of an alley on property located on Harry Hines Boulevard at Hunt Street, north corner.
Applicant/Owner: HPO, Inc. c/o Harwood International
Surveyor: Halff Associates, Inc
Application Filed: August 21, 2020
Zoning: PD 193 (PDS 79) (Subarea F)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replats:

- (12) **S190-211**
(CC District 13)
- An application to replat a 13.901-acre tract of land containing all of Lots 5 and 6 in City Block 5555, part of City Blocks 5554 and 5555 to create 3 lots ranging in size from 4.362-acres to 4.890-acres on property located on Park Lane, east of Rockbrook Drive, north of Miron Drive.
Applicant/Owner: David J. Haemisegger and Nancy A. Nasher, Miron Property, LLC
Surveyor: Pacheco Koch Consulting Engineers
Application Filed: August 19, 2020
Zoning: R-1ac(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Miscellaneous Items:

- W190-012**
Neva Dean
(CC District 8)
- An application for a waiver of the two-year waiting period to submit a zoning application on property zoned an IR Industrial Research District, on the northwest corner of South Central Expressway and River Oaks Drive.
Staff Recommendation: **Denial.**
Applicant/Representative: La Sierra Planning Group
- D190-006**
Abraham Martinez
(CC District 6)
- An application for a development plan and landscape plan for an office use on property zoned Subdistrict A within Planned Development District No. 741, on the south corner of Cypress Waters Boulevard and Saintsbury Street.
Staff Recommendation: **Approval.**
Applicant: Trammell Crow Co. #43, LTD
Representative: Robert L. Pruet
- D190-007**
Abraham Martinez
(CC District 1)
- An application for a landscape plan for a public school use on property zoned Tract I within Planned Development District No. 409, on the northeast corner of North Oak Cliff Boulevard and West 10th Street.
Staff Recommendation: **Approval.**
Applicant: Dallas Independent School District
Representative: Robert Baldwin; Baldwin Planning
- M190-037**
Hannah Carrasco
(CC District 14)
- An application for a minor amendment to an existing development plan on property zoned Planned Development District No. 990, on the west corner of North Henderson Avenue and Manett Street.
Staff Recommendation: **Approval.**
Applicant: Dallas Independent School District
Representative: Robert Baldwin, Baldwin Associates

Miscellaneous Items – Under Advisement:

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, on the southeast corner of Welch Road and Harvest Hill Road.

Staff Recommendation: **Approval.**

Applicant: Dallas Independent School District

Representative: Robert Baldwin, Baldwin Associates

UA From: August 20, 2020.

Zoning Cases – Consent:

1. **Z190-257(AM)**

Abraham Martinez
(CC District 2)

An application for a Specific Use Permit for an alcoholic beverage establishment limited to 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 Elm Street, west of Crowder Street

Staff Recommendation: **Approval** for a five-year period, subject to a site plan and conditions.

Applicant: Gabriel Sanchez

2. **Z190-269(CT)**

Carlos Talison
(CC District 6)

An application for a Planned Development District for A(A) Agricultural District Uses and a transit passenger center, on property zoned an A(A) Agricultural District, on the southeast line of East Belt Line Road, east of Denton Tap Road.

Staff Recommendation: **Approval**, subject to development plan, landscape plan, and conditions.

Applicant: DART

Representative: MASTERPLAN

3. **Z190-289(CT)**

Carlos Talison
(CC District 2)

An application for the renewal of Specific Use Permit No. 2304 for a bar, lounge, or tavern on property zoned Subdistrict 2 within Planned Development District No. 317, the Cedars Special Purpose District, on the northeast line of Harwood Street, southeast of Hickory Street.

Staff Recommendation: **Approval** for a three-year period, subject to conditions.

Applicant: Mike's Gemini Twin Lounge

Representative: Audra Buckley - Permitted Development

4. **Z190-291(LG)**

La'Kisha Girder
(CC District 4)

An application for an amendment to Planned Development District No. 666 for a public school other than an open-enrollment charter school use in an area bounded by Kiest Boulevard, Polk Street, Hoke Smith Drive and Navajo Drive.

Staff Recommendation: **Approval**, subject to a revised development plan, traffic management plan, and conditions

Applicant: Dallas Independent School District

Representative: Karl A. Crawley, Masterplan Consultants

5. **Z190-198(PD)**
Pamela Daniel
(CC District 10)
- An application for a Specific Use Permit for child-care facility and community service center uses on property zoned an R-10(A) Single Family District, on the northwest corner of Shepherd Road and Stults Road.
- Staff Recommendation: **Approval** for a twenty-year period with eligibility for automatic renewals for additional twenty-year periods, subject to a site plan and conditions.
- Representative: Kelvin Rausaw
6. **Z190-293(PD)**
Pamela Daniel
(CC District 14)
- An application to amend Planned Development District No. 652 for a public school other than an open-enrollment charter school on the northeast corner of Abrams Road and Lovers Lane.
- Staff Recommendation: **Approval**, subject to a revised development plan, traffic management plan, and conditions.
- Applicant: Dallas Independent School District
- Representative: Rob Baldwin, Baldwin Associates
7. **Z190-294(PD)**
Pamela Daniel
(CC District 8)
- An application for the renewal of Specific Use Permit No. 2099 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 Community Retail District with a D-1 Liquor Control Overlay and deed restrictions (Z845-291), on the southwest corner of Great Trinity Forest Way and North Jim Miller Road.
- Staff Recommendation: **Approval** for a three-year period with eligibility for automatic renewals for additional five-year periods, subject to a revised site plan and conditions.
- Applicant: FoodPlus 2, Inc.
- Representative: Kendra Larach, La Sierra PD
8. **Z190-272(LG/AU)**
La’Kisha Girder
Andreea Udrea
(CC District 12)
- A City Plan Commission authorized hearing to determine 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 with consideration 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 on the north side of Timberglen Road, between Kelly Boulevard and Justice Lane.
- Staff Recommendation: **Approval**, subject to a revised site plan, landscape plan, traffic management plan, and conditions.
- Applicant: Carrollton Farmers Branch Independent School District
- Representative: Karl A. Crawley, MASTERPLAN

Zoning Cases – Under Advisement:

9. **Z190-252(JT/PD)** 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 side of Luna Road, north of Ryan Road.
Pamela Daniel
(CC District 6)
Staff Recommendation: **Hold under advisement until October 1, 2020.**
Applicant: Venture Metals
Representative: Robert Baldwin, Baldwin Associates
UA From: July 23, 2020 and August 20, 2020.
10. **Z190-226(CT)** 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.
Carlos Talison
(CC District 6)
Staff Recommendation: **Approval**, subject to a development plan and conditions.
Applicant: Mill Creek Residential
Representative: Rob Baldwin, Baldwin Associates
UA From: July 23, 2020 and August 20, 2020.
11. **Z190-278(CT)** 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.
Carlos Talison
(CC District 7)
Staff Recommendation: **Approval**.
Applicant: City Square
Representative: Scott Zink
UA From: September 3, 2020.

Zoning Cases – Individual:

12. **Z190-215(AU)** An application for a Planned Development District for multifamily uses on property zoned a CR Community Retail District with a D-1 Liquor Control Overlay and an R-10(A) Single Family District, on the east corner of South Belt Line Road and Seagoville Road.
Andreea Udrea
(CC District 8)
Staff Recommendation: **Denial**.
Applicant: LDG Development
Representative: Rob Baldwin, Baldwin Associates

13. **Z190-276(CT/JM/LG)** An application to amend Planned Development District No. 919 for Carlos Talison (CC District 1) MF-3(A) Multifamily District uses to allow a medical clinic or ambulatory surgical center use in an area bounded by West Page Avenue, Adams Avenue, West Pembroke Avenue and Llewellyn Avenue.
Staff Recommendation: **Approval**, subject to a revised development plan, a revised landscape plan, and conditions.
Applicant: Tim Lott, Dallas Housing Authority
Representative: Caleb Jones-EIT, Bohler Engineering, LLC
14. **Z190-290(LG)** An application for an O-2 Office Subdistrict on property zoned an MF-2 Multiple-Family Subdistrict with deed restrictions volunteered by the applicant within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the northeast corner of Rawlins Street and north of Knight Street.
Staff Recommendation: **Denial.**
Applicant: Ron Watterson & Michael Sambogna
Representative: Audra Buckley, Permitted Development
-

Other Matters - Under Advisement:

Consideration of amendments to City Plan Commission Rules of Procedure regarding Standing Committees – Sections 13(a) and 13(f).
UA From: September 3, 2020.

Other Matters:

2021 City Plan Commission Calendar

Minutes: September 3, 2020

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, September 17, 2020

SUBDIVISION REVIEW COMMITTEE (SRC) MEETING - Thursday, September 17, 2020, City Hall, 1500 Marilla Street, via videoconference, at 9:00 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=e1e1794cfc469bee3c6f1db887a6dee6f>.

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."