

RECEIVED

2020 SEP 25 AM 9:44
CITY SECRETARY
DALLAS, TEXAS



CITY OF DALLAS
CITY PLAN COMMISSION
Thursday, October 1, 2020
AGENDA

Public Notice

200749

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 29, 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=eaf2e127422deab7fd13ab0aa5b0bb163>.

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

BRIEFINGS:

Subdivision Docket
Zoning Docket

PUBLIC TESTIMONY:

Minor Amendments
 Minutes

ACTION ITEMS:

Subdivision Docket

Planner: Sharmila Shrestha

Consent Items:

- (1) **S190-223**
(CC District N/A)

An application to create 147 residential lots with 2 common areas ranging in size from 4,545 square feet to 12,779 square feet from a 29.864-acre tract of land on property located on Travis Ranch Boulevard at Lake Hubbard Drive, northeast corner.
Owner: Travis Ranch Marina, LLC
Surveyor: Westwood Professional Services, Inc.
Application Filed: September 3, 2020
Zoning: N/A
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (2) **S190-224**
(CC District 1)

An application to replat a 0.430-acre tract of land containing all of Lots 1 and 2 in City Block 6/3256 to create one 0.045-acre lot and one 0.385-acre lot on property located on Davis Street at Clinton Avenue, southeast corner.
Owner: Kessler Theater, LLC
Surveyor: A & W Surveyors, Inc.
Application Filed: September 3, 2020
Zoning: PD 87 (Tract 4b)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (3) **S190-225**
(CC District 2)

An application to create one 0.608-acre lot from a tract of land in City Block 4723 on property located on Maple Avenue, south of Fielder Street.
Owner: Furstenberg Investments, LLC
Surveyor: Texas Heritage Surveying, LLC
Application Filed: September 3, 2020
Zoning: MU-2
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S190-226**
(CC District 14)

An application to replat a 0.918-acre tract of land containing all of Lots 1, 2, 3, 6, 7, 8, and part of Lots 4 and 5 in City Block 20/43 to create one lot on property bounded by Jackson Street, Austin Street, Wood Street, and Market Street.
Owner: 714_Jackson Street, LLC
Surveyor: Pacheco Koch
Application Filed: September 3, 2020
Zoning: CA-1(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (5) **S190-227**
(CC District 7) An application to replat a 1.217-acre tract of land containing all of Lots 1 through 7, and part of Lot 8 in City Block F/868 to create one lot on property located between Coombs Street and Logan Street, northeast of Harrison Avenue.
Owner: DJD Operating, LLC
Surveyor: Huitt-Zollars, Inc.
Application Filed: September 4, 2020
Zoning: PD 595 (RS-C)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (6) **S190-228**
(CC District 2) An application to create an 8-lot shared access development with lots ranging in size from 1,515 square feet to 2,804 square feet from a 0.378-acre tract of land in City Block 5761 on property located at the terminus of Mail Avenue, north of Harry Hines Boulevard.
Owner: Kaminski Development Corp., LLC
Surveyor: R.C. Myers Surveying, LLC
Application Filed: September 4, 2020
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (7) **S190-229**
(CC District 6) An application to create one 1.152-acre lot and one 23.344-acre lot from a 24.496-acre tract of land in City Block 8463 on property located on Olympus Boulevard, west of Water Mill Road.
Owners: CW Shoreline Land, LTD; Cypress Water Land A, LTD; Trammell Crow Company No. 43, LTD.
Surveyor: Pacheco Koch
Application Filed: September 4, 2020
Zoning: PD 741 (Subarea A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (8) **S190-230**
(CC District 8) An application to create one 28.83074-acre lot from a tract of land in City Block 7558 on property located on Beckleymeade Avenue, east of Hampton Road.
Owner: Penn Farm LTD.
Surveyor: Raymond L. Goodson Jr. Inc.
Application Filed: September 4, 2020
Zoning: PD 240 (Tract 3A, 3B, 3C)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replats:

- (9) **S190-221**
(CC District 4) An application to replat a 0.8427-acre tract of land containing part of Lot 22 in City Block 22/8617 to create two 0.4214-acre lots on property located on Linfield Road, northeast of Bonnie View Road.
Owner: Pimwadee Limsirichai
Surveyor: Probeck Land Surveyors
Application Filed: September 2, 2020
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (10) **S190-231**
(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: September 4, 2020
Zoning: PD 562 (Tract 2)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Street Name Change:

- (11) **NC190-001**
(CC District 4) An application to change Locust Avenue between Gladewater Road and Aztec Drive, to "Frank Henderson Jr. Drive".
Applicant: City of Dallas
Application Filed: July 1, 2020
Notices Sent: 49 notices sent August 3, 2020
Staff Recommendation: **Approval.**
SRC Recommendation: **Approval.**
- (12) **NC190-002**
(CC District 3) An application to change Dixie Garden Court at the terminus of Cliff Haven Drive, to "Achievers Court".
Applicant: Quincy Roberts
Application Filed: July 21, 2020
Notices Sent: 6 notices sent August 3, 2020
Staff Recommendation: **Approval.**
SRC Recommendation: **Approval.**

Miscellaneous Items:

D190-008

Abraham Martinez
(CC District 10)

An application for a development plan for a multifamily use on property zoned Subdistrict A and Subdistrict B within Planned Development District No. 758, on the north and south line of Whistle Stop Place, east of Wildcat Way.

Staff Recommendation: **Approval.**

Applicant: PC LH Land Partners, LP

Representative: Kiesha Kay; Masterplan

M190-038

Abraham Martinez
(CC District 5)

An application for a minor amendment to an existing development plan and landscape plan for a public school other than open enrollment-charter school use on property zoned Planned Development District No. 705, on the northeast corner of North St. Augustine Drive and Calico Lane.

Staff Recommendation: **Approval.**

Applicant: Dallas Independent School District

Representative: Robert Baldwin; Baldwin Associates

M190-036

Hannah Carrasco
(CC District 10)

An application for a minor amendment to an existing landscaping plan on property zoned Planned Development District No. 467, on the northeast corner of Church Road and White Rock Trail.

Staff Recommendation: **Approval.**

Applicant: Richardson 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 and September 17, 2020

Zoning Cases – Consent:

1. **Z190-273(LG)**

La’Kisha Girder
(CC District 6)

An application for a CH Cluster Housing District on property zoned an MH(A) Mobile Home District, an A(A) Agricultural District, an LI Light Industrial District, and an R-5(A) Single Family District, west of Ingersoll Street, on the west side of Iroquois Drive, and north of Nomas Street.

Staff Recommendation: **Approval.**

Applicant: JAMP Westfork LLC

Representative: Joel D. Thomas, Tricor

2. **Z190-299(LG)**
La’Kisha Girder
(CC District 2)

An application for the renewal of Specific Use Permit No. 1767 for an alcoholic beverage establishment limited to a bar, lounge or tavern and an inside commercial amusement limited to a live music venue on property zoned Tract A of Planned Development District No. 269, the Deep Ellum/Near East Side District, north of Commerce Street, east of South Good Latimer Expressway.
Staff Recommendation: **Approval** for a four-year period, subject to conditions.
Applicant/Representative: Tammy Moss
3. **Z190-300(LG)**
La’Kisha Girder
(CC District 8)

An application for the renewal of Specific Use Permit No. 2282 for outside sales on property zoned a CS Commercial Service District with deed restrictions (Z167-362), on the west line of South Belt Line Road, northeast of Sarah Lane.
Staff Recommendation: **Approval** for a two-year period with eligibility for automatic renewals for additional five-year period, subject to a site plan, a landscape plan and conditions.
Applicant: Ronny & Grace Chaves
Representative: Grace Chaves
4. **Z190-303(CT)**
Carlos Talison
(CC District 5)

An application for the renewal of Specific Use Permit No. 2160 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned Subarea 7 within Planned Development District No. 366, the Buckner Boulevard Special Purpose District, on the northwest corner of South Buckner Boulevard and Scyene Road.
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions.
Applicant: Sai DS Buckner Inc.
Representative: Parvez Malik
5. **Z190-247(AU)**
Andreea Udrea
(CC District 6)

An application for a D-1 Liquor Control Overlay and a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property zoned a CR Commercial Retail District with a D Liquor Control Overlay, Specific Use Permit No. 1718 for a tower/antenna for cellular communication, on the west line of Midway Road, north of West Northwest Highway.
Staff Recommendation: **Approval** of the D-1 Liquor Control Overlay, and **approval** of the Specific Use Permit for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.
Applicant: Constance Midway, LTD
Representative: La Sierra Planning Group

6. **Z190-268(PD)**
Pamela Daniel
(CC District 11)
An application for a Specific Use Permit for a transit passenger station or transfer center on property zoned an R-16(A) Single Family District, along the DART Silver right-of-way line, east of Knoll Trail Drive.
Staff Recommendation: **Approval** for a permanent period, subject to a site plan and conditions.
Applicant: DART
Representative: Karl A. Crawly, Masterplan
7. **Z190-297(PD)**
Pamela Daniel
(CC District 6)
An application for an MU-1 Mixed Use District with deed restrictions volunteered by the applicant on property zoned an IR Industrial Research District, on the west side of Dennis Road, between Northaven Road and Satsuma Drive.
Staff Recommendation: **Approval**, subject to deed restrictions volunteered by the applicant.
Applicant: 11301 Dennis Property, LLC
Representative: Keisha Kay, Masterplan

Zoning Cases – Under Advisement:

8. **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 side of Luna Road, north of Ryan Road.
Staff Recommendation: **Approval** for a five-year period, subject to a revised site plan and conditions.
Applicant: Venture Metals
Representative: Robert Baldwin, Baldwin Associates
UA From: July 23, 2020, August 20, 2020 and September 17, 2020.
9. **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 and July 9, 2020

10. **Z190-290(LG)**
La’Kisha Girder
(CC District 14)
- 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
UA From: September 17, 2020.
11. **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: **Hold under advisement until October 15, 2020.**
Applicant: Mill Creek Residential
Representative: Rob Baldwin, Baldwin Associates
UA From: July 23, 2020, August 20, 2020 and September 17, 2020.
12. **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
UA From: September 3, 2020

Zoning Cases – Individual:

13. **Z190-230(AU)**
Andreea Udrea
(CC District 13)
- An application for a P(A) Parking District on property zoned an R-16(A) Single Family District and an MF-2(A) Multifamily District, on the east line of Inwood Road, north of Lovers Lane.
Staff Recommendation: **Denial.**
Applicant: Intercity Investment Properties, Inc.
Representative: Dallas Cothrum - Masterplan

14. **Z190-246(PD)** Pamela Daniel (CC District 14) An application for 1) an amendment to Planned Development No. 493, and 2) an amendment to and renewal of Specific Use Permit No. 1976 for child-care facility and private school uses on property zoned Planned Development District No. 493, on the west side of Skillman Street, north of Woodcrest Lane.
Staff Recommendation: **Approval** of a revised development plan for Planned development District No. 493, and **approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a revised site plan and staff's recommended conditions for Specific Use Permit No. 1976.
Applicant: Martinez Wallace, LLC.
Representative: Rob Baldwin, Baldwin Associates

Landmark Commission Appeal:

- CA190-351(MLP)** Melissa Parent (CC District 1) An appeal of the Landmark Commission's denial without prejudice to 1) Paint main structure. Brand: Behr. Body: N320-2 "Toasty Gray." Trim, columns: 75 "Polar Bear." Accent, shutters, doors: N460-7 "Space Black", 2) Install new storefront style entrance door on main structure, 3) Install new lighting fixtures on main structure and 4) Install new siding on rear accessory structure.
Staff Recommendation: **Deny without prejudice for items #1 and #4.**
Landmark Commission Recommendation: **Deny without prejudice all 4 items.**
-

Other Matters:

Consideration of Appointments to CPC Committees:
Urban Design Advisory Committee

Minutes: September 17, 2020

Other Matters - Under Advisement:

Minutes: September 3, 2020
UA From: September 17, 2020

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, October 1, 2020

ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING - Thursday, October 1, 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. The public may attend the meeting via the videoconference link below:

<https://dallascityhall.webex.com/dallascityhall/onstage/g.php?MTID=e577a90eb04caa0667a05f3698588c9d2>.

Tuesday, October 13, 2020

SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC) MEETING - Tuesday, October 13, 2020, via videoconference, at 9:00 a.m., to consider (1) **2009030010** - An application for a Certificate of Appropriateness by David Proffitt - Prism Electric, Inc., for a 16 sq. ft. attached LED illuminated canopy sign at 1309 Main St. (south elevation); and (2) **2009180021** - An application for a Certificate of Appropriateness by Lisa Renfro of Trinity Signs and Shelton Electrical Service, for a 110.42 sq. ft. attached LED illuminated sign at 1845 Woodall Rodgers, Ste. 200 (southwest elevation). The public may attend the meeting via the videoconference link below:

<https://dallascityhall.webex.com/dallascityhall/onstage/g.php?MTID=e444556213b1591f1c7b0d8ce7abd76f5>.

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."