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DALLAS, TEXAS



CITY OF DALLAS

PUBLIC HEARING POSTING

CITY PLAN COMMISSION

HEARING

Thursday, September 28, 2017

BRIEFINGS:

5ES*

10:30 a.m.

(The City Plan Commission may be briefed on any item on the agendas if it becomes necessary.)

PUBLIC HEARINGS:

Council Chambers*

1:30 p.m.

PURPOSE: To consider the attached agendas and any other business that may come before this Commission.

*** All meeting rooms and chambers are located in Dallas City Hall, 1500 Marilla, Dallas, Texas**

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."

Public Notice

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POSTED CITY SECRETARY
DALLAS, TX



CITY OF DALLAS
CITY PLAN COMMISSION
Thursday, September 28, 2017
AGENDA

BRIEFINGS:	5ES	10:30 a.m.
PUBLIC HEARING:	Council Chambers	1:30 p.m.

*The City Plan Commission may be briefed on any item on the agenda if it becomes necessary.

David Cossum, Director
Neva Dean, Assistant Director of Current Planning

BRIEFINGS:

Subdivision Docket
Zoning Docket

ACTION ITEMS:

Subdivision Docket

Planner: Paul Nelson

Consent Items:

- (1) **S167-271**
(CC District 13)
- An application to create one 0.593-acre lot from a tract of land in City Block 7408 on property located on Lyndon B. Johnson Freeway/Interstate Highway 635 and Preston Road, southwest corner.
Applicant/Owner: Jeff Flatt
Surveyor: Texas Heritage Surveying, LLC
Application Filed: August 30, 2017
Zoning: RR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (2) **S167-274**
(CC District 10)
- An application to replat a 2.39-acre tract of land containing all of Lots 3 and 4 in City Block B/8072 to create one lot on property located at 10557 and 10561 Metric Drive, South of Forest Lane.
Owners: Robert and Eugenia Knight Family Limited Partnership
Surveyor: Texas Heritage Surveying, LLC
Application Filed: August 31, 2017
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (3) **S167-276**
(CC District 1)
An application to create one 9.2476-acre lot from a tract of land in City Block 6160 on property located on Westmoreland Road, south of Dallas-Fort Worth Turnpike/Interstate Highway 30.
Applicant/Owner: Dallas County Hospital District
Surveyor: Survey Consultants, Inc.
Application Filed: August 31, 2017
Zoning: PD 986
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S167-277**
(CC District 1)
An application to replat a 0.447-acre lot containing all of Lots 13 and 14 in City Block 36/3156 to create one lot on property located at 410 and 412 West Ninth Street, west of Bishop Avenue.
Applicant/Owner: Ernest Daniel Hernandez and Delva T. Hernandez
Surveyor: Votex Surveying Company
Application Filed: August 31, 2017
Zoning: PD 830 (Sub-district 3)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S167-279**
(CC District 3)
An application to replat a 0.613-acre tract of land containing part of Lot 12 to create 3 lots ranging in size from 0.202-acre to 0.209-acre on property located on Isom Drive at terminus of Saddleridge Drive.
Applicant/Owner: Teresa Solis
Surveyor: CBG Surveying , Inc.
Application Filed: August 31, 2017
Zoning: PD 521 (S-8)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (6) **S167-280**
(CC District 2)
An application to replat a 0.333-acre tract of land containing all of Lots 11 and 12 in City Block 2/735 on property located on Live Oak Street and Annex Avenue, east corner.
Applicant/Owner: Janes Kearins and Constance Swanston
Surveyor: CBG Surveying , Inc.
Application Filed: August 31, 2017
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (7) **S167-281**
(CC District 11) An application to create 43 lots ranging in size from 3,200-square feet to 12,598-square feet from a 14.68-acre tract of land on property located on Keller Springs Road, west of Preston Road.
Applicant/Owner: Keller Springs Estate
Surveyor: Viewtech, Inc.
Application Filed: August 31, 2017
Zoning: PD 992
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (8) **S167-282**
(CC District 2) An application to replat a 14.427-acre tract of land containing part of Lots 3 and 4 in City Block A/ 5758 to create three lots ranging in size from 3.560-acres to 5.590-acres on property located on Hawes Avenue and Harry Hines Boulevard, east corner.
Applicant/Owner: Harry Hines Venture II, LP
Surveyor: Dal-Tech Engineering
Application Filed: August 31, 2017
Zoning: IR, MU-3
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (9) **S167-285**
(CC District 3) An application to create one 0.866-acre lot from a tract of land in City Block 6945 on property located on Corral Drive and Cockrell Hill Road, southeast corner.
Applicant/Owner: Max Alley Investment, LLC
Surveyor: A & W Surveyors, Inc.
Application Filed: September 1, 2017
Zoning: PD 234 (Tract-1)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (10) **S167-286**
(CC District 3) An application to create one 8.69-acre lot from a tract of land in City Block 6046 on property located on Marvin D. Love Freeway/U.S. Highway No. 67, north of Camp wisdom Road.
Applicant/Owner: Jose Garcia
Surveyor: Xavier Chapa Engineering/Surveying
Application Filed: September 1, 2017
Zoning: MF-1(A), CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replats:

- (11) **S167-273**
(CC District 1) An application to create a 56 lot Shared Access Development along with 4 common areas from a 2.769-acre tract of land in City Block 6/4726 on property located on Fort Worth Avenue, between Colorado Boulevard and Walter Drive.
Applicant/Owner: GRBK Frisco, LLC, JED Dolson
Surveyor: Texas Heritage Surveying, LLC
Application Filed: August 30, 2017
Zoning: PD 714 Sub-district 4B
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (12) **S167-275**
(CC District 3) An application to replat a 5.695-acre tract of land containing all of Lot 3 in City Block 6960 to create 20 lots and one common area as a Community Unit Development on property located on Blue Ridge Boulevard west of Westmoreland Road.
Applicant/Owner: Nasan Nasser
Surveyor: Winkelmann & Associate, Inc.
Application Filed: August 31, 2017
Zoning: R-10(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (13) **S167-284**
(CC District 3) An application to create a 77 lot Shared Access Development along with 10 common areas from an 8.217-acre tract of land containing all of Lot 1 in City Block B/8721 and a tract of land in City Block 8721 on property located on Panavision Trail and Clark Road, southwest corner.
Applicant/Owner: UDF Ash Creek, LP
Surveyor: CBG Surveying, Inc.
Application Filed: August 31, 2017
Zoning: PD 736
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Miscellaneous Items:

- W167-009**
Sharon Hurd
(CC District 6) An application for a waiver of the two-year waiting period to submit an application for an amendment to Planned Development District No. 957 for a child-care facility, community service center, and NO(A) uses, on the southeast corner of Lombardy Lane and Geraldine Drive.
Staff Recommendation: **Denial**
Applicant: Buckner Children and Family Services, Inc.
Representative: Stephen Wakefield

W167-010
Sharon Hurd
(CC District 2)

An application for a waiver of the two-year waiting period to submit an application for an amendment to Planned Development Subdistrict for MF-2 Multiple Family District with office and retail uses within Planned Development District No. 193, the Oak Lawn Special Purpose District, in an area bounded by the Dallas North Tollway, Fairmount Street, and Knight Street.

Staff Recommendation: **Denial**

Applicant: FairKnight Partners, Ltd.

Representative: Rob Baldwin

W167-011
Sharon Hurd
(CC District 8)

An application for a waiver of the two-year waiting period to submit an application for a zoning change on property zoned an R-7.5(A) Single Family District and an MF-2(A) Multifamily District, on the south side of West Wheatland Road, east of South Polk Street.

Staff Recommendation: **Denial**

Applicant: Smartlink, LLC (on behalf of Eco-Site, LLC)

Representative: Clark Murphy

W167-012
Sharon Hurd
(CC District 5)

An application for a waiver of the two-year waiting period to submit an application for a zoning change on property zoned an NS(A) Neighborhood Service District, on the northeast corner of North Masters Drive and Grove Oaks Boulevard.

Staff Recommendation: **Denial**

Applicant: Smartlink, LLC (on behalf of Eco-Site, LLC)

Representative: Clark Murphy

Certificates of Appropriateness for Signs:

Downtown Special Purpose District - Perimeter:

1708140004
Neva Dean
(CC District 14)

An application for a Certificate of Appropriateness by Marie Byrum of Byrum Sign & Lighting, Inc. for a 55-square-foot attached sign at 505 North Good Latimer (southeast elevation).

Staff Recommendation: **Remand to SSDAC** for consideration of revised sign.

Special Sign District Advisory Committee Recommendation:
Approval

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

Tenant/Owner: Evening Entertainment Group, Les Corieri

1708140005
Neva Dean
(CC District 14)

An application for a Certificate of Appropriateness by Marie Byrum of Byrum Sign & Lighting, Inc. for a 78-square-foot attached sign at 505 North Good Latimer (northeast elevation).

Staff Recommendation: **Approval**

Special Sign District Advisory Committee Recommendation: **Approval** with the condition that the sign not project more than 18 inches from the building façade.

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

Tenant/Owner: Evening Entertainment Group, Les Corieri

1708140006
Neva Dean
(CC District 14)

An application for a Certificate of Appropriateness by Marie Byrum of Byrum Sign & Lighting, Inc. for a 15-square-foot attached sign at 505 North Good Latimer (northeast elevation).

Staff Recommendation: **Approval**

Special Sign District Advisory Committee Recommendation: **Approval**, subject to the sign being 15 square feet and projecting no more than four feet from the façade.

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

Tenant/Owner: Evening Entertainment Group, Les Corieri

Certificates of Appropriateness for Signs - Under Advisement:

Downtown Special Purpose District - General Central Business District:

1705150026
Sharon Hurd
(CC District 2)

An application for a Certificate of Appropriateness by Gary McMillen of Environmental Signage Solutions, Inc. for a 700-square-foot upper level attached sign at 400 S. Record Street (east elevation).

Staff Recommendation: **Approval**

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

Applicant: Gary McMillen, Environmental Signage Solutions, Inc.

Tenant/Owner: City Electric Supply/CES Holdings, Inc.

U/A From: July 20, 2017; August 3, 2017; August 17, 2017 and September 7, 2017

1706190012
Sharon Hurd
(CC District 2)

An application for a Certificate of Appropriateness by Gary McMillen of Environmental Signage Solutions, Inc. for a 313-square-foot upper level attached sign at 400 S. Record Street (south elevation).

Staff Recommendation: **Approval**

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

Applicant: Gary McMillen, Environmental Signage Solutions, Inc.

Tenant/Owner: City Electric Supply/CES Holdings, Inc.

U/A From: August 17, 2017 and September 7, 2017

1706190013
Sharon Hurd
(CC District 2)

An application for a Certificate of Appropriateness by Gary McMillen of Environmental Signage Solutions, Inc. for a 313-square-foot upper level attached sign at 400 S. Record Street (north elevation).

Staff Recommendation: **Approval**

Special Sign District Advisory Committee Recommendation:
Approval

Applicant: Gary McMillen, Environmental Signage Solutions, Inc.

Tenant/Owner: City Electric Supply/CES Holdings, Inc.

U/A From: August 17, 2017 and September 7, 2017

Zoning Cases – Consent:

1. **Z167-293(KK)**
Kiesha Kay
(CC District 7)

An application to renew Specific Use Permit No. 1602 for a vehicle storage lot on property zoned a CS Commercial Service District, on the southeast corner of South Central Expressway and Bateman Avenue.

Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for two additional two-year periods, subject to conditions.

Applicant: United Tows, LLC./Chris Fletcher

Representative: Jack Fiedler, Masterplan Consultants

2. **Z167-132(JM)**
Jennifer Muñoz
(CC District 14)

An application for a Planned Development Subdistrict for MF-2 Multifamily Subdistrict and private school uses on property zoned an MF-2 Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the southwest corner of Cole Avenue and Oliver Street, on both sides of the alley on the southwest side of Oliver Street.

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

Applicant: Chapel of the Cross

Representative: Jack Fiedler, Masterplan

3. **Z167-332(JM)**
Jennifer Muñoz
(CC District 4)

An application for an MF-1(A) Multifamily District on property zoned a CR Community Retail District and an R-7.5(A) Single Family District, on the south line of West Louisiana Avenue, west of South Beckley Avenue.

Staff Recommendation: **Approval**

Applicant/Representative: Juan and Felipa Salas

4. **Z167-340(WE)**
Warren Ellis
(CC District 1)
- An application for the renewal of Specific Use Permit No. 1789 for a medical clinic limited to a dental office on property zoned Tract 1A within Planned Development District No. 316, the Jefferson Area Special Purpose District, on the north line of West Jefferson Boulevard, west of South Madison Avenue.
Staff Recommendation: **Approval** for a five-year period, subject to conditions.
Applicant: Bella Dental
Representative: John Yanaros, Executive Director
5. **Z167-326(SM)**
Sarah May
(CC District 13)
- An application for a new subarea on property zoned Subarea A of Tract II within Planned Development District No. 314, the Preston Center Special Purpose District, on the northeast corner of Sherry Lane and Lomo Alto Drive.
Staff Recommendation: **Approval**, subject to conditions.
Applicant: SGD BD Park Cities, LP
Representative: William Dahlstrom; Jackson Walker, LLP
6. **Z167-348(SM)**
Sarah May
(CC District 2)
- An application for an MF-2(A) Multifamily District on property zoned an IR Industrial Research District, on the northwest line of Kimsey Drive, northeast of Maple Avenue.
Staff Recommendation: **Approval**
Applicant: Madison Kimsey, Ltd.
Representative: Rob Baldwin
7. **Z167-349(SM)**
Sarah May
(CC District 2)
- An application for an MF-2(A) Multifamily District on property zoned an IR Industrial Research District, on the southeast line of Kimsey Drive, northeast of Maple Avenue.
Staff Recommendation: **Approval**
Applicant: Madison Kimsey, Ltd.
Representative: Rob Baldwin

Zoning Cases – Under Advisement:

8. **Z145-310(DL)**
Donna Moorman
(CC District 4)

A City Council authorized hearing to determine proper zoning on property zoned an IR Industrial Research District, a CS Commercial Service District, a P(A) Parking District, an R-5(A) Single Family District, a CR Community Retail District, and an RR Regional Retail District with consideration given to appropriate zoning for the area including use, development standards, and other appropriate regulations, on property generally bounded by a Texas Utility Easement on the northeast, Cedar Crest Boulevard on the east, both sides of East 11th Street on the south, Corinth Street on the west, and a DART right-of-way on the northwest.

Staff Recommendation: **Approval** of a Planned Development District on the north side of East 11th Street, between Cedar Crest Boulevard and Corinth Street and the south side of East 11th Street, between Avenue B and Corinth Street, subject to conditions; **approval** of an NS(A) Neighborhood Service District, an R-5(A) Single Family District, a TH-1(A) Townhouse District, and a CR Community Retail District; and **no change** to the P(A) Parking District and the R-5(A) Single Family District on the south side of East 11th Street, between Avenue F and Dubois Avenue.

Bus Tour Date: March 2, 2017

U/A From: September 7, 2017

9. **Z167-151(WE)**
Warren Ellis
(CC District 4)

An application for a Specific Use Permit for an open enrollment charter school on property zoned an RR Regional Retail District on the west line of South R.L. Thornton Frontage Road, south of West Kiest Boulevard.

Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan, traffic management plan and conditions.

Applicant: Faith Family Academy

Representative: Rob Baldwin, Baldwin & Associates

U/A From: August 3, 2017

10. **Z167-194(WE)**
Warren Ellis
(CC District 3)

An application for an R-5(A) Single Family District on property zoned an R-10(A) Single Family District with consideration being given to an R-7.5(A) Single Family District on the west side of South Westmoreland Road, north of Red Raider Lane.

Staff Recommendation: **Approval** of an R-7.5(A) Single Family District in lieu of an R-5(A) Single Family District.

Applicant: S.I. Abed & Hasan Nasser

Representative: S.I. Abed, P.E.

U/A From: June 8, 2017 and August 17, 2017

11. **Z167-300(KK)**
Kiesha Kay
(CC District 1)
- An application for a new subdistrict on property zoned Subdistrict C, WMU-3 Walkable Urban Mixed Use within Planned Development District No. 468, the Oak Cliff Gateway Special Purpose District, on the southwest corner of North Zang Boulevard and West Neely Street.
Staff Recommendation: **Approval**, subject to a development plan, elevation plan and revised conditions.
Applicant: Jim Lake Jr./Bishop 1910 Partners, Ltd.
Representative: Mark Owen, Lake-Slagel Partners, LLC
U/A From: July 20, 2017 and August 17, 2017

Zoning Cases – Individual:

12. **Z167-353(SM)**
Sarah May
(CC District 11)
- An application for a new subdistrict on property zoned Subdistrict 6 within Planned Development District No. 887, the Valley View-Galleria Area Special Purpose District, on the west line of Noel Road, north of Alpha Road.
Staff Recommendation: **Approval**, subject to a revised development plan and staff's recommended conditions.
Applicant/Representative: Mitch Vexler
13. **Z167-344(JM)**
Jennifer Muñoz
(CC District 9)
- An application to amend deed restrictions on property zoned a CR Community Retail District, on the west corner of Ferguson Road and Joaquin Drive.
Staff Recommendation: **Approval**
Applicant/Representative: Kenneth Ahn % Anton Investments, LLC
14. **Z167-357(PD)**
Pamela Daniel
(CC District 2)
- An application for a Planned Development Subdistrict for MF-2(A) Multiple-Family Subdistrict uses on property zoned an MF-2(A) Multiple-Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the southwest line of Reagan Street, west of Congress Avenue.
Staff Recommendation: **Denial**
Applicant: Trent Rexing & Miles Terry
Representative: Karl Crawley, Masterplan Consultants

Development Code Amendment:

- DCA156-009**
Andrew Ruegg
(CC District All)
- Consideration of amending Chapters 51 and 51A of the Dallas Development Code to create a new zoning overlay called, "Late Hours Overlay."
Staff Recommendation: **Approval**
Zoning Ordinance Advisory Committee Recommendation: **No Change**

Other Matters:

Consideration of the 2018 City Plan Commission Calendar

Minutes: September 7, 2017

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, September 28, 2017

ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING - Thursday, September 28, 2017, City Hall, 1500 Marilla Street, in Room 5ES, at 9:00 a.m., to consider (1) **DCA 156-008** - Consideration of amending the Dallas Development Code to create regulations for voluntary inclusionary zoning.

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]