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DALLAS, TEXAS



CITY OF DALLAS

PUBLIC HEARING POSTING

CITY PLAN COMMISSION

HEARING

Thursday, October 19, 2017

BRIEFINGS:

5ES*

11:00 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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[Edited on: 10/13/17 1:36 PM]

POSTED CITY SECRETARY
DALLAS, TX



CITY OF DALLAS
CITY PLAN COMMISSION
Thursday, October 19, 2017
AGENDA

BRIEFINGS:	5ES	11:00 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) **S167-241R**
(CC District 2)
- An application to replat a 1.113-acre tract of land containing all of Lots 11 through 17 and part of Lot 10 in City Block A/459 to create one 1.113-acre lot, on property located on Park Avenue, and Beaumont Street north corner.
- Applicant/Owner: Hickory CDR, LLC
Surveyor: CBG Surveying, Inc.
Application Filed: September 22, 2017
Zoning: PD 317, Subdistrict 1
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (2) **S167-296**
(CC District 2)
- An application to create a 15 lot shared access development along with 4 common areas from a 0.935-acre tract of land in City Block 488 1/2 on property located at Browder Street and Belleview Street Extension, east corner.
Applicant/Owner: Mathews CCH Partners
Surveyor: Texas Heritage Surveying, LLC
Application Filed: September 20, 2017
Zoning: PD 317, Subdistrict 2
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (3) **S167-297**
(CC District 14)
- An application to replat a 0.4831-acre lot from a tract of containing all of Lots 15, 16, and 17 in City Block 5/2018 and an abandoned portion of McCommas Avenue on property located at McKinney Avenue and McCommas Avenue, southwest corner.
Applicant/Owner: Peruna East Corporation
Surveyor: Raymond L. Goodson Jr., Inc.
Application Filed: September 20, 2017
Zoning: PD 193 (LC)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S167-299**
(CC District 8)
- An application to create one 6.4276-acre lot from a tract of land in City Block 3/7547 on property located on Wheatland Road, west of Westmoreland Road.
Owners: LK MIZZ, LTD
Surveyor: Kimley-Horn and Associates, Inc.
Application Filed: September 20, 2017
Zoning: MU-3
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S167-300**
(CC District 6)
- An application to create one 0.649-acre lot from a tract of land in City Block 7187 on property located on Chippewa Drive and Clymer Street, northwest corner.
Applicant/Owner: Dallas Independent School District
Surveyor: Gonzalez & Schneeberg Engineers-Surveyors
Application Filed: September 21, 2017
Zoning: R-5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (6) **S167-301**
(CC District 3) An application to create one 0.964-acre lot from a tract of land in City Block 8035 on property located at Ledbetter Drive and Duncanville Road, southwest corner.
Applicant/Owner: Al-Wahhid, Inc.
Surveyor: A&W Surveyors, Inc.
Application Filed: September 21, 2017
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (7) **S167-302**
(CC District 14) An application to replat a 0.138-acre tract of land containing part of Lot 3 in City Block 1/1476 to create one lot on property located on at 5810 Lewis Street, east of Mary Street.
Applicant/Owner: 5810 Lewis Street, LLC
Surveyor: Texas Heritage Surveying, LLC
Application Filed: September 21, 2017
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replats:

- (8) **S167-295**
(CC District 1) An application to replat a 0.823-acre tract of land containing all of Lots 9, 10, 11, and 12 in City Block 191/3251 into 9 lots ranging in size from 2,757-square foot to 7,417-square foot on property located on Polk Street, between Ninth Street and Tenth Street.
Applicant/Owner: Leo Watts and GRBK Frisco, LLC
Surveyor: Texas Heritage Surveying, LLC
Application Filed: September 20, 2017
Zoning: CH
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Miscellaneous Items:

- D167-031**
Carlos Talison
(CC District 6) An application for a development plan and landscape plan for a commercial parking use with amenity deck on property zoned Subarea A-2 within Planned Development District No. 741, on the northeast corner of Bleecker Street and Wharf Road.
Staff Recommendation: **Approval**
Applicant/Representative: Billingsley Company/Bradley Moss

Miscellaneous Items - Under Advisement:

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
U/A From: September 28, 2017

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
U/A From: September 28, 2017 and October 5, 2017

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, September 7, 2017, and September 28, 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, September 7, 2017, and September 28, 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, September 7, 2017 and September 28, 2017

Special Provision Sign District Amendment – Under Advisement:

SPSD167-002
Neva Dean
(CC District 14)

An application for a new subdistrict within the Arts District Special Provision Sign District on property zoned Planned Development District No. 145, the Arts District Special Purpose District, in an area bounded by Woodall Rodgers Freeway, Crockett Street, Munger Avenue, and North Pearl Street.

Staff Recommendation: **Denial**

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

Applicant: 1900 Pearl Street JV, LLC

Representative: Suzan Kedron

U/A From: October 5, 2017

Zoning Cases – Consent:

1. **Z167-367(PD)**
Pamela Daniel
(CC District 14)

An application for a Specific Use Permit for a late-hours establishment limited to a restaurant without drive-in or drive-through service on property zoned Planned Development District No. 842 for CR Community Retail District uses with a MD-1 Modified Delta Overlay, on the east line of Greenville Avenue, between Prospect Avenue and Oram Street.

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

Applicant: Lavo Properties, LLC.

Representative: Rob Baldwin

2. **Z167-365(WE)**
Warren Ellis
(CC District 2)

An application for a Planned Development District for MU-3 Mixed Use District uses on property zoned an MU-3 Mixed Use District on the southwest line of North Washington Avenue, northwest of Race Street.

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

Applicant: Baylor University

Representative: Robert Reeves, Robert Reeves & Associates, Inc.

3. **Z167-321(WE)**
Warren Ellis
(CC District 1)
- An application for a new subdistrict on property zoned Subdistrict E within Planned Development District No. 468, the Oak Cliff Gateway Special Purpose District, with a SH Shopfront Overlay, and the termination of existing deed restrictions, on the southeast corner of North Zang Boulevard and East 6th Street.
Staff Recommendation: **Hold under advisement until November 9, 2017.**
Applicant: Magnolia Property Company
Representative: Rob Baldwin, Baldwin Associates
4. **Z167-238(SM)**
Sarah May
(CC District 14)
- An application to amend Planned Development District No. 691, with a MD-1 Modified Delta Overlay and a D Liquor Control Overlay on a portion, on the northwest corner of Greenville Avenue and Lewis Street.
Staff Recommendation: **Approval**, subject to conditions.
Applicant: The Halal Guys
Representative: Rob Baldwin, Baldwin Associates
5. **Z167-375(SM)**
Sarah May
(CC District 8)
- An application for a CR Community Retail District with deed restrictions volunteered by the applicant on property zoned an R-10(A) Single Family District on the north line of Rylie Crest Road, west of Seagoville Road.
Staff Recommendation: **Approval**
Applicant/Representative: Jeb Jones, Pro Star Rental, LLC

Zoning Cases – Under Advisement:

6. **Z167-250(KK)**
Kiesha Kay
(CC District 6)
- An application for a new subdistrict for mixed uses on property zoned Subdistrict 1A within Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District, on the south side of West Commerce Street, between May Street and Sulphur Street.
Staff Recommendation: **Denial**
Applicant: Vertical Construction Mgmt./Residential Property Inventory, LLC
Representative: Audra Buckley, Permitted Development
U/A From: July 20, 2017, August 17, 2017, and September 7, 2017

7. **Z167-359(WE)**
Warren Ellis
(CC District 7)
- An application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned an LI-D-1 Light Industrial District with a D-1 Liquor Control Overlay on the northeast corner of Forney Road and South Buckner Boulevard.
Staff Recommendation: **Approval** for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.
Applicant: Buckner Food, Inc.
Representative: Jon R. Featherston, The Dimension Group
U/A From: October 5, 2017
8. **Z167-307(SM)**
Sarah May
(CC District 11)
- An application for 1) a new subdistrict on property zoned Subdistricts 1 and 1A within Planned Development District No. 887, the Valley View-Galleria Area Special Purpose District, and 2) an amendment to, and an expansion of, Subdistrict 1B on property zoned Subdistricts 1, 1A, and 1B; generally south of Alpha Road, west of Preston Road, north of LBJ Freeway, and east of Montfort Drive.
Staff Recommendation: **Hold under advisement until November 16, 2017.**
Applicant: Midtown Development Inc.
Representative: Rosemary Papa
U/A From: August 17, 2017
9. **Z167-333(SM)**
Sarah May
(CC District 6)
- An application for a Specific Use Permit for a child-care facility on property zoned an R-5(A) Single Family District, on the southeast line of Bernal Drive, east of Palacios Avenue.
Staff Recommendation: **Approval** for a five-year period, subject to a site plan and conditions.
Applicant: Martina Micaela Peña
Representative: Audra Buckley, Permitted Development
U/A From: September 7, 2017
10. **Z167-335(SM)**
Sarah May
(CC District 6)
- An application for an RR Regional Retail District with deed restrictions volunteered by the applicant on property zoned an MU-3 Mixed Use District on the south line of North Stemmons Freeway, east of Medical District Drive.
Staff Recommendation: **Approval**
Applicant: Rhima Investments
Representative: Mohammad Khatib
U/A From: September 7, 2017

Zoning Cases – Individual:

11. **Z167-354(SM)** An application for a CS Commercial Service District with deed restrictions volunteered by the applicant on property zoned a CR Community Retail District and a NS(A) Neighborhood Services District on the west line of Dolphin Road, south of Terrell Street, with consideration given to a CR Community Retail District.
Sarah May
(CC District 7)
Staff Recommendation: **Approval** of a Community Retail District in lieu of the requested CS Commercial Service District with deed restrictions volunteered by the applicant.
Applicant: James Felder
Representative: Michael King, The Mike King Company
12. **Z145-337(MD/RB)** An application for the creation of a new subarea, a Specific Use Permit for a Social Event Use, and amendments to the preservation criteria within Area A in Planned Development District No. 63 with Historic Overlay No. 1 on the southeast corner of Swiss Avenue and Parkmont Street.
Neva Dean
(CC District 14)
Staff Recommendation: **Approval** of the creation of the new subareas, subject to conditions, **approval** of a Specific Use Permit for a Social Event Use for a two-year time period, subject to a site plan and staff's recommended conditions, and **approval** of an amendment to the H/1 Historic Overlay, subject to preservation criteria.
Applicant: Dallas County Medical Society Alliance Foundation
Representative: Rob Baldwin
-

Other Matters:

Minutes: September 28, 2017
October 5, 2017

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, October 19, 2017

ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING - Thursday, October 19, City Hall, 1500 Marilla Street, in Room 5ES, at 9:00 a.m., to consider (1) **DCA 178-002** - Consideration of amending the Dallas Development Code to amend Article XIII - Form Districts.

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]