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DALLAS, TEXAS



CITY OF DALLAS

**PUBLIC HEARING POSTING**

**CITY PLAN COMMISSION**

**HEARING**

**Thursday, January 4, 2018**

**Public Notice**

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POSTED CITY SECRETARY  
DALLAS, TX

**BRIEFINGS:**

**5ES\***

**11:30 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."*



CITY OF DALLAS  
CITY PLAN COMMISSION  
Thursday, January 4, 2018  
AGENDA

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BRIEFINGS:	5ES	11:30 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.

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

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**BRIEFINGS:**

Subdivision Docket  
Zoning Docket

**ACTION ITEMS:**

Subdivision Docket

Planner: Paul Nelson

Consent Items:

- (1) **S178-047**  
(CC District 2)
- An application to replat a 0.196-acre tract of land containing part of Lot 5 in City Block 7/694 and part of City Block B/2008 to create five lots on property located on Deere Street at Fitzhugh Avenue, south corner.  
Applicant/Owner: MM Deere, LLC  
Surveyor: Shield Engineering Group, PLLC  
Application Filed: December 6, 2017  
Zoning: MF-2(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (2) **S178-048**  
(CC District 8)
- An application to create one 1.30-acre lot from a tract of land in City Block 8803 on property located on Belt Line Road at Kleberg Road, west corner.  
Applicant/Owner: David O. Stutts and Cathy E. Stutts  
Surveyor: Robert Bryan  
Application Filed: December 6, 2017  
Zoning: IR  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (3) **S178-049**  
(CC District 8)
- An application to replat a 1.221-acre tract of land containing part of Lot 1 and all of Lots 2 through 5 in City Block 6/8802 to create one lot on property located between Hopeful Vista Lane and Belt Line Road, east of Lenosa Lane.
- Applicant/Owner: Max Alley Investments, LLC  
Surveyor: A & W Surveyors, Inc.  
Application Filed: December 6, 2017  
Zoning: CS  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S178-050**  
(CC District 14)
- An application to replat a 0.203-acre tract of land containing part of Lot 7 in City Block 7/1012 to create four lots on property located on Routh Street at Welborn Street, south corner.
- Applicant/Owner: Scope Properties, LTD  
Surveyor: Brown & Gay Engineers, Inc.  
Application Filed: December 6, 2017  
Zoning: PD 193 (MF-3)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S178-051**  
(CC District 14)
- An application to create one 0.852-acre lot from a tract of land containing part of City Block 7/284 on property located on Swiss Avenue at Cantegral Street, south corner.
- Applicant/Owner: J.W. Campbell & Associates of Texas, Inc.  
Surveyor: CBG Surveying, Inc.  
Application Filed: December 7, 2017  
Zoning: PD 298 (Subdistrict 5)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (6) **S178-052**  
(CC District 13)
- An application to create one 1.732-acre lot from a tract of land containing part of City Block 14/6139 on property located on Greenville Avenue, north of Walnut Hill Lane.
- Applicant/Owner: Invescrow Group, LLC, Little Bro Big Sis, LLC, Tire Kickers, LLC  
Surveyor: Wier & Associates, Inc.  
Application Filed: December 7, 2017  
Zoning: CR  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (7) **S178-053**  
(CC District 13)
- An application to replat a 1.469-acre tract of land containing all of Lots 1 through 17 in City Block 4/2470 to create a 22-lot shared access area development with two common areas on property located on Miles Street at Holland Avenue, east corner.  
Applicant/Owner: CND-Cityville, LLC  
Surveyor: Pacheco Koch, LLC  
Application Filed: December 7, 2017  
Zoning: PD 193 (PDS 67) (Tract B)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (8) **S178-054**  
(CC District 7)
- An application to create 5 lots from an 8.159-acre tract of land containing part of City Block 6127 on property located on Buckner Boulevard at Clover Haven, northwest corner.  
Applicant/Owner: 5204 Buckner, LLC  
Surveyor: Eagle Surveying, LLC  
Application Filed: December 7, 2017  
Zoning: PD 605  
Staff Recommendation: **Approval** subject to compliance with the conditions listed in the docket.
- (9) **S178-056**  
(CC District 2)
- An application to replat a 0.283-acre tract of land containing all of Lots 1 and 2 in City Block D/445 to create one lot on property located on Wall Street at Powhattan Street, west corner.  
Applicant/Owner: Guestwiser Venture 1, LLC  
Surveyor: Gonzalez & Schneberg, Engineers & Surveyors, Inc.  
Application Filed: December 8, 2017  
Zoning: PD 317 (Subdistrict 3A)  
Staff Recommendation: **Approval** subject to compliance with the conditions listed in the docket.
- (10) **S178-057**  
(CC District 6)
- An application to replat a 13.689-acre tract of land containing all of Lot 1A in City Block A/6544 to create two lots on property located on Royal Lane at Newkirk Street, north of Joe Field Road.  
Applicant/Owner: 321 Commercial Ave, LLC & 329 Commercial Ave, LLC  
Surveyor: Probeck Land Surveyors  
Application Filed: December 8, 2017  
Zoning: IR  
Staff Recommendation: **Approval** subject to compliance with the conditions listed in the docket.

- (11) **S178-059**  
(CC District 2)      An application to create one 1.167-acre lot from a tract of land containing part of City Block 801 on property located on Fitzhugh Avenue at Santa Fe Avenue, west corner.  
Applicant/Owner: Guerrero Drywall and Maria Torres  
Surveyor: Bison Creek Land Services, LLC  
Application Filed: December 12, 2017  
Zoning: MF-2(A)  
Staff Recommendation: **Approval** subject to compliance with the conditions listed in the docket.

Miscellaneous Items:

- M167-050**  
Abraham Martinez  
(CC District 1)      An application for a minor amendment to the site plan for Specific Use Permit No. 2243 for a restaurant with drive-through service on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the southeast corner of Oak Lawn Avenue and Congress Avenue.  
Staff Recommendation: **Approval**  
Applicant: Texas Land & Capital, L.P.; 5612 Yale Holdings, L.P.  
Representative: Robert Baldwin

Zoning Cases – Under Advisement:

1. **Z167-338(JM)**  
Jennifer Muñoz  
(CC District 13)      An application for an amendment to, and an expansion of, the Subarea D portion on property zoned Subareas C and D within Planned Development District No. 745, on the east side of Manderville Lane, north and south of Midtown Boulevard.  
Staff Recommendation: **Approval**, subject to a revised conceptual plan and Subarea D development plan.  
Applicant: The Legacy Senior Communities, LLC; Freedom Hospitality LLC; and, Brazos Texas Land Development LLC  
Representative: Baldwin Associates, Rob Baldwin  
U/A From: November 30, 2017 and December 14, 2017
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Other Matters:

FY2016-17 City Plan Commission Annual Report

Minutes: December 14, 2017

Adjournment

**CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**

None

## **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]