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CITY OF DALLAS

PUBLIC HEARING POSTING

CITY PLAN COMMISSION

HEARING

Thursday, February 1, 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, February 1, 2018
AGENDA

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.

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) **S178-073**
(CC District 6) An application to create one 45.087-acre lot, one 55.927-acre lot, one 77.326-acre lot, and one 21.532-acre lot from a 199.872-acre tract of land located in City Blocks 7192, and 8328 on property located on Chalk Hill Road, between Interstate 30 and West Davis Street.
Applicant/Owner: TXI Operations, LP
Surveyor: Pacheco-Koch
Application Filed: January 04, 2018
Zoning: IM
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (2) **S178-075**
(CC District 11) An application to create an 8-lot Community Unit Development from a 9.04-acre tract of land with lots ranging in size from 0.7071-acre to 0.9407-acre on property located in City Block C/7488 and located on Wander Lane, east of Forest Creek Drive.
Owners: Gladys W. Carr Trust
Surveyor/Engineer: Macatee, Engineering, LLC.
Application Filed: January 5, 2018
Zoning: R-1ac.(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replats:

- (3) **S178-072**
(CC District 8) An application to replat a 0.408-acre tract of land containing all of Lot 11 in City Block 28/7614 to create one 0.180-acre lot, and one 0.228-acre lot on property located at 2944 El Centro Way at Midway Plaza.
Applicant/Owner: Sylvesta Adams; Kember Moreno, and Ana Del Cid
Surveyor: Peiser & Mankin Surveying, LLC
Application Filed: January 3, 2018
Zoning: TH-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S178-076**
(CC District 1) An application to replat a 0.236-acre tract of land containing all of Lots 19, 10, 11, and 12 in City Block 192/3251 to create four lots ranging in size from 0.119-acre to 0.123-acre on property located on Polk Street at Ninth Street.
Applicant/Owner: Jed Dolson
Surveyor: Texas Heritage Surveying, LLC
Application Filed: January 5, 2018
Zoning: R-5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Miscellaneous Items:

- M178-006**
Carlos A. Talison
(CC District 11) An application for a minor amendment to the landscape plan for the Tract B portion of Planned Development District No. 272 along the west line of Preston Road, south of the terminus of Alexis Drive at Preston Road.
Staff Recommendation: **Approval**
Applicant: Preston Sports Center, Ltd
Representative: J.C. LaFoy & Associates, LLC

Zoning Cases – Consent:

1. **Z178-143(JM)**
Jennifer Muñoz
(CC District 6) An application for an amendment to Planned Development District No. 957 for NO(A) Neighborhood Office District uses and a community service center and a child-care facility at the southeast corner of Lombardy Lane and Geraldine Drive.
Staff Recommendation: **Approval**, subject to Phase 1 and Phase 2 development plans, Phase 1 and Phase 2 landscape plans, and conditions.
Applicant: Buckner Children & Family Services, Inc.
Representative: Tommy Mann & Brad Williams % Windstead PC

2. **Z178-101(PD)**
Pamela Daniel
(CC District 2)
- An application for the renewal of Specific Use Permit No. 1687 for a bar, lounge, or tavern and an inside commercial amusement limited to a Class A dance hall on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, on the south side of Commerce Street, west of Henry Street.
- Staff Recommendation: **Approval** for a five-year period, subject to a revised site plan and revised conditions.
- Applicant/Representative: Marty Monroe, Adair's Saloon
3. **Z167-385(SM)**
Sarah May
(CC District 8)
- An application for an MU-2(A) Mixed Use District on property zoned an RR Regional Retail District on the southeast corner of West Camp Wisdom Road and South Westmoreland Road.
- Staff Recommendation: **Approval**
- Applicant: 3662 Investors, LP
- Representative: Rob Baldwin

Zoning Cases – Under Advisement:

4. **Z167-330(PD)**
Pamela Daniel
(CC District 8)
- An application for a Specific Use Permit for a hotel or motel use on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay on the south side of Great Trinity Forest Way, west of South Jim Miller Road.
- Staff Recommendation: **Approval** for a one-year period, subject to a site plan and conditions.
- Applicant: Juneja Hospitality Holdings, LLS
- Representative: Parvez Malik
- U/A From: November 30, 2017, December 14, 2017 and January 18, 2018
5. **Z167-362(WE)**
Warren Ellis
(CC District 8)
- An application for a CS Commercial Service District and a Specific Use Permit for outside sales and deed restrictions volunteered by the applicant on property zoned an R-10(A) Single Family District, on the west line of South Belt Line Road, north of Sarah Lane.
- Staff Recommendation: **Approval** for a three-year period, subject to a site plan and conditions; and approval of the deed restrictions volunteered by the applicant.
- Applicant: Ronny & Grace Chaves
- Representative: Grace Chaves
- U/A From: January 18, 2018

Zoning Cases – Individual:

6. **Z178-133(SM)**
Sarah May
(CC District 14)
- An application for a new subdistrict on property zoned Subdistrict 1 and Subdistrict 7 in Planned Development District No. 298, the Bryan Area Special Purpose District, bounded by Ross Avenue, North Washington Avenue, San Jacinto Street, and Villars Street.
Staff Recommendation: **Approval**, subject to a revised development plan and staff's recommended conditions.
Applicant: Leon Capital Group
Representative: Rob Baldwin

Development Code Amendments

- DCA 178-004**
Vasavi Pilla
(All Districts)
- Consideration of amending Article IX of Chapter 51 and Chapter 51A of the Dallas Development Code to create regulations to allow ceremonial street naming.
Staff Recommendation: **Approval**
Subdivision Review Committee Recommendation: **Approval**
-

Other Matters:

Minutes: January 18, 2018

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Friday, February 9, 2018

SPECIAL SIGN DISTRICT ADVISORY COMMITTEE MEETING – Friday, February 9, 2018,
City Hall, 1500 Marilla Street, in Conference Room 5BN, at 9:00 a.m.

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]