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CITY SECRETARY
DALLAS, TEXAS



CITY OF DALLAS

PUBLIC HEARING POSTING

CITY PLAN COMMISSION

HEARING

Thursday, February 15, 2018

BRIEFINGS:

5ES*

10:00 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: 02/09/18 11:42 AM]

POSTED CITY SECRETARY
DALLAS, TX



CITY OF DALLAS
CITY PLAN COMMISSION
Thursday, February 15, 2018
AGENDA

BRIEFINGS:	5ES	10:00 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) **S178-077**
(CC District None) An application to create one 2.991-acre lot from a tract of land located in Kaufman County on Knoxbridge Road at South Ravenhill Road.
Applicant/Owner: Devonshire (Dallas) ASLI VIII, LLC
Surveyor: J. Volk Consulting, Inc.
Application Filed: January 17, 2018
Zoning: None
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (2) **S178-078**
(CC District 2) An application to replat a 0.923-acre tract of land containing all of Lots 1, 2, 3, 4, 5, and 6 in City Block 19/1263 to create one lot on property located on Carroll Avenue, between Gurley Street and Bute Street.
Applicant/Owner: East Dallas Church of Christ
Surveyor: Texas Heritage Surveying, LLC
Application Filed: January 17, 2018
Zoning: MF-1(A), NS(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (3) **S178-080**
(CC District 3)
An application to create one 20.437-acre lot from a tract of land in City Block 8017 on property bounded by Walton Walker Boulevard (Loop 12), W. Kiest Boulevard, and Duncanville Road
Applicant/Owner: J.B. Hunt Transport, Inc.
Surveyor: Peloton Land Solutions
Application Filed: January 17, 2018
Zoning: IM
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S178-081**
(CC District 1)
An application to replat a 1.120-acre tract of land containing all of Lots 1, 2, 18, 19, and 20 in City Block 38/3158 to create one 0.45-acre lot and one 0.67-acre lot on property located on Madison Avenue, between Ninth Street and Tenth Street.
Applicant/Owner: Kensington Riverfall, LLC
Surveyor: Survey Group
Application Filed: January 17, 2018
Zoning: PD 830, Subdistrict 3B
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S178-084**
(CC District 14)
An application to replat a 0.209-acre tract of land containing part of Lot 8 in City Block 20/1874 to create one 0.209-acre lot on property located at 5930 Ross Avenue.
Applicant/Owner: Tim N. Delaughter
Surveyor: A&W Surveyors, Inc.
Application Filed: January 18, 2018
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (6) **S178-086**
(CC District 6)
An application to create one 2.129-acre lot from a tract of land in City Block 6613 on property located on Denton Drive, north of Royal Lane.
Applicant/Owner: Mattsall Real Estate, LLC
Surveyor: CBG Surveying, Inc.
Application Filed: January 19, 2018
Zoning: PD 498, Subdistrict 1, Tract III
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (7) **S178-087**
(CC District 7)
- An application to replat a 79.29-acre tract of land containing all of Lots 1 and 3 in City Block P/6213 to create one 9.28-acre lot, one 14.69-acre lot, one 25.51-acre lot, and one 29.81-acre lot on property located on Buckner Boulevard, north of Eastpoint Drive.
Applicant/Owner: Exeter Property Group
Surveyor: Halff Associates, Inc.
Application Filed: January 18, 2018
Zoning: LI
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (8) **S178-088**
(CC District 3)
- An application to create 10 lots ranging in size from 7,501 square feet to 74,255 square feet from a 3.729-acre tract of land located on Polk Street between Ledbetter Drive and Cedar Falls Drive.
Applicant/Owner: Oscar Omar Quirino-Contreras
Surveyor: Pacheco Koch, Inc.
Application Filed: January 19, 2018
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (9) **S178-089**
(CC District 8)
- An application to replat a 96.3-acre tract of land containing part of Lot 1, City Block B/8313; part of Lot 1 in City Block A/8314, and parts of City Blocks 3813, 8320, 8322, and a portion of Blanco Drive to be abandoned to create one 5.748-acre lot, one 28.725-acre lot, one 52.172-acre lot; and 9.220 acres of right-of-way from property located on Logistics Drive, east of Bonnie View Road.
Applicant/Owner: DLH Logistics, LLC; DLH Master Land Holding, LLC
Surveyor: Kimley-Horn
Application Filed: January 19, 2018
Zoning: PD 761
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (10) **S178-090**
(CC District 4)
- An application to create one 2.114-acre lot and one 2.013-acre lot from a 4.127-acre tract of land in City Block 5997 on property located on Overton Road, west of Michigan Avenue.
Applicant/Owner: Emdev Fund, LLC
Surveyor: Pacheco Koch
Application Filed: January 19, 2018
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (11) **S178-093**
(CC District 5) An application to create three lots in City Block 6191, ranging in size from 11,102 square feet to 32,246 square feet on property located on Blanton Street, south of Anglecrest Drive.
Applicant/Owner: Gabriel Arriaga, Manuela Arriaga, Nansi Flores
Surveyor: Davis Land Surveying Co., Inc.
Application Filed: January 19, 2018
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (12) **S178-095**
(CC District 4) An application to replat all of Lots 22 and 23, and part of Lot 24 in City Block 40/4210 to create one 0.519-acre lot on property located on Marsalis Avenue at Saner Avenue, northwest corner.
Applicant/Owner: Daniel Hyon Chung
Surveyor: Keeton Surveying Co.
Application Filed: January 19, 2018
Zoning: CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replats:

- (13) **S178-082**
(CC District 1) An application to replat a 12,610-square foot tract of land containing part of Lot 6 and 10 in City Block 5220 to create one lot on property located on Sylvan Avenue, north of Evergreen Hills Road.
Applicant/Owner: Valerie Strickland
Surveyor: Webb Surveying, Inc.
Application Filed: January 17, 2018
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (14) **S178-083**
(CC District 9) An application to replat a 0.659-acre tract of land containing all of Lot 7A in City Block 2/2972 to create one 0.275-acre lot and one 0.383-acre lot on property located on Bob-O-Link Drive at Frontier Lane, north corner.
Applicant/Owner: Knott Holdings, LLC
Surveyor: A&W Surveyors, Inc.
Application Filed: January 18, 2018
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (15) **S178-085**
(CC District 4) An application to replat a 9,588 square feet tract of land containing all of Lot 2 in City Block K/3795, and part of Lot 1 in City Block 2/3762 to create one lot on property located on Appian Way at Ramsey Avenue, east corner.
Applicant/Owner: Edward Nesbitt Brown, Jr.
Surveyor: CBG Surveying, Inc.
Application Filed: January 18, 2018
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (16) **S178-094**
(CC District 1) An application to replat a 0.195-acre tract of land containing all of Lots 17A and 17B in City Block 38/3358 to create one 8,497 square foot lot on property located on Woodlawn Avenue at Wickford Street, northwest corner.
Applicant/Owner: Sarah Cole
Surveyor: Webb Surveying, Inc.
Application Filed: January 19, 2018
Zoning: PD 160, Sub-district 1B
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Miscellaneous Items:

- M178-008**
Carlos A. Talison
(CC District 1) An application for a minor amendment to the development plan on property zoned Subdistrict J within Planned Development District No. 468, the Oak Cliff Gateway Special Purpose District, in an area generally bounded by West 5th Street, Zang Boulevard, West 6th Street, and Elsbeth Street.
Staff Recommendation: **Approval**
Applicant: MPC Zang LLC
Representative: Robert Baldwin
- M178-009**
Carlos A. Talison
(CC District 6) An application for a minor amendment to the development plan and landscape plan on property zoned Tract A-2 within Planned Development District No. 741, in an area generally bounded by Rombauer Road, Bleecker Street, Wharf Road, and Olympus Boulevard.
Staff Recommendation: **Approval**
Applicant: Billingsley Development Corp.
Representative: Richard Carson

- M178-012**
Carlos A. Talison
(CC District 6)
- An application for a minor amendment to the site plan for Specific Use Permit No. 2096 for a metal salvage facility on property zoned an IM Industrial Manufacturing District, on the south line of Ryan Road, east of Luna Road.
Staff Recommendation: **Approval**
Applicant: Venture Metals
Representative: Robert Baldwin
- D145-026**
Andrew Ruegg
(CC District 12)
- An application for a development plan and landscape plan for a personal service use on property zoned Planned Development District No. 765, on the southeast corner of Mapleshade Lane and Creek Drive.
Staff Recommendation: **Approval**
Applicant: Fred Moore
Representative: Dr. Jimmy Etti-Williams
- D178-001**
Abraham Martinez
(CC District 13)
- An application for a development plan and landscape plan for R-7.5(A) Single Family District uses on a property zoned Tract B of Planned Development Subdistrict No. 67 within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the southeast line of Miles Street, between Holland Avenue and Cedar Plaza Lane.
Staff Recommendation: **Approval**
Applicant: CND Cityville, LLC
Representative: Robert Baldwin
- D178-003**
Abraham Martinez
(CC District 2)
- An application for a development plan and landscape plan for a multi-family use on property zoned Subdistrict 2A within Planned Development District No. 759, on the north corner of Forest Park Road and Hawes Avenue.
Staff Recommendation: **Approval**
Applicant: Mockingbird Venture Partners, LLC
Representative: Jonathon Vinson; Jackson Walker, L.L.P.

Zoning Cases – Consent:

1. **Z167-351(LC)**
Liz Casso
(CC District 14)
- An application to create a new tract within Historic Overlay No. 48, the Harwood Historic District, to allow additional signage on property zoned Planned Development District No. 619, on the northeast corner of St. Paul Street and Elm Street.
Staff Recommendation: **Approval**, subject to preservation criteria.
Landmark Commission Recommendation: **Approval**, subject to preservation criteria
Applicant: 1907 Elm Holdings LP
Representative: Patrick Hazard, Merriman Anderson Architects

2. **Z167-221(SM)**
Sarah May
(CC District 8)
- 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 Subdistrict 5 within Planned Development District No. 533, the C.F. Hawn Special Purpose District No. 1 with a D-1 Liquor Control Overlay, on the northwest corner of C.F. Hawn Freeway and Great Trinity Forest Way.
Staff Recommendation: **Approval** for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site/landscape plan and conditions.
Applicant: DFW Distributor Petroleum, Inc., Sami Ebrahim, President
Representative: Santos Martinez, Masterplan
3. **Z178-125(SM)**
Sarah May
(CC District 2)
- An application for the renewal of Specific Use Permit No. 1696 for an alcoholic beverage establishment limited to a bar, lounge, or tavern on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District, on the south side of Elm Street, east of North Crowds Street.
Staff Recommendation: **Approval** for a three-year period, subject to conditions.
Applicant: Ioannis Manettas
Representative: Audra Buckley
4. **Z178-144(WE)**
Mohammad Bordbar
(CC District 7)
- An application for a Specific Use Permit for an auto service center on property zoned a CC Community Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the east corner of South Lamar Street and Loomis Avenue.
Staff Recommendation: **Approval** for a three-year period, subject to a site plan and conditions.
Applicant/Representative: Vaughan Roth, LLC

5. **Z178-116(WE)**
Jennifer Muñoz
(CC District 13)
- An application for: **1)** a new subarea within Tract I of Planned Development District No. 314, the Preston Center Special Purpose District; **2)** a Specific Use Permit for a financial institution with drive-in windows; and, **3)** the termination of Specific Use Permit No. 1062 for a restaurant without drive-in or drive-through service on property zoned Tract 1 within Planned Development District No. 314, the Preston Center Special Purpose District, on the south line of West Northwest Highway, between the Dallas North Tollway and Douglas Avenue.
- Staff Recommendation: **Approval** of the creation of a new subarea within Tract 1, subject to a development plan, landscape plan, and conditions; **approval** of a Specific Use Permit for a financial institution with drive-in windows for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan and conditions; and, **approval** of the termination of Specific Use Permit No. 1062 for a restaurant without drive-in or drive-through service.
- Applicant: Regions Bank
Representative: Jill Bryan, BDG Architects
6. **Z167-388(PD)**
Pamela Daniel
(CC District 7)
- An application for a Specific Use Permit for a community service center on property zoned an R-7.5(A) Single Family District, on the southeast corner of Oates Drive and Marimont Lane.
- Staff Recommendation: **Approval** for a three-year period, subject to a site plan and conditions.
- Applicant: Dallas Christian Women's Job Corp, Inc.
Representative: Peter Kavanagh
7. **Z178-147(WE)**
Pamela Daniel
(CC District 3)
- An application for an A(A) Agricultural District on property zoned Subarea F-1 within Planned Development District No. 186, on the north line of West Kiest Boulevard, east of Mountain Creek Parkway.
- Staff Recommendation: **Approval**
- Applicant: Dallas Baptist University
Representative: Peter Kavanagh
8. **Z178-152(PD)**
Pamela Daniel
(CC District 5)
- An application for the renewal of Specific Use Permit No. 2191 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 MU-1-D-1 Mixed Use District with a D-1 Liquor Control Overlay on the northeast corner of Lake June Road and Guard Drive.
- Staff Recommendation: **Hold under advisement to March 1, 2018.**
- Applicant: 6343 Lake June, LLC
Representative: Roger Albright

9. **Z178-153(PD)**
Pamela Daniel
(CC District 2)
- An application for the renewal of Specific Use Permit No. 1981 for a bar, lounge or tavern and an inside commercial amusement limited to a dance hall on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District, on the north line of Main Street, between North Malcolm X Boulevard and North Walton Street.
Staff Recommendation: **Approval** for a three-year period, subject to conditions.
Applicant: 2911 Main, Ltd
Representative: Roger Albright
10. **Z178-156(PD)**
Pamela Daniel
(CC District 14)
- An application for an amendment to and renewal of Specific Use Permit No. 1775 for a medical clinic on property zoned a Core Subdistrict within Planned Development District No. 225, the State-Thomas Special Purpose District with Historic Overlay District No. 25, the State-Thomas Historic District, on the northwest line of Thomas Avenue, between Fairmount Street and Routh Street.
Staff Recommendation: **Approval** for a ten-year period with eligibility for automatic renewals for additional five-year periods, subject to a revised site plan and revised conditions.
Applicant: MadeWell Woman Med and Birth
Representative: Myron E. Mims

Zoning Cases – Under Advisement:

11. **Z167-387(PD)**
Pamela Daniel
(CC District 2)
- An application for a Planned Development District for MF-2(A) Multifamily District uses on property zoned an MC-3 Multiple Commercial District, on the east corner of North Haskell Avenue and Worth Street.
Staff Recommendation: **Approval**, subject to a conceptual plan and conditions.
Applicant: Ecoview Homes
Representative: Rob Baldwin
U/A From: December 14, 2017 and January 18, 2018
12. **Z178-133(SM)**
Sarah May
(CC District 14)
- An application for a new subarea on property zoned Subarea 1 and Subarea 7 within Planned Development District No. 298, the Bryan Area Special Purpose District, in an area bounded by Ross Avenue, North Washington Avenue, San Jacinto Street and Villars Street.
Staff Recommendation: **Approval**, subject to a development plan, Subarea 1C original building façade elevation, and staff's recommended conditions.
Applicant: Leon Capital Group
Representative: Rob Baldwin
U/A From: February 1, 2018

Zoning Cases – Individual:

13. **Z178-145(JM)**
Jennifer Muñoz
(CC District 14)
An application for a Planned Development Subdistrict for LC Light Commercial uses on property zoned an LC Light Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, at the southeast corner of Travis Street and Knox Street.
Staff Recommendation: **Hold under advisement to March 1, 2018.**
Applicant: Weir's Plaza Partnership, LLC/ Weir Family Investments
Representative: William S. Dahlstrom, Jackson Walker LLP
14. **Z178-146(JM)**
Jennifer Muñoz
(CC District 7)
An application for: **1)** an amendment to Planned Development District No. 166 to allow a seminary use and a convent or monastery use by Specific Use Permit; **2)** a Specific Use Permit for a seminary use and a convent or monastery use; and, **3)** the termination of Specific Use Permit No. 117 for an Institution of a Religious & Educational Nature on property zoned Planned Development District No. 166 and an R-7.5(A) Residential District, on the west line of La Prada Drive, south of Blyth Drive.
Staff Recommendation: **Approval** of the amendment to Planned Development District No. 166; **approval** of a Specific Use Permit for a seminary use and a convent or monastery use for a permanent period, subject to a site plan and conditions; and **approval** of the termination of Specific Use Permit No. 117.
Applicant: Camino Global (The Central American Mission) & Nexus Incorporated
Representative: Karl Crawley % Masterplan
15. **Z178-115(WE)**
Sarah May
(CC District 1)
An application for a CR Community Retail District with deed restrictions volunteered by the applicant on property zoned an R-5(A) Single Family District on the northeast corner of West Illinois Avenue and Andrew Street.
Staff Recommendation: **Denial**
Applicant: Steven Rich of Brite Shine, LLC
Representative: Perren Gase and Travis Lawrie

Development Code Amendments

- DCA 178-005**
Pam Thompson
(All Districts)
Consideration of an amendment to Chapter 51 and Chapter 51A of the Dallas Development Code, amending regulations regarding block and blockface.
Staff Recommendation: **Approval**
Zoning Ordinance Advisory Committee Recommendation: **Approval**

Other Matters:

Minutes: February 1, 2018

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Tuesday, February 13, 2018

SPECIAL SIGN DISTRICT ADVISORY COMMITTEE MEETING – Tuesday, February 13, 2018, City Hall, 1500 Marilla Street, in Conference Room 5CN, at 9:00 a.m.

Thursday, February 15, 2018

ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING - Thursday, February 15, 2018, City Hall, 1500 Marilla Street, in Room 5ES, at 9:00 a.m., to consider (1) **DCA 178-006** - Consideration of amending Chapter 51 and Chapter 51A of the Dallas Development Code to clarify language regarding handicapped ramps for dwelling units and consideration of amending Chapter 51 to clarify handicapped parking.

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]