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DALLAS, TEXAS



CITY OF DALLAS

PUBLIC HEARING POSTING

CITY PLAN COMMISSION

HEARING

Thursday, September 6, 2018

Public Notice

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POSTED CITY SECRETARY
DALLAS, TX

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."



CITY OF DALLAS
CITY PLAN COMMISSION
Thursday, September 6, 2018
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: Mohammad Bordbar

Consent Items:

- (1) **S178-281**
(CC District 8)
- An application to create 24 single family residential lots and one common area with lots ranging in size from 6,000-square feet to 14,272-square feet from a 6.939-acre tract of land in City Block 8765 as a Community Unit Development on property located at the terminus of Sewell Road, east of Haymarket Road.
Applicant/Owner: Carmen Dee and William D. Sewell
Surveyor: Dietz Engineering
Application Filed: August 8, 2018
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (2) **S178-282**
(CC District 14)
- An application to replat a 1.274-acre tract of land containing all of Lots 4 through 9 in City Block 12/1904 to create one lot on property located on Richmond Avenue, east of Greenville Avenue.
Applicant/Owner: 5700 Richmond LLC, Madison Partners LLC
Surveyor: Adams Surveying Company, LLC
Application Filed: August 8, 2018
Zoning: PD 167
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (3) **S178-283**
(CC District 14)
- An application to create a 1.2397-acre lot from a tract of land containing all of Lots 9 through 13 and part of Lot 14 in City Block L/1536 on property located on Travis Street and Knox Street, South Corner.
- Applicant/Owner: Weir investment, L.P.
Surveyor: Kimley-Horn and Associates, Inc.
Application Filed: August 8, 2018
Zoning: PD 193 (PDS 139)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S178-284**
(CC District 6)
- An application to create three lots ranging in size from 0.417-acre to 8.198-acre from a 13.625-acre tract of land in City Block K/8466 on property located on Olympus Boulevard and Rambler Road, northwest corner.
- Applicant/Owner: Cypress Water land A LTD, Cypress Water land B LTD, Cypress Water land C LTD, CW Shoreline Land, LTD
Surveyor: Peiser & Mankin Surveying, LLC
Application Filed: August 8, 2018
Zoning: PD 741
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S178-285**
(CC District 8)
- An application to create a 2.886-acre lot from a tract of land in City Block 8822 on property located on South Belt Line Road at Garden Grove Road, north corner.
- Applicant/Owner: Golden Star Holding, LLC
Surveyor: Geonav, LLC
Application Filed: August 9, 2018
Zoning: CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (6) **S178-288**
(CC District 3)
- An application to create 73 single family residential lots and 2 common areas with lots ranging in size from 6,000-square feet to 11,637-square feet from a 17.858-acre tract of land in City Block 6960 as a Community Unit Development on property located on Los Angeles Boulevard if extended, south of Blue Ridge Boulevard.
- Applicant/Owner: Centro Cristiano Para La Familia
Surveyor: R. C. Meyers Surveying, LLC
Application Filed: August 10, 2018
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (7) **S178-289**
(CC District 9)
- An application to replat a 0.918-acre tract of land containing all of Lots 4 and 5 in City Block A/4414 to create one lot on property located on Beachview Street at Gaston Parkway, north corner.
Applicant/Owner: Onyx Holdings, LLC
Surveyor: A&W Surveyors, Inc.
Application Filed: August 10, 2018
Zoning: LO-1
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (8) **S178-290**
(CC District 2)
- An application to replat a 0.390-acre tract of land containing all of Lots 21 and 22 in City Block 2/4993 on property located on West Lovers Lane at Bristol Avenue, southwest corner.
Applicant/Owner: Barrow Durrett, LLC
Surveyor: Wimberley Surveying Professional
Application Filed: August 10, 2018
Zoning: PD 326 (Subarea C)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (9) **S178-291**
(CC District 3)
- An application to replat a 1.038-acre lot containing part of Lots 4 and 14A and all of Lots 5B and 15 in City Block B/6627 on property located on Altaire Avenue and Terminus us of Acme Street, east of R. L. Thornton Freeway (Interstate Highway No. 35).
Applicant/Owner: Aaron and Iris D. Logan
Surveyor: Texas Heritage Surveying, LLC
Application Filed: August 10, 2018
Zoning: RR, CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (10) **S178-293**
(CC District 8)
- An application to replat a 4.6649-acre tract of land containing all of Lot 4 in City Block A/7558 into one 3.2192-acre and one 1.4456-acre lot on property located on Interstate Highway 20, East of Hampton.
Applicant/Owner: Selehoun Family Limited Partnership
Surveyor: Kimley Horn and Associates
Application Filed: August 10, 2018
Zoning: RR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (11) **S178-294**
(CC District 2)
- An application to replat a 6.165-acre tract of land containing part of Lots 1 through 9 and 18, all of Lots 10 through 17 in City Block F/1102, all of Lots 1 through 4 in City Block G/1103, and an abandoned alley to create one lot on property bounded by Corinth Street, Lamar Avenue, Alma Street, and Cockrell Avenue; and to replat a 2.252-acre tract of land containing all of Lot 1A in City Block 1/1101 and part of City Block B/1107 to create one lot on property located on Alma Street at Lamesa Street, south of Cockrell Avenue.
- Applicant/Owner: Arcadia Cedars Holdings, LLC
Surveyor: Spiars Engineering, Inc.
Application Filed: August 10, 2018
Zoning: PD 317 (Subdistrict 4, Tract 1)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replats:

- (12) **S178-286**
(CC District 1)
- An application to replat a 1.429-acre tract of land containing all of Lots 17 through 19 and part of Lot 25 in City Block B/3432 to create a 25-lot Shared Access Development on property located on Canty Street east of Crawford Street.
- Applicant/Owner: GRBK Frisco, LLC
Surveyor: O'Neal Surveying Co.
Application Filed: August 9, 2018
Zoning: PD 468 (Subdistrict A, Tract 2, RTN)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (13) **S178-287**
(CC District 1)
- An application to replat a 1.453-acre tract of land containing all of Lots 4 through 7, and part of Lots 11 through 16 in City Block B/3431 to create a 34-lot Shared Access Development with one common area on property located on Neely Street east of Crawford Street.
- Applicant/Owner: GRBK Frisco, LLC, Mario Juarez, Maurilio and Josephine Flore
Surveyor: O'Neal Surveying Co.
Application Filed: August 9, 2018
Zoning: PD 468 (Subdistrict A, Tract 2, RTN)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (14) **S178-295**
(CC District 11) An application to replat a 0.634-acre tract of land containing all of Lots 11,12,13, and 14 in City Block 3/8213 to create a 3-lot shared access development on property located at 28 Edge Hill Drive, east of Fawn Wood Drive.
Applicant/Owner: Laga LTD
Surveyor: Dowdey, Anderson & Associates, Inc.
Application Filed: August 13, 2018
Zoning: PD 561 (Tract 2)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Miscellaneous Items:

- D178-014**
Jennifer Muñoz
(CC District 13) An application for a landscape plan for convalescent and nursing home, hospice care, and related institutions, and retirement housing uses 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**
Applicant: The Legacy Senior Communities, LLC
Representative: Baldwin Associates, Rob Baldwin

- D178-015**
Abraham Martinez
(CC District 3) An application for a development plan for a warehouse use on property zoned Subdistrict E within Planned Development District No. 521, north of Grady Niblo Road, east of Mountain Creek Parkway.
Staff Recommendation: **Approval**
Applicant: Liberty Property Limited Partnership
Representative: Zac Bartz - Alliance Architects

Certificates of Appropriateness for Signs:

- 1807090001**
Steve Long
(CC District 14) An application for a Certificate of Appropriateness by Bobby Nichols of Chandler Signs for a 500-square-foot middle level attached sign at 2323 Bryan Street (northeast elevation).
Staff Recommendation: **Approval**
Special Sign District Advisory Committee Recommendation: **Approval**
Applicant: Bobby Nichols, Chandler Signs
Owner: Digital Bryan Street PS/Digital Realty

Special Provision Sign District Amendments:

SPSD178-002
Neva Dean
(CC District 14)

An application for an amendment to Subdistrict A of the Arts District Special Provision Sign District, Sections 51A-7.1203 and 51A-7.1214.1 of the Dallas City Code on property zoned Planned Development District No. 145, the Arts District Special Purpose District, in an area bounded by Flora Street, Leonard Street, Ross Avenue, and Crockett Street.
Staff Recommendation: **Denial**
Arts District Sign Advisory Committee Recommendation: **Approval**
Applicant: Hall Financial Group, Ltd.
Representative: Larry Harris

Zoning Cases – Consent:

1. **Z178-224(MB)**
Mohammad Bordbar
(CC District 5)
An application for the renewal of Specific Use Permit No. 2059 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CR-D-1 Community Retail District, with a D-1 Liquor Control Overlay, on the northwest corner of Bruton Road and North Prairie Creek Road.
Staff Recommendation: **Hold under advisement to October 4, 2018.**
Applicant: Amer & Milad Investment, Inc.
Representative: Business Zoom
2. **Z178-293(CT)**
Carlos Talison
(CC District 3)
An application for a CR Community Retail District on property zoned an IR Industrial Research District, on the northwest corner of West Red Bird Lane and Blue Bird Avenue.
Staff Recommendation: **Approval**
Applicant: Vaquero Bluebird Partners LP
Representative: Griffin Bryant and Kelly Agnor
3. **Z178-275(JM)**
Jennifer Muñoz
(CC District 13)
An application for an amendment to Planned Development District No. 353, on the northwest corner of Inwood Road and Willow Lane.
Staff Recommendation: **Approval**, subject to a revised conceptual plan, a revised development plan, a revised landscape plan, and conditions.
Applicant: Jesuit High School
Representative: William Dahlstrom, Jackson Walker, LLP

4. **Z178-296(JM)**
Jennifer Muñoz
(CC District 9)
An application for an amendment to and a renewal of Specific Use Permit No. 2240 for the sale of alcoholic beverages in conjunction with a restaurant without drive-in service on property zoned a CR-D-1 Community Retail District, with a D-1 Liquor Control Overlay, on the southeast corner of Garland Road and Moran Drive.
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a revised site plan and conditions.
Applicant: Benin Zeqiri and Edin Zeqiri
Representative: Robert W. Van Dyk
5. **Z178-290(JM)**
Jennifer Muñoz
(CC District 2)
An application for the renewal of Specific Use Permit No. 1712 for a financial institution with drive-in window on property zoned an LO-3 Limited Office District and Subdistrict B-2 within Planned Development District No. 749, the Baylor University Medical Center Special Purpose District, with a D Liquor Control Overlay, on the north corner of Crutcher Street and North Hill Avenue.
Staff Recommendation: **Approval** for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to conditions.
Applicant: Baylor Health Care System
Representative: Robert Reeves & Associates, Inc.
6. **Z178-295(CY)**
Carolina Yumet
(CC District 6)
An application for an IR Industrial Research District on property zoned an MU-3 Mixed Use District, on the east side of Emerald Street, at the terminus of Alberta Drive.
Staff Recommendation: **Approval**
Applicant: 11590 EMERALD STREET ASSOCIATES, JV
Representative: Michael R. Coker

Zoning Cases – Under Advisement:

7. **Z178-263(CY)**
Carolina Yumet
(CC District 3)
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 RR-D-1 Regional Retail District, with a D-1 Liquor Control Overlay, on the north side of West Camp Wisdom Road, east of Marvin D. Love Freeway (US 67).
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: Jawed Sagani, sole owner
Representative: Santos Martinez
U/A From: July 19, 2018

8. **Z178-272(CY)**
Carolina Yumet
(CC District 14)
An application for a new subdistrict within Planned Development District No. 842 with a MD-1 Modified Delta Overlay, on the west side of Greenville Avenue, north of Alta Avenue.
Staff Recommendation: **Denial**
Applicant: SEB Group, LLC.
Representative: Rob Baldwin
U/A From: August 2, 2018
9. **Z167-146(PD)**
Pamela Daniel
(CC District 5)
An application for a CR Community Retail District with deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District, on the north line of Lake June Road, east of Holcomb Road.
Staff Recommendation: **Approval**, subject to deed restrictions volunteered by the applicant.
Applicant: Fahim Mumith/Omran Mumith
Representative: Ernest Warnock, Architect
U/A From: August 16, 2018
10. **Z178-161(PD)**
Pamela Daniel
(CC District 14)
An application to amend Specific Use Permit No. 1343 for a drive-through restaurant use on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the southwest side of North Fitzhugh Avenue between the southeast line of McKinney Avenue and the northwest line of North Central Expressway.
Staff Recommendation: **Approval**, subject to a revised site plan, a revised landscape plan and conditions.
Applicant: Claymoore Engineering
Representative: Clay Cristy
U/A From: August 16, 2018
11. **Z178-273(JM)**
Jennifer Muñoz
(CC District 5)
An application for a D-1 Liquor Control Overlay and 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 a CR-D Community Retail District, with a D Liquor Control Overlay, on the south side of Lake June Road, east of North St. Augustine Drive.
Staff Recommendation: **Approval** of a D-1 Liquor Control Overlay; and **approval** of a Specific Use Permit for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.
Applicant/Representative: Okemar Weatherall
U/A From: August 2, 2018

12. **Z167-299(SM)**
Sarah May
(CC District 8)
- An application for the renewal of Specific Use Permit No. 2146 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property zoned a CR-D-1 Community Retail District, with a D-1 Liquor Control Overlay, on the north corner of Kleberg Road and Carleta Street.
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions.
Applicant: CI Retail Mgmt, Inc.
Representative: Jason Marshall
U/A From: June 21, 2018 and July 19, 2018
13. **Z156-305(SM)**
Sarah May
(CC District 5)
- An application for the renewal of Specific Use Permit No. 2160 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less, on property zoned Subarea 7 within Planned Development District No. 366–D-1, the Buckner Boulevard Special Purpose District, with a D-1 Liquor Control Overlay, on the northwest corner of South Buckner Boulevard and Scyene Road.
Staff Recommendation: **Approval** for a three-year period, subject to staff's recommended conditions.
Applicant: East Bengal Corporation
U/A From: August 2, 2018
14. **Z178-265(SM)**
Sarah May
(CC District 2)
- An application for a new subdistrict to allow additional retail and personal service uses on property zoned Blocks 12 and 13 within Planned Development District No. 800, on the southwest line of South Riverfront Boulevard, between Dearborn Street and Corinth Street.
Staff Recommendation: **Approval**, subject to a revised conceptual plan and staff's recommended conditions.
Applicant: David Taggart, EOT Odyssey, LLC dba Eye of Texas, LLC
Representative: William S. Dahlstrom; Jackson Walker, LLC
U/A From: July 19, 2018 and August 16, 2018

Zoning Cases – Individual:

15. **Z178-277(AM)**
Abraham Martinez
(CC District 4)
- An application for an MF-2(A) Multifamily District on property zoned an R-7.5(A)-D Single Family District, with a D Liquor Control Overlay, north of East Suffolk Avenue on the west line of Cumberland Street.
Staff Recommendation: **Denial**
Applicant: Alna Properties II LLC
Representative: Jennifer R. DeVlugt

16. **Z178-140(JM)**
Jennifer Muñoz
(CC District 8)
- An application for a Specific Use Permit for a tower/antenna for cellular communication on property zoned an R-7.5(A) Single Family District and an MF-2(A) Multifamily District, on the south line of West Wheatland Road, east of South Polk Street.
Staff Recommendation: **Denial**
Applicant: John Gatz, Eco-Site, LLC
Representative: Jon Mitchell, Towersource Inc., LLC
17. **Z178-270(SM)**
Sarah May
(CC District 14)
- An application for an amendment to Subdistrict B, Tract I within Planned Development District No. 375 to allow additional nonresidential floor area ratio on property bound by Lemmon Avenue East, Oak Grove Avenue, Cityplace West Boulevard, and Howell Street.
Staff Recommendation: **Approval**, subject to a revised conceptual plan and staff's recommended conditions.
Applicant: Neal Sleeper, Blackburn Central Holdings, L.P.
Representative: Suzan Kedron, Jackson Walker, LLP

Authorization of a Hearing:

- Donna Moorman
(CC District 14)
- Consideration of authorizing a public hearing to determine the proper zoning on property zoned an R-7.5 Single Family District within Planned Development District No. 193, the Oak Lawn Special Purpose District; generally east of Turtle Creek Greenbelt, south of Avondale Avenue, south of Fitzhugh Avenue, west of Katy Trail, and north of Blackburn Street and being approximately 23.31 acres with consideration being given to appropriate zoning for the area to include but not limited to use, development standards, and other appropriate regulations. This is a hearing to consider the request to authorize the hearing and not the rezoning of property at this time.

Other Matters:

Minutes: August 16, 2018

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Tuesday, September 11, 2018

ARTS DISTRICT SIGN ADVISORY COMMITTEE (ADSAC) MEETING – Tuesday, September 11, 2018, City Hall, 1500 Marilla Street, in Conference Room 5CN, at 11:00 a.m., to consider one certificate of appropriateness, and a new subdistrict within the Arts District SPSP.

Thursday, September 6, 2018

ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING - Thursday, September 6, 2018, 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 incentive 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]