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CITY OF DALLAS

PUBLIC HEARING POSTING

CITY PLAN COMMISSION

HEARING

Thursday, September 20, 2018

Public Notice

180822

POSTED CITY SECRETARY
DALLAS, TX

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."



CITY OF DALLAS
CITY PLAN COMMISSION
Thursday, September 20, 2018
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:

DCA 156-008 Consideration of amending the Dallas Development Code to create regulations for incentive zoning.

Pam Thompson, Senior Planner

Subdivision Docket
Zoning Docket

ACTION ITEMS:

Subdivision Docket

Planner: Mohammad Bordbar

Consent Items:

CONSENT ITEMS:

(1) **S178-297**
(CC District 14)

An application to create two lots from a 0.280-acre tract of land containing all of City Blocks 255, 260, 260 ½, and part of abandoned streets on property between Live Oak Street and Pacific Street, east of Olive Street.

Owner: City of Dallas

Surveyor: City of Dallas

Application Filed: August 22, 2018

Zoning: CA-1(A)

Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (2) **S178-299**
(CC District 2)
- An application to replat a 0.376-acre tract of land containing all of Lots 7 and 8 in City Block 6/1597 to create one lot on property located at 4527 Cabell Drive, south of Annex Avenue.
Owners: B & G Properties, World Dallas Properties, Inc.
Surveyor: A & W Surveyors, Inc.
Application Filed: August 22, 2018
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (3) **S178-300**
(CC District 7)
- An application to create one 0.32-acre lot from a tract of land in City Block 5800 on property located at Forney Road, west of Lawnview Avenue.
Owner: Jose Mendoza
Surveyor: CBG Surveying Texas, LLC
Application Filed: August 22, 2018
Zoning: LI
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S178-301**
(CC District 4)
- An application to create one 2.431-acre lot from a tract of land in City Blocks 5878 and 5879 on property located on Kiest Boulevard at Marvin D. Love Freeway, northeast corner.
Owner: Prosperity Bank
Surveyor: Votex Surveying Company
Application Filed: August 23, 2018
Zoning: RR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S178-304**
(CC District 14)
- An application to create an 8-lot shared access development from a 0.317-acre tract of land containing all of lots 1 and 2 in City Block N/1480 on property located on Ross Avenue at Mary Street, west of Hubert Street.
Owner: Albi, LLC
Surveyor: Texas Heritage Surveying, LLC
Application Filed: August 24, 2018
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (6) **S178-305**
(CC District 11)
- An application to replat a 22.514-acre tract of land containing all of Lot 2 in City Block A/7409 and part of City Block 7409 to create four lots ranging in size from 2.652-acre to 6.821-acre on property located on Interstate Highway 635 (Lyndon B. Johnson Freeway), west of Preston Road.
- Owner: Seritage SRC Finance, LLC
Surveyor: Kimley-Horn and Associates, Inc.
Application Filed: August 28, 2018
Zoning: PD 887 (Subdistrict 1A, Tract 2),(Subdistrict 1, Tract 3), (Subdistrict 2)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replats and Building Line Reduction:

- (7) **S178-296**
(CC District 11)
- An application to replat a 0.192-acre lot containing all of Lot 7 in City Block 44A/7460 to reduce a portion of the existing 10-foot building line and jog around a proposed swimming pool on property located at 15 Wooded Gate Drive, south of Greenwich Lane.
- Owner: William Dearman
Surveyor: Texas Heritage Surveying, LLC
Application Filed: August 22, 2018
Zoning: PD 384
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (8) **S178-298**
(CC District 13)
- An application to replat a 0.856-acre tract of land containing all of Lot 12 and part of Lot 11 in City Block E/5517 to create one lot and to reduce a portion of the existing 50-foot building line to 43.5 feet along the north line of Gaywood Road on property located at 10211 Gaywood Road, east of Hollow Way Road.
- Owners: Paul H. Devereux and Sharon Devereux
Surveyor: A & W Surveyors, Inc.
Application Filed: August 22, 2018
Zoning: R-1ac (A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Miscellaneous Items:

- D178-016**
Carlos Talison
(CC District 13)
- An application for a development plan and landscape plan for a medical laboratory use on property zoned Subarea C within Planned Development District No. 745, on the southwest corner of Midtown Boulevard and Manderville Lane.
- Staff Recommendation: **Approval**
Applicant: Cushman & Wakefield
Representative: Maxwell J. Fisher, AICP - MASTERPLAN

- D178-018**
Carlos Talison
(CC District 10)
- An application for a development plan and landscape plan for an office and restaurant use on property zoned Subarea C within Planned Development District No. 758, on the southeast corner of Walnut Hill Lane and Wildcat Way.
Staff Recommendation: **Approval**
Applicant: PC LH Land Partner LP
Representative: Kirk Hermansen – Hermansen Land Development
- D178-019**
Abraham Martinez
(CC District 3)
- An application for a development plan and landscape plan for a private recreation center, club, or area on property zoned Subdistrict S-8 within the South Zone of Planned Development District No. 521, on the northwest corner of Saddleridge Drive and Isom Lane.
Staff Recommendation: **Approval**
Applicant: Mountain Creek Community Church
Representative: Robert Summers
- M178-042**
Abraham Martinez
(CC District 8)
- An application for a minor amendment to the existing development plan for a public school other than an open-enrollment charter school [Seagoville High School] on property zoned Planned Development District No. 512, in an area generally bound by North Woody Road, Seagoville Road, and East Stark Road.
Staff Recommendation: **Approval**
Applicant: Dallas Independent School District
Representative: Karl A. Crawley, Masterplan
- M178-044**
Carlos Talison
(CC District 6)
- An application for a minor amendment to the existing development plan on property zoned as Subdistrict 2 within Planned Development District No. 732, on the east line of Wickmere Mews at Malone Cliff View.
Staff Recommendation: **Approval**
Applicant: Don Nedler
Representative: Audra Buckley – Permitted Development
- M178-045**
Abraham Martinez
(CC District 5)
- An application for a minor amendment to the existing development plan for a public school other than an open-enrollment charter school [John Ireland Elementary School] on property zoned Planned Development District No. 661, in an area generally bound by Gillette Street, Seco Boulevard, and North Jim Miller Road.
Staff Recommendation: **Approval**
Applicant: Dallas Independent School District
Representative: Karl A. Crawley, Masterplan

Miscellaneous Items – Under Advisement:

D178-004
Carlos Talison
(CC District 2)

An application for a development plan for an office and retail/personal service use with parking garage on property zoned the North Subdistrict within Planned Development District No. 582, Victory Planned Development District, on the east line of Victory Avenue at All Star Way.
Staff Recommendation: **Approval**
Applicant: Anland North Commercial, L.P.
Representative: Hillwood Urban Services, L.P.
U/A From: April 5, 2018, June 7, 2018, July 19, 2018, August 2, 2018 and August 16, 2018

Zoning Cases – Consent:

1. **Z178-221(MB)**
Mohammad Bordbar
(CC District 13)
 2. **Z178-304(PD)**
Pamela Daniel
(CC District 14)
 3. **Z178-312(PD)**
Pamela Daniel
(CC District 6)
- An application for an amendment to Planned Development District No. 734 for a public school other than an open-enrollment charter school on property zoned Planned Development District No. 734, on the southeast corner of Nuestra Drive and Wozencraft Drive.
Staff Recommendation: **Approval**, subject to a revised development plan and conditions.
Applicant: Dallas Independent School District
Representative: Rob Baldwin, Baldwin and Associates
- An application for the renewal of Specific Use Permit No. 2272 for a late-hours establishment limited to a restaurant without drive-in or drive-through service on property zoned Planned Development District No. 842, with a MD-1 Modified Delta Overlay for CR Community Retail District uses, on the east line of Greenville Avenue, between Prospect Avenue and Oram Street.
Staff Recommendation: **Approval** for a two-year period, subject to conditions.
Applicant: Lavo Properties, LLC
Representative: Rob Baldwin, Baldwin and Associates
- An application for the renewal of Specific Use Permit No. 1853 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 northeast corner of Royal Lane and North Stemmons Freeway.
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions.
Applicant: Anwer Ali

4. **Z178-305(SM)**
Sarah May
(CC District 5)
- An application for the renewal of Specific Use Permit No. 2219 for the sale of alcoholic beverages in conjunction with a restaurant without drive-in service on property zoned Subarea 6 within Planned Development District No. 366-D-1, the Buckner Boulevard Special Purpose District, with a D-1 Liquor Control Overlay, on the east side of South Buckner Boulevard, between Scyene Road and Bearden Lane.
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: Mariana Roman
5. **Z178-267(SM)**
Sarah May
(CC District 13)
- 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 east line of Abrams Road and the northwest line of Skillman Street.
Staff Recommendation: **Approval**, subject to deed restrictions volunteered by the applicant
Applicant: RPI Creekside II, Ltd.
Representative: Roger Albright
6. **Z178-288(JM)**
Jennifer Muñoz
(CC District 8)
- An application for an LI Light Industrial District on property zoned an A(A) Agricultural District, at the northwest corner of Telephone Road and Bonnie View Road.
Staff Recommendation: **Approval**
Applicant: RPG Acquisitions, LLC
Representative: Rob Baldwin, Baldwin and Associates

Zoning Cases – Under Advisement:

7. **Z178-235(JM)**
Jennifer Muñoz
(CC District 1)
- An application for a Planned Development District for Multifamily District uses on property zoned an R-7.5(A) Single Family District, on the southwest corner of North Tennant Street and West Davis Street.
Staff Recommendation: **Approval**, subject to a development plan and conditions.
Applicant: 517 Tennant, LLC
Representative: Rob Baldwin, Baldwin and Associates
U/A From: August 16, 2018

8. **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 and September 6, 2018
9. **Z178-190(SM)**
Sarah May
(CC District 1)
- An application to amend Planned Development District No. 282 for mixed uses on property zoned Planned Development District No. 282, on the northwest corner of West Colorado Boulevard and North Beckley Avenue.
Staff Recommendation: **Approval**, subject to a revised development plan and staff's recommended conditions.
Applicant: Methodist Hospitals of Dallas
Representative: Angela Hunt
U/A From: April 19, 2018, May 17, 2018 June 7, 2018, June 21, 2018, July 19, 2018 and August 16, 2018.
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Other Matters:

Minutes: September 6, 2018

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, September 20, 2018

ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING - Thursday, September 20, 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 and (2) **DCA 178-012** - Consideration of amending the Dallas Development Code to create regulations for a new overlay called a Neighborhood Forest Overlay.

CPC THOROUGHFARE COMMITTEE MEETING - Thursday, September 20, 2018, City Hall, 1500 Marilla Street, in Council Chambers, at 9:45 a.m., to consider (1) **Wood Street Central Business District Streets and Vehicular Circulation Plan Amendment** - An amendment to the City of Dallas Central Business District Streets and Vehicular Circulation Plan to delete Wood Street from Harwood Street to Pearl Expressway and (2) **Jackson Street Central Business District Streets and Vehicular Circulation Plan Amendment** - An amendment to the City of Dallas Central Business District Streets and Vehicular Circulation Plan to change the operational characteristics of Jackson Street between Pearl Expressway and Cesar Chavez Boulevard from a three-lane eastbound roadway in 36 feet of pavement and 70 feet of right-of-way to a one-lane westbound roadway with on-street parking and bicycle facilities in 46 feet of pavement and 70 feet of right-of-way.

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]