

RECEIVED

2018 SEP 28 PM 4:05

CITY SECRETARY
DALLAS, TEXAS



CITY OF DALLAS

PUBLIC HEARING POSTING

CITY PLAN COMMISSION

HEARING

Thursday, October 4, 2018

Public Notice

180876

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, October 4, 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.

Kris Sweckard, Director
Neva Dean, Assistant Director of Current Planning

BRIEFINGS:

Subdivision Docket
Zoning Docket

ACTION ITEMS:

Subdivision Docket

Planner: Mohammad Bordbar

Consent Items:

- (1) **S178-306**
(CC District 6)
- An application to create one 1.579-acre lot and one 21.036-acre lot from a 22.615-acre tract of land containing all of Lot 6 in City Block 6594 on property located on Forest Lane at Grissom Lane, southeast corner.
Owners: CE Enterprise Partners, LLC, Valk Properties Two, LLC
Surveyor: A & W Surveyors, Inc.
Application Filed: September 5, 2018
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (2) **S178-307**
(CC District 6)
- An application to create a 3.623-acre lot from a tract of land containing part of City Block A/7226 on property located on Commerce Street at Westmoreland Road, northeast corner.
Owner: Rio Star Food, Inc.
Surveyor: Cobb, Fendley & Associates, Inc.
Application Filed: September 5, 2018
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (3) **S178-309**
(CC District 2)
- An application to replat a 0.5197-acre tract of land containing all of Lots 1 and 3 and part of Lot 2 in City Block 3/2321 to create one lot on property located on Maple Avenue at Amelia Street, north corner.
Owners: Amelia B.A. Concepts & Development, LLC & Maple B.A. Concepts & Development, LLC
Surveyor: Votex Surveying Company
Application Filed: September 6, 2018
Zoning: PD 193 (LC)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S178-311**
(CC District 14)
- An application to replat a 0.091-acre tract of land containing part of Lot 8 in City Block 1909 to create two lots on property located on La Vista Court, south of Hoskins Street.
Owner: BCH Development, LLC
Surveyor: CBG Surveying Texas, LLC
Application Filed: September 6, 2018
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S178-312**
(CC District 2)
- An application to replat a 4.020-acre tract of land containing part of Lots 2, 4, and 5, all of Lots 3, 9 through 17, and 18 through 28, and a portion of a 20-foot abandoned alley in City Block B/916 to create 4 lots ranging in area from 20,098 square feet to 69,946 square feet on property located on Park Avenue at Hickory Street, east of Beaumont Street.
Owner: Hickory CDR, LLC
Surveyor: CBG Surveying Texas, LLC
Application Filed: September 6, 2018
Zoning: PD 317 (Subdistrict 1, Tract 1)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (6) **S178-313**
(CC District 14)
- An application to replat a 0.669-acre tract of land containing part of Lots 10 and 15 in City Block 236 to create one lot on property located on Federal Street, between Ervay Street and Bullington Street.
Owners: First Baptist Church of Dallas, Vistra EP Properties Company, Elizabeth Oram Thorne Trust, Elizabeth Thorne Blum, Trustee
Surveyor: LIM & Associates, Inc.
Application Filed: September 6, 2018
Zoning: CA-1(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (7) **S178-314**
(CC District 8) An application to create 5 lots ranging in area from 2.412 acre to 6.955 acre from a 23.836-acre tract of land in City Block 8516 on property located on Teagarden Road, east of Dowdy Ferry Road.
Owners: Pedro Izaguirre Arvizu & Maria Guadalupe Lopez Estrada, Jose Carlos Rodriguez, Israel Puente, Jose A. Millan, Jorge Rivera Garza
Surveyor: Davis Land Surveying Co., Inc.
Application Filed: September 6, 2018
Zoning: R-7.5(A) and R-10(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (8) **S178-315**
(CC District 5) An application to create one 0.263-acre lot from a tract of land in City Block 6314 on property located on Bruton Road at Prairie Creek Road, southwest corner.
Owner: Mona and Nada Corporation
Surveyor: A & W Surveyors, Inc.
Application Filed: September 7, 2018
Zoning: CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Building Line Removal:

- (9) **S178-308**
(CC District 6) An application to create one 4.73-acre lot from a tract of land containing all of Lot 4, and part of Lots 5, 7, 8, 9, 10, 11, and 12 in City Block 2/6465; and to remove 50-foot existing building along west line of Abernathy Avenue on property located on Doric Street at Abernathy Avenue, northwest corner.
Owner: Future Foam, Inc.
Surveyor: Kaz Surveying
Application Filed: September 5, 2018
Zoning: LI
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Miscellaneous Items:

- M178-046**
Abraham Martinez
(CC District 1) An application for a minor amendment to the development plan and landscape plan on property zoned a Light Commercial/Office Area 2 Subdistrict within Planned Development District No. 631, on the southwest corner of North Westmoreland Road and West Davis Street.
Staff Recommendation: **Approval**
Applicant: Sun Holdings
Representative: Michael Thomas

- M178-048**
Carlos Talison
(CC District 2)
- An application for a minor amendment to the existing development plan on property zoned Subdistrict 2 within Planned Development District No. 663, on the west corner of Bengal Street and Macatee Drive.
Staff Recommendation: **Approval**
Applicant: Ronald McDonald House of Dallas
Representative: Robert Baldwin
- D178-020**
Carlos Talison
(CC District 8)
- An application for a development plan for a college, university, or seminary (Paul Quinn College) on property zoned Subdistrict B within Planned Development District No. 975, on the northeast corner of Simpson Stuart Road and Highland Hills Drive.
Staff Recommendation: **Approval**
Applicant: Paul Quinn College
Representative: Robert Baldwin
- W178-009**
Sharon Hurd
(CC District 6)
- An application for a waiver of the two-year waiting period to submit a rezoning application on property zoned a CR Community Retail District with a D Liquor Control Overlay and existing deed restrictions [Z801-138] on a portion with Specific Use Permit No. 1718 for tower/antenna for cellular communication, on the northwest corner of Midway Road and West Northwest Highway.
Staff Recommendation: **Denial**
Applicant: Constance Midway, LTD
Representative: Santos Martinez

Thoroughfare Plan Amendments:

Wood Street from Harwood Street to Pearl Expressway

- Kimberly Smith
(CC District 2 & 14)
- 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.
Staff Recommendation: **Approval**
CPC Transportation Committee Recommendation: **Approval**

Jackson Street from Pearl Expressway to Cesar Chavez Boulevard

- Kimberly Smith
(CC District 2 & 14)
- 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.
Staff Recommendation: **Approval**
CPC Transportation Committee Recommendation: **Approval**

Zoning Cases – Consent:

1. **Z178-321(CY)**
Carolina Yumet
(CC District 13)
An application for the renewal of Specific Use Permit No. 1902 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 northwest corner of Walnut Hill Lane and Marsh Lane.
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to revised site plan and conditions.
Applicant: CV Marsh Lane Dallas, LLC
Representative: Santos Martinez
2. **Z178-315(JM)**
Jennifer Muñoz
(CC District 9)
An application for an amendment to Planned Development District No. 574, on the northeast side of Highland Road, northwest of Ferguson Road.
Staff Recommendation: **Approval**, subject to a conceptual plan and conditions.
Applicant: David Weekley, LLC
Representative: Rob Baldwin, Baldwin and Associated
3. **Z178-320(JM)**
Jennifer Muñoz
(CC District 1)
An application for the renewal of Specific Use Permit No. 1919 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property zoned Subdistrict 6 within Planned Development District No. 830 with a D-1 Liquor Control Overlay, on the northwest corner of North Hampton Road and West Jefferson Boulevard.
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: CVS Corporation
Representative: Santos Martinez, Masterplan
4. **Z178-260(SM)**
Sarah May
(CC District 6)
An application for 1) an amendment to Tract 6 for LO-1(A) Limited Office District uses and 2) the termination of Specific Use Permit No. 610 for a health center, on property zoned Tract 6 for LO-1(A) Limited Office District uses within Planned Development District No. 508, on property bound by Bickers Street, Holystone Street, and Greenleaf Street.
Staff Recommendation: **Approval**, subject to a revised conceptual plan, development plan, landscape plan, traffic management plan, and conditions; and approval of the termination of Specific Use Permit No. 610 for a health center use.
Applicant: Dallas Independent School District
Representative: Karl A. Crawley, Masterplan

Zoning Cases – Under Advisement:

5. **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, September 6, 2018 and September 20, 2018
6. **Z178-238(SM)**
Sarah May
(CC District 10)
- An application for 1) a Planned Development District for R-7.5(A) Single Family District uses on property zoned an NO(A) Neighborhood Office District, CS Commercial Service District, and R-7.5(A) Single Family District with Specific Use Permit No. 1781 for a transit passenger station or transfer center on a portion and 2) termination of existing deed restrictions, on the south line of Walnut Hill Lane and the west line of White Rock Trail.
Staff Recommendation: **Approval** of a Planned Development District, subject to a conceptual plan, conceptual fence elevation plan, and staff's recommended conditions; and **approval** of the termination of existing deed restrictions.
Applicant: PSW Real Estate
Representative: Rob Baldwin
U/A From: June 21, 2018, August 2, 2018 and August 16, 2018
7. **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: Rob Baldwin, Baldwin Associates
U/A From: September 20, 2018

8. **Z178-221(MB)**
Mohammad Bordbar
(CC District 13)
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, revised landscape plan, traffic management plan, and conditions.
Applicant: Dallas Independent School District
Representative: Rob Baldwin, Baldwin and Associates
U/A From: September 20, 2018
9. **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: **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: Amer & Milad Investment, Inc.
Representative: Business Zoom
U/A From: September 6, 2018
10. **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 and September 20, 2018
11. **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
U/A From: September 6, 2018

12. **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 and September 6, 2018

Zoning Cases – Individual:

13. **Z178-174(PD)**
Pamela Daniel
(CC District 14)
- An application for a Planned Development Subdistrict for Multiple Family Subdistrict uses on property zoned an MF-2 Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, along the northeast corner of McKinney Avenue and Hester Avenue.
Staff Recommendation: **Approval**, subject to a development plan and staff's recommended conditions.
Applicant: Provident Realty Advisors, Inc.
Representative: Dallas Cothrum & Lindsay Kramer, Masterplan Consultants

Development Code Amendments:

- DCA 156-008**
Pam Thompson
- Consideration of amending Chapters 51 and 51A of the Dallas Development Code to create regulations for mixed income housing development bonuses.
Staff Recommendation: **Approval**
Zoning Ordinance Advisory Committee Recommendation: **Approval**
-

Other Matters:

2019 City Plan Commission Calendar

Minutes: September 20, 2018

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, October 4, 2018

ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING - Thursday, October 4, 2018, City Hall, 1500 Marilla Street, in Room 5ES, at 9:00 a.m., to consider (1) **DCA 178-012** - Consideration of amending the Dallas Development Code to create regulations for a new overlay called a Neighborhood Forest Overlay.

Tuesday, October 9, 2018

SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC) MEETING – Tuesday, October 9, 2018, City Hall, 1500 Marilla Street, in Conference Room 5CN, at 10:30 a.m., to consider (1) **1809120017** at 209 W. Jefferson Boulevard.

ARTS DISTRICT SIGN ADVISORY COMMITTEE (ADSAC) MEETING – Tuesday, October 9, 2018, City Hall, 1500 Marilla Street, in Conference Room 5CN, at 11:00 a.m., to consider (1) **1809110017** - 2010 Flora Street within the Arts District SPSP.

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]