



CITY OF DALLAS
CITY PLAN COMMISSION
Thursday, January 17, 2019
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.

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

BRIEFINGS:

Subdivision Docket
Zoning Docket

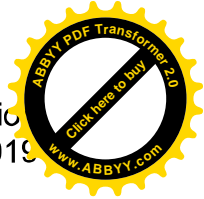
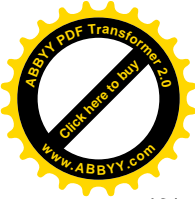
ACTION ITEMS:

Subdivision Docket

Planner: Mohammad Bordbar

Consent Items:

- (1) **S189-081**
(CC District 4)
- An application to create a 1.7578-acre lot from a part of unrecorded Lots 15 and 16 in City Block 5984 on property located on Tyler Street, north of Pentagon Road.
Applicant/Owner: Rafael Coronel
Surveyor: Votex surveying Company
Application Filed: December 19, 2018
Zoning: MF-2 (A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (2) **S189-082**
(CC District ETJ)
- An application to create a 113-lot single family addition with lots ranging in size from 5,400 square feet to 12,008 square feet on a 22.736-acre tract of land on property located on Knoxbridge Road, east of Ranch Road.
Applicant/Owner: Devonshire (Dallas) ASLI VIII, LLC
Surveyor: J. Volk Consulting, Inc.
Application Filed: December 19, 2018
Zoning: ETJ
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.



(3) **S189-083**
(CC District 1)

An application to replat a 1.033-acre tract of land containing all of Lots 7 through 12 in City Block 2/3244 to create one lot on property located at Brooklyn Street and Polk Street, northeast corner.

Applicant/Owner: Tatiana Sala

Surveyor: Kimley-Horn and Associates, Inc.

Application Filed: December 19, 2018

Zoning: CS

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

(4) **S189-084**
(CC District 8)

An application to create one 3.550-acre lot from a tract of land in City Block 6932 on property located on Gannon Lane, west of Westmoreland Road.

Applicant/Owner: Dan Valk

Surveyor: Texas Reality Capture & Surveying, LLC

Application Filed: December 19, 2018

Zoning: MU-2

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

(5) **S189-085**
(CC District 2)

An application to replat a 1.426-acre tract of land containing all of Lots 6, 7, and 8 and part of Lot 9 in City Block B/776 to create one lot on property located at North Hill Avenue and Bird Street, east corner.

Owner: Criswell Center for Biblical Studies Inc.

Surveyor: Jones/Carter

Application Filed: December 19, 2018

Zoning: LO-3

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

(6) **S189-086**
(CC District 2)

An application to create one 0.27-acre lot from a tract of land containing all of Lots 3 and 4 in City Block 6/707 on property located on Garret Avenue, east of San Jacinto Street.

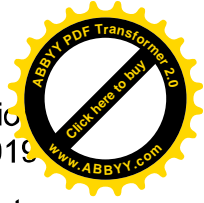
Applicant/Owner: Pitts Garrett, LLC, Lucy Tamez Creech

Surveyor: Texas Heritage Surveying, LLC

Application Filed: December 20, 2018

Zoning: MF-2(A)

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



(7) **S189-087**
(CC District 2)

An application to create a 14-lot Shared Access Development with lots ranging in size from 1,201.51 square feet to 2,371.98 square feet from a 0.48-acre tract of land containing all of Lot 1 in City Block C/667 on property located at Munger Avenue and Annex Avenue, north corner.

Applicant/Owner: Loring Corp

Surveyor: Survey Group

Application Filed: December 20, 2018

Zoning: MF-2(A)

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

(8) **S189-088**
(CC District 6)

An application to replat a 0.20-acre tract of land containing all of Lots 25 and 26 in City Block E/7704 to create one lot on property located on Apricot Street, south of Irving Boulevard.

Applicant/Owner: Beginning Auto Sales

Surveyor: Xavier Chapa Engineering/Surveying

Application Filed: December 20, 2018

Zoning: IR

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

(9) **S189-089**
(CC District 8)

An application to create one 7.736-acre lot from a tract of land in City Block 7564 on property located on Hampton Road, south of Kirnwood Drive.

Applicant/Owner: Siva Palchuru

Surveyor: Survey Group

Application Filed: December 20, 2018

Zoning: MF-1(A)

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

(10) **S189-090**
(CC District 8)

An application to create one 0.568-acre lot from a tract of land containing all of unrecorded Lots 22 through 24 in City Block 8818 on property located at Lawson Road and Skyfrost Drive, South corner.

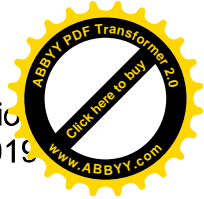
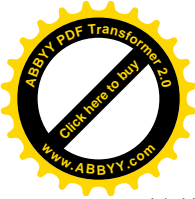
Applicant/Owner: Ruben Bustos

Surveyor: Davis Land Surveying Co., Inc.

Application Filed: December 20, 2018

Zoning: R-10(A)

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



(11) **S189-091**
(CC District 2)

An application to replat a 15.151-acre tract of land containing all of Lot 3E in City Block 11/827, part of unrecorded Lots 13 through 17 and all of Lot 18 in City Block 835, part of unrecorded Lots 3 through 5 and 10 and all of Lots 6 through 9 in City Block 836, all of Lots 1 through 4 in City Block 14/827, part of Lot 8 in City Block 839, all of Lots 9 through 11 and 22 and 23 and part of Lot 24 in City Block 838 and an abandoned portion of Race Street and Simpson Street to create one 5.767-acre lot and one 9.384-acre lot on property located on Elm street and Washington Avenue, northwest corner.

Applicant/Owner: Baylor Scott & White

Surveyor: Raymond L. Goodson JR., Inc.

Application Filed: December 20, 2018

Zoning: PD 749 (Subdistrict A), MU-3

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

(12) **S189-092**
(CC District 14)

An application to create one 0.547-acre lot from a tract of land in City Block 743 on property located at Live Oak Street and Gordon Street, east corner.

Applicant/Owner: Barkat Alli Daredia, Trustee

Surveyor: Texas Heritage Surveying, LLC

Application Filed: December 20, 2018

Zoning: PD 298(Subarea 10)

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

(13) **S189-093**
(CC District 2)

An application to create 4 lots ranging in size from 1,134 square feet to 1,217-square feet from a 0.1132-acre tract of land in City Block A/448 on property located on McKee Street at Browder Street, west corner.

Applicant/Owner: 1611 Browder, LLC, Julie Whitmore

Surveyor: Award Surveying Co.

Application Filed: December 20, 2018

Zoning: PD 317(Sub District 1, Tract 2)

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

(14) **S189-094**
(CC District 8)

An application to create one 4.7076-acre lot from a tract of land in City Block 8325 on property located on telephone Road, east of Dallas City limit.

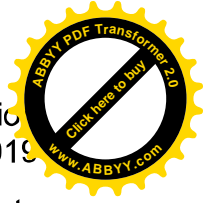
Applicant/Owner: Isaac Hernandez

Surveyor: Texas Heritage Surveying, LLC

Application Filed: December 21, 2018

Zoning: A(A)

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



(15) **S189-095**
(CC District 14)

An application to replat a 1.833-acre tract of land containing all of Lots 3 through 8 and part of Lot 14 in City Block 4/1509 to create one lot on property located on Irving Avenue at Throckmorton Street, northeast corner.

Applicant/Owner: Southwestern Bell Telephone Company, Inc., Dean M. Peterson

Surveyor: Stantec Counseling Services Inc.

Application Filed: December 21, 2018

Zoning: PD193(O-2)

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

Zoning Cases – Consent:

1. **Z178-313(PD)**
Pamela Daniel
(CC District 14)

An application for an amendment to Planned Development Subdistrict No. 45 within Planned Development District No. 193, the Oak Lawn Special Purpose District, for a public school on property generally bounded by Allen Street, McKinney Avenue, Sneed Street, and Cole Avenue.

Staff Recommendation: **Hold until advisement until February 7, 2019.**

Applicant: Dallas I.S.D

Representative: Karl A. Crawley, MasterPlan Consultants

2. **Z189-104(PD)**
Pamela Daniel
(CC District 5)

An application for the renewal of Specific Use Permit No. 1357 for an open-enrollment charter school on property zoned an R-7.5(A) Single Family District, on the northwest corner of Bruton Road and McCutcheon Lane.

Staff Recommendation: **Approval** for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a traffic management plan and conditions.

Applicant: A+ Charter Schools Inc. f.k.a Riley Faith Family Academy

Representative: Audra Buckley, Permitted Development

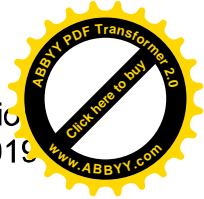
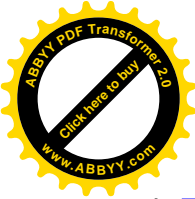
3. **Z189-110(PD)**
Pamela Daniel
(CC District 2)

An application for an amendment to the Existing Land Use Map to allow a duplex use on property zoned Tract III within Planned Development District No. 67, on the east side of Victoria Avenue, north of West Mockingbird Lane.

Staff Recommendation: **Approval**, subject to a revised Existing Land Use Map.

Applicant: JDAL, LLC

Representative: Rob Baldwin, Baldwin and Associates



4. **Z189-117(JM)**
Jennifer Muñoz
(CC District 2)

An application for an amendment to the Existing Land Use Map to allow a duplex use on property zoned Tract III within Planned Development District No. 67, on the west side of Roper Street, between Thedford Avenue and Savage Street.

Staff Recommendation: **Approval**, subject to a revised Existing Land Use Map.

Applicant: Olerio Homes, LLC

Representative: Rob Baldwin, Baldwin and Associates

5. **Z189-119(JM)**
Jennifer Muñoz
(CC District 2)

An application for an amendment to the Existing Land Use Map to allow a duplex use on property zoned Tract III within Planned Development District No. 67, on the west side of Victoria Avenue, between Savage Street and West Mockingbird Lane.

Staff Recommendation: **Approval**, subject to a revised Existing Land Use Map.

Applicant: Olerio Homes, LLC

Representative: Rob Baldwin, Baldwin and Associates

6. **Z189-123(JM)**
Jennifer Muñoz
(CC District 1)

An application for a Specific Use Permit for a general merchandise or food store greater than 3,500 square feet on property zoned Subarea 1 within Planned Development District No. 316, the Jefferson Area Special Purpose District, on the south side of West Jefferson Boulevard, between South Bishop Avenue and South Adams Avenue.

Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.

Applicant: Adrian Suarez

Representative: Joe Aguirre

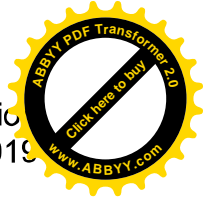
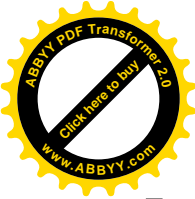
7. **Z189-101(CT)**
Carlos Talison
(CC District 8)

An application for the renewal of Specific Use Permit No. 1566 for a vehicle display, sales, and service use on property zoned Subdistrict 2 within Planned Development District No. 535, the C.F. Hawn Special Purpose District, with a D-1 Liquor Control Overlay, on the southwest line of C.F. Hawn Freeway, between Beacon Hill Circle.

Staff Recommendation: **Approval** for a three-year period with eligibility for automatic renewals for additional three-year periods, subject to conditions.

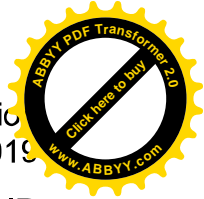
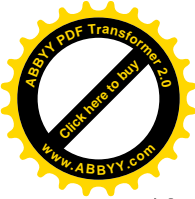
Applicant: Brandon Birmingham

Representative: Maira Birmingham



Zoning Cases – Under Advisement:

8. **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 revised site plan and conditions.
Applicant: Mariana Roman
U/A From: September 20, 2018, November 1, 2018 and December 13, 2018.
9. **Z178-383(CY)**
Carolina Yumet
(CC District 8)
- An application for a Specific Use Permit for an industrial (outside) not potentially incompatible use limited to a concrete batch plant on property zoned an IR Industrial Research District, south of the intersection of Bird Lane and the South Central Expressway Service Road.
Staff Recommendation: **Approval** for a three-year period, subject to a site plan and conditions.
Applicant: Francisco Estrada, sole owner
Representative: Josh Butler
U/A From: December 13, 2018.
10. **Z178-351(CY)**
Carolina Yumet
(CC District 1)
- An application for an NS(A) Neighborhood Service District with deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District, on the northeast corner of West Illinois Avenue and Hollywood Avenue.
Staff Recommendation: **Denial**
Applicant: Agustin Peralta
Representative: Karla Calderon
U/A From: November 15, 2018 and December 13, 2018.
11. **Z178-366(SM)**
Sarah May
(CC District 6)
- An application for an MU-1 Mixed Use District on property zoned an IR Industrial Research District, on the east line of Chicago Street, north of Duluth Street.
Staff Recommendation: **Hold under advisement to February 7, 2019.**
Applicant: Eladio Banda
Representative: Santos Martinez and Lindsay Kramer, Masterplan
U/A From: November 15, 2018



12. **Z178-367(SM)**
Sarah May
(CC District 6)

An application for an MU-1 Mixed Use District on property zoned an IR Industrial Research District, on the south line of Duluth Street, at the terminus of Chicago Street.

Staff Recommendation: **Hold under advisement to February 7, 2019.**

Applicant: Julia Macias

Representative: Santos Martinez and Lindsay Kramer, Masterplan

U/A From: November 15, 2018

13. **Z178-368(SM)**
Sarah May
(CC District 6)

An application for an MU-1 Mixed Use District on property zoned an IR Industrial Research District, on the northwest corner of Duluth Street and Chicago Street.

Staff Recommendation: **Hold under advisement to February 7, 2019.**

Applicant: Irma and Rodrigo Saez

Representative: Santos Martinez and Lindsay Kramer, Masterplan

U/A From: November 15, 2018

14. **Z178-369(SM)**
Sarah May
(CC District 6)

An application for an MU-1 Mixed Use District on property zoned an IR Industrial Research District, on the south line of Duluth Street, east of Chicago Street.

Staff Recommendation: **Hold under advisement to February 7, 2019.**

Applicant: Mary Garza

Representative: Santos Martinez and Lindsay Kramer, Masterplan

U/A From: November 15, 2018

Zoning Cases – Individual:

15. **Z178-285(SM)**
Sarah May
(CC District 8)

An application for an RR Regional Retail District with deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District, on the northwest line of Ben Hur Street, southwest of CF Hawn Freeway.

Staff Recommendation: **Denial.**

Applicant: Martin Avila

Representative: Karla Calderon

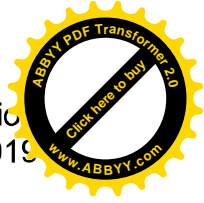
Development Code Amendment:

- DCA178-012**
Nathan Warren
(CC District All)

Consideration of amending the Dallas Development Code to create regulations for a new overlay called a Neighborhood Forest Overlay.

Staff Recommendation: **Approval**

Zoning Ordinance Advisory Committee Recommendation: **Approval**

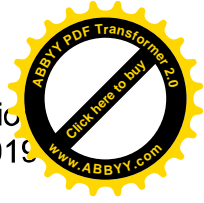


Other Matters:

FY2017-18 City Plan Commission Annual Report

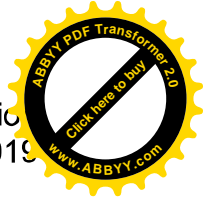
Minutes: January 3, 2019

Adjournment



CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

None



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]