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CITY SECRETARY
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CITY OF DALLAS
CITY PLAN COMMISSION
Thursday, May 2, 2019
AGENDA

Public Notice

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POSTED CITY SECRETARY
DALLAS, TX

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.

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) **S189-173**
(CC District 1)

An application to replat a 0.401-acre tract of land containing part of City Block M/3363 to create a 9-lot shared access development ranging in size from 1,398 square feet to 2,548 square feet on property located on Bishop Avenue, north of Neches Street.

Owner: COG Dallas Homes II, LLC

Surveyor: CBG Surveying Texas, LLC

Application Filed: April 3, 2019

Zoning: PD 830 (Subdistrict 1)

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

(2) **S189-174**
(CC District 7)

An application to replat an 8.301-acre tract of land containing all of Lot 6 in City Block D/8474 to create one 6.328-acre lot and one 1.973-acre lot on property located on Samuel Boulevard, south of R.L. Thornton Freeway/Interstate Highway No.30.

Owner: Vazquez Holdings Group, L.P.

Surveyor: CBG Surveying Texas, LLC

Application Filed: April 4, 2019

Zoning: RR

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

- (3) **S189-175**
(CC District 1)
- An application to create one 0.1387-acre lot from a tract of land in City Block 3526 on property located on Jerden Lane at Zang Boulevard, southwest corner.
Owner: Alnachawati Corporation
Surveyor: Keeton Surveying Company
Application Filed: April 4, 2019
Zoning: MU-1
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S189-176**
(CC District 13)
- An application to replat a 9.341-acre tract of land containing all of Lots 8A and 8B in City Block 7291 to create two lots on property located on North Central Expressway, west of Manderville Lane.
Owners: FAEC Holdings (Dallas Eye), LLC, SK23 North Dallas, LTD
Surveyor: Britain & Crawford Land Surveying & Topographic Mapping
Application Filed: April 4, 2019
Zoning: PD 577 (Subdistrict 1)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S189-177**
(CC District 8)
- An application to create one 3.24-acre lot from a tract of land in City Blocks 8789 and 8836 on property located on Jordan Valley Road, north of Palomino Road.
Owner: Sonia Janeth Espinoza Medina
Surveyor: By-Line Surveying, LLC
Application Filed: April 4, 2019
Zoning: A(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (6) **S189-180**
(CC District 7)
- An application to create one 19.735-acre lot from a tract of land in City Block 6765 on property located on Bruton Road, east of St. Augustine Road.
Owner: El Rancho Apartments, LLC
Surveyor: O'Neal Surveying Company
Application Filed: April 5, 2019
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replats and Building Line Reduction:

- (7) **S189-181**
(CC District 13)
- An application to replat a 1.008-acre tract of land containing all of Lot 1 in City Block F/5517 to create one lot and to reduce a portion of an existing platted 50-foot building line to 40 feet along the southline of Meaders Lane on property located on Meaders Lane at Gaywood Road, southeast corner.
- Owners: Clay M Aaron and Tracy G. Aaron
Surveyor: A & W Surveyors, Inc.
Application Filed: April 5, 2019
Zoning: R-1ac(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replats:

- (8) **S189-182**
(CC District 3)
- An application to replat a 2.0-acre tract of land containing all of Lot 3 in City Block 6961 to create 8 residential lots on property located on Guadalupe Avenue at Kiest Boulevard, southeast corner.
- Owner: Marcer Construction Company, LLC
Surveyor: Texas Heritage Surveying, Inc.
Application Filed: April 5, 2019
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket

Miscellaneous Items:

- D189-007**
Abraham Martinez
(CC District 1)
- An application for a development plan and landscape plan on property zoned Tract 3 and Tract 4 within Planned Development District No. 768, generally bound by North Oak Cliff Boulevard, West Davis Street, and Stevens Village Drive.
- Staff Recommendation: **Approval**.
Applicant: GFCA Opportunity I, LP
Representative: Phillip Fisher; Macatee Engineering
- D189-009**
Andreea Udrea
(CC District 13)
- An application for a development plan and landscape plan on property zoned Subarea B within Planned Development District No. 745, on the west line of Rambler Road, north of Meadow Road.
- Staff Recommendation: **Approval**.
Applicant: TKG Valencia Midtown LLC
Representative: Dallas Cothrum, MASTERPLAN

M189-014
Andreea Udrea
(CC District 13)

An application for a minor amendment to a development plan, on property zoned Planned Development District No. 706, on the northwest corner of Walnut Hill Lane and Gooding Drive.

Staff Recommendation: **Approval.**

Applicant: Dallas ISD

Representative: Rob Baldwin, Baldwin Associates

M189-018
Carlos Talison
(CC District 2)

An application for a minor amendment to a landscape plan, on property zoned Planned Development District No. 440, on the southwest line of La Vista Drive, south of the intersection of East Grand Avenue and La Vista Road.

Staff Recommendation: **Approval.**

Applicant: Dallas ISD

Representative: Rob Baldwin, Baldwin Associates

Zoning Cases – Consent:

1. **Z189-212(CT)**
Carlos Talison
(CC District 5)

An application for a Specific Use Permit 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 south line of Lake June Road between Hawley Lane and Oak Hill Circle.

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: Sikka Investments, LLC

Representative: La Sierra Planning Group

2. **Z189-205(PD)**
Pamela Daniel
(CC District 4)

An application for the renewal of Specific Use Permit No. 1931 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 side of Ann Arbor Avenue, east of South Marsalis Avenue.

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

Applicant: Sam's Grocery

Representative: Rob Baldwin, Baldwin Associates

3. **Z189-211(PD)**
Pamela Daniel
(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 greater than 3,500 square feet on property zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay, on the northeast corner of Murdock Road and Elkton Circle, southwest of C.F. Hawn Freeway.

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: Sikka Investments 2, LLC

Representative: La Sierra Planning Group

4. **Z189-184(SM)**
Sarah May
(CC District 12)

An application for a Specific Use Permit for a tower/antenna for cellular communication on property zoned an MU-1 Mixed Use District and a CS Commercial Service District, located on the east line of Dickerson Street, north of Ronnie Drive.

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

Applicant: Crown Castle

Representative: Vincent Huebinger, Vincent Gerard & Associates, Inc

Zoning Cases – Under Advisement:

5. **Z156-325(NW)**
Nathan Warren
(CC District 3)

A City Council authorized hearing to determine proper zoning on property zoned Subdistricts S-1a, S-1b, S-2a, S-2b, S-9, and S-10 in the South Zone of Planned Development No. 521 with consideration being given to appropriate zoning for the areas including use, development standards, and other appropriate regulations on property generally on: 1) the west side of Mountain Creek Parkway from I-20 to West Camp Wisdom Road (S-1b), 2) the southwest corner of Mountain Creek Parkway and West Camp Wisdom Road (S-1a), 3) the southwest corner of West Camp Wisdom Road and Eagle Ford Drive (S-2b), 4) the north side of West Camp Wisdom Road at the terminus of Eagle Ford Drive (S-2a), and 5) the south side of West Camp Wisdom Road from west of Timberbrook Lane to Clark Road (S-9, S-10).

Staff Recommendation: **Approval** of amendments to Planned Development District No. 521.

Bus Tour Date: February 21, 2019

U/A From: February 21, 2019 and March 21, 2019

6. **Z189-186(CT)**
Carlos Talison
(CC District 8)
- An application for a Specific Use Permit for a commercial motor vehicle parking on property zoned an IM Industrial Manufacturing District, on the northeast line of South Central Expressway, between McCommas Bluff Road and Youngblood Road.
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: Desev Investment Group, LLC
Representative: Rob Baldwin, Baldwin Associates
U/A From: April 4, 2019
7. **Z189-190(PD)**
Pamela Daniel
(CC District 2)
- An application for a Specific Use Permit for a late-hours establishment limited to an alcoholic beverage establishment operated as a bar, lounge or tavern use on property zoned Planned Development District No. 842 for CR Community Retail District uses, on the west side of Greenville Avenue, southeast of Ross Avenue.
Staff Recommendation: **Hold under advisement until May 16, 2019.**
Applicant: Ships Lounge
Representative: Audra Buckley, Permitted Development
U/A From: April 4, 2019
8. **Z189-181(PD)**
Pamela Daniel
(CC District 13)
- An application for a Specific Use Permit for a public library on property zoned an MF-2(A) Multifamily District on the north line of Park Lane, between Greenville Avenue and Ridgecrest Road.
Staff Recommendation: **Approval** for a permanent period, subject to a site plan and conditions.
Applicant/Representative: Elizabeth Brant
U/A From: April 18, 2019
9. **Z189-171(CY)**
Carolina Yumet
(CC District 8)
- An application for an amendment to Specific Use Permit No. 1339 for an open enrollment charter school on property zoned an R-7.5(A) Single Family District, on the northwest corner of Rylie Road and Tufts Road.
Staff Recommendation: **Hold under advisement until May 16, 2019.**
Applicant: A+ Charter Schools Inc.
Representative: Audra Buckley, Permitted Development
U/A From: March 21, 2019 and April 4, 2019

10. **Z178-314(CY)**
Carolina Yumet
(CC District 6)
- An application for a new subdistrict within Planned Development District No. 621, the Old Trinity and Design District Special Purpose District, on property zoned Subdistrict 1 within Planned Development District No. 621, the Old Trinity and Design District Special Purpose District, and Planned Development District No. 442, north of the intersection of North Stemmons Freeway Service Road and Slocum Street.
- Staff Recommendation: **Approval**, subject to conditions.
- Applicant: Cabana Development, LLC
- Representative: J. Prabha Cinclair, Miklos Cinclair, PLLC
- Bus Tour Date: November 1, 2018
- U/A From: April 18, 2019
11. **Z189-142(CY)**
Carolina Yumet
(CC District 7)
- An application for 1) a Planned Development District for R-7.5(A) Single Family District uses plus private recreation center, club or area, and private street or alley uses, and to 2) terminate Specific Use Permit No. 2166 for an adult day care facility on property zoned an R-7.5(A) Single Family District with Specific Use Permit No. 105 for a convalescent home and institutional uses, and Specific Use Permit No. 2166 for an adult day care facility, on the southwest corner of Samuell Boulevard and Hunnicutt Road.
- Staff Recommendation: **Hold under advisement until June 6, 2019.**
- Applicant: Centurion American Acquisitions, LLC.
- Representative: La Sierra Planning Group
- U/A From: February 21, 2019 and March 7, 2019
12. **Z189-140(SM)**
Sarah May
(CC District 11)
- An application for a new subdistrict on property zoned Subdistrict 1 within Planned Development District No. 887, the Valley View-Galleria Area Special Purpose District, on the northwest corner of Preston Road and Alpha Road.
- Staff Recommendation: **Denial.**
- Applicant: Valk Properties One, LLC
- Representative: Rob Baldwin, Baldwin Associates
- U/A From: March 21, 2019 and April 4, 2019
13. **Z178-300(SM)**
Sarah May
(CC District 4)
- An application for an amendment to Tract 2 within Planned Development District No. 812, on the northwest corner of Fran Way and Compton Street.
- Staff Recommendation: **Approval**, subject to a perimeter fence and gated streets plan.
- Applicant: Fiji Property Owners Association, Inc. and attached list of property owners
- Representative: Tekevwe Okobiah
- U/A From: April 4, 2019

14. **Z178-222(JM)**
Jennifer Muñoz
(CC District 1)
- An application for 1) a new subdistrict for a single family use; and, 2) the reduction of Shopfront Overlay No. 7 on property zoned Subdistrict E within Planned Development District No. 468, the Oak Cliff Gateway Special Purpose District, with an SH Shopfront Overlay, and deed restrictions [Z156-222], between North Zang Boulevard and North Beckley Avenue, north of East Neely Street.
Staff Recommendation: **Approval**, subject to a development plan, landscape plan, street section exhibit, and conditions; and **approval** of the reduction of Shopfront Overlay No. 7.
Applicant: Texas InTown Homes, LLC
Representative: Audra Buckley, Permitted Development
U/A From: March 21, 2019
15. **Z189-173(JM)**
Jennifer Muñoz
(CC District 7)
- An application for the renewal of Specific Use Permit No. 2074 for a potentially incompatible industrial use limited to metal or metal product treatment or processing on property zoned RS-I Regional Service Industrial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the north corner of South Harwood Street and Coombs Street.
Staff Recommendation: **Approval** for a two-year period, subject to conditions.
Applicant: Soriano Bonifacio
Representative: Jose Garcia
U/A From: March 21, 2019
16. **Z189-149(JM)**
Jennifer Muñoz
(CC District 2)
- An application for an MF-2(A) Multifamily District on property zoned a CS Commercial Service District, east of Harry Hines Boulevard, at the terminus of Mail Avenue, to the southeast.
Staff Recommendation: **Denial**.
Applicant: Kaminski Development Corp.
Representative: Rob Baldwin, Baldwin and Associates
U/A From: April 4, 2019 and April 18, 2019
17. **Z189-193(JM)**
Jennifer Muñoz
(CC District 8)
- An application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise 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 southwest corner of Great Trinity Forest Way (Loop 12) and Murdock Road.
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: Enigma Enterprises Inc.
Representative: Kendra Larach, Masterplan
U/A From: April 18, 2019

Zoning Cases – Individual:

18. **Z189-213(SM)**
Sarah May
(CC District 13)
An application for an amendment to Planned Development District No. 623, on the southeast corner of Royal Lane and Webb Chapel Road.
Staff Recommendation: **Approval**, subject to a revised development plan, a revised landscape plan, a revised traffic management plan, and staff's recommended conditions.
Applicant: The Cambridge School
Representative: Rob Baldwin, Baldwin Associates
19. **Z189-210(SM)**
Sarah May
(CC District 11)
An application for an amendment to Planned Development District No. 880, located on the north line of Lyndon B. Johnson Freeway, between Ridgeview Circle and Hughes Lane.
Staff Recommendation: **Approval**, subject to staff's recommended conditions.
Applicant: Michael Weir
Representative: Rob Baldwin, Baldwin Associates
20. **Z189-141(JM)**
Jennifer Muñoz
(CC District 14)
An application for an amendment to and an expansion of Planned Development District No. 372 on property zoned Planned Development Subdistrict No. 6 within Planned Development District No. 193, the Oak Lawn Special Purpose District, in an area generally bounded by McKinney Avenue to the east, Lemmon Avenue East to the north, Oak Grove Avenue to the west, and Lemmon Avenue to the south.
Staff Recommendation: **Approval**, subject to a revised development plan, a revised landscape plan, and staff's recommended conditions.
Applicant: KDC
Representative: Suzan Kedron, Jackson Walker, LLP

Other Matters:

Minutes: April 18, 2019

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, May 2, 2019

ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING - Thursday, May 2, 2019, City Hall, 1500 Marilla Street, in Room 5ES, at 9:00 a.m., to consider (1) **DCA 189-004** - Consideration of amending Chapters 51 and 51A of the Dallas Development Code, to amend regulations regarding zoning property owner notifications.

SUBDIVISION REVIEW COMMITTEE (SRC) MEETING - Thursday, May 2, 2019, City Hall, 1500 Marilla Street, in the Council Chambers, at 9:00 a.m. to consider: (1) Consideration of an ordinance amending 51A-4.411, "Shared Access Development," Section 51A-4.702, "Planned Development Districts" and Section 51A-10.125, "Mandatory Landscape Requirements," to modify requirements for shared access developments; and (2) Consideration of an ordinance amending Section 51A-8.403 "Platting Process" to establish notification requirements for the replatting of nonresidential property.

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]

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."