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CITY SECRETARY
DALLAS, TEXAS



CITY OF DALLAS

PUBLIC HEARING POSTING

CITY PLAN COMMISSION

HEARING

Thursday, November 7, 2019

Public Notice

191022

POSTED CITY SECRETARY
DALLAS, TX

<u>BUS TOUR</u>	5ES	8:45 a.m.
<u>BRIEFINGS</u>	5ES	Following bus tour
<u>PUBLIC HEARINGS</u>	City 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**
For location of bus tour, see attached agenda.

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

BUS TOUR AGENDA

Thursday, November 7, 2019

8:45 a.m.

(The City Plan Commission may visit any site that appears on the November 7, 2019, City Plan Commission agenda as necessary.)

The City Plan Commission will meet at City Hall, 1500 Marilla Street, in Room 5ES at 8:45 a.m., and then transfer to the bus for the tour.

SPSD134-003

Oscar Aguilera
(CC District 2)

City Council authorized hearing to determine the proper zoning on property zoned Planned Development District No. 269, the Deep Ellum/East Side District, in an area generally bound by Parry Avenue, R.L. Thornton Freeway, North Central Expressway, and the T&P Railroad right-of-way with consideration given to amending the Deep Ellum/East Side Sign District.

Z167-311(VP)

Vasavi Pilla
(CC District 2)

A City Plan Commission authorized hearing to determine proper zoning on property zoned Planned Development District No. 317, the Cedars Area Special Purpose District, CA-1(A) Central Area District, and Planned Development District No. 715 with consideration to be given to expanding PD No. 317 on property zoned CA-1(A) Central Area District, and Planned Development District No. 715 and amending zoning regulations including use, development standards, and other appropriate regulations of PD No. 317. The area is generally bound by Interstate Highway 45, the DART Rail right-of-way, the Union Pacific Railroad right-of-way, the northwestern side of Interstate Highway 30 from Union Pacific Railroad to Griffin Street, Canton Street between Griffin Street and Ervay Street, Ervay Street, the northern border of the Interstate Highway 30 right-of-way between Ervay Street and St. Paul Street, and Interstate Highway 30.

Z189-324(JM)

Jennifer Muñoz
(CC District 4)

An application to amend existing deed restrictions [Z134-198] on property zoned a TH-1(A) Townhouse District with deed restrictions, located on the southeast corner of North Denley Drive and May Hall Street.

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, November 7, 2019
AGENDA

BUS TOUR:		8:45 a.m.
BRIEFINGS:	5ES	Following bus tour
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

PUBLIC TESTIMONY:

Minor Amendments
Development Plans
Apportionment Determination Appeal
Rules of Procedure Amendments
Appointments to CPC Committees
Minutes

ACTION ITEMS:

Subdivision Docket

Planner: Mohammed Bordbar

Consent Items:

(1) **S190-001**
(CC District 8)

An application to replat a 56.116-acre tract of land containing all of Lot 1 in City Block A/8309 and a tract of land in City Block 8309 to create one lot on property located on Telephone Road at Bonnie View Road, northwest corner.

Applicant/Owner: Ralph Grocery Company

Surveyor: Bohler Engineering

Application Filed: October 9, 2019

Zoning: CS

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

- (2) **S190-002**
(CC District 6)
- An application to create one 1.551-acre lot and one 3.101-acre lot from a 4.652-acre tract of land in City Block B/6158 on property located on Commerce Street at Postal Way, southeast corner.
Applicant/Owner: 2000 Lone Star, LLC
Surveyor: Hennessey Engineering, Inc.
Application Filed: October 9, 2019
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (3) **S190-004**
(CC District 14)
- An application to create one 0.321-acre lot from a tract of land in City Block 1877 on property located on Ross Avenue, east of Hubert Street.
Applicant/Owner: Cornerstone 2816 Properties, LLC
Surveyor: Texas Heritage Surveying, LLC
Application Filed: October 9, 2019
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S190-005**
(CC District 3)
- An application to create one 3.565-acre lot from a tract of land in City Block 6966 on property located on Kiest Boulevard at Verde Vista Drive, northwest corner.
Applicant/Owner: Marius Mares and Ramon Cojocari
Surveyor: Barry S. Rhodes
Application Filed: October 9, 2019
Zoning: RR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S190-006**
(ETJ)
- An application to create 161 single family lots ranging in size from 6,899 square feet to 20,125 square feet and 9 common areas from a 48.851-acre tract of land on property located on Bobtown Road, north of Barnes Bridge Road.
Applicant/Owner: D.R. Horton -Texas LTD
Surveyor: JBI Partners, Inc.
Application Filed: October 9, 2019
Zoning: NA
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (6) **S190-007**
(CC District 8)
- An application to create a 10.050-acre lot from a tract of land in City Block 8818 on property located on Skyfrost Drive, south of Belt Line Road.
- Applicant/Owner: Gloria Maria Ramirez
Surveyor: Ernest Hedgcoth Consulting Engineers, Inc.
Application Filed: October 9, 2019
Zoning: R-10(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (7) **S190-008**
(CC District 5)
- An application to replat a 2.138-acre tract of land containing all of Lot 2 in City Block 6339 and a tract of land in City Block 6339 to create one lot on property located on Buckner Boulevard at Alto Garden Drive, southeast corner.
- Applicant/Owner: Morelia Mexican restaurant, Inc.
Surveyor: Texas Heritage Surveying, LLC
Application Filed: October 9, 2019
Zoning: PD 366 (Subarea 2A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (8) **S190-009**
(CC District 14)
- An application to create a 0.4469-acre lot from a tract of land in City Block 293 on property bounded by St. Paul Street, McKinney Avenue, and Akard Street.
- Applicant/Owner: RPC 1899 McKinney, LLC
Surveyor: Kimley-Horn and Associate, Inc.
Application Filed: October 9, 2019
Zoning: PD 193 (HC)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (9) **S190-010**
(CC District 13)
- An application to create a 32-lot shared access development and 3 Common Areas with lots ranging in size from 4,046 square feet to 6,945 square feet from a 4.418-acre tract of land in City Block 6427 on property located on Webb Chapel Road, north of Timberview Road.
- Applicant/Owner: Northaven Trail Village, LLC
Surveyor: Pachaco Koch Consulting Engineers
Application Filed: October 9, 2019
Zoning: PD 1020
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (10) **S190-011**
(CC District 6)
- An application to replat a 5.909-acres containing all of Lot 11 and 12 in City Block C/7222 and Lot 2 and 3A in City Block D/7222 to create one lot on property located on Singleton Boulevard, east of Shadrack Drive.
- Applicant/Owner: Waste Connection Lone Star, Inc.
Surveyor: Texas Heritage Surveying
Application Filed: October 10, 2019
Zoning: IM
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (11) **S190-012**
(CC District 8)
- An application to create two 0.23-acre lots and one 1.50-acre lot from a tract of land in City Block 7867 on property located on Fairport Road, east of Murdock Road.
- Applicant/Owner: Abigael Maldonado and Aracely Maldonado
Surveyor: CBG Surveying Texas, LLC
Application Filed: October 10, 2019
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (12) **S190-013**
(CC District 8)
- An application to create a 2.556-acre lot from a tract of land in City Block 8793 on property located on C.F. Hawn Freeway (U.S. Highway No. 175) at Silverado Drive, southwest corner.
- Applicant/Owner: Marlow's Enterprises
Surveyor: Texas Heritage Surveying
Application Filed: October 10, 2019
Zoning: CS
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (13) **S190-014**
(CC District 3)
- An application to create a 6.520-acre lot from a tract of land in City Block 6113 on property located on S.E. 14th Street, north of Concord Drive.
- Applicant/Owner: Oncor
Surveyor: Kimley-Horn and Associate, Inc.
Application Filed: October 10, 2019
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (14) **S190-017**
(CC District 2)
- An application to replat a 14.093-acre tract of land containing all of Lot 17A in City Block D/2370 to create two 7.047-acre lots on property located on Forest Park Road at Bomar Avenue, southeast corner.
Applicant/Owner: Board of Regents of The University of Texas Southwestern Medical Center
Surveyor: Pachaco Koch Consulting Engineers
Application Filed: October 11, 2019
Zoning: PD 909
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (15) **S190-020**
(ETJ)
- An application to create 148 single family lots ranging in size from 4,235 square feet to 14,615 square feet and 7 common areas from a 24.357-acre tract of land on property located on Lake Ray Hubbard Drive west of F.M. 740.
Applicant/Owner: MM Clements 10, LLC and CTMGT Land Holding
Surveyor: Westwood Engineer/Surveyor
Application Filed: October 11, 2019
Zoning: NA
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (16) **S190-022**
(ETJ)
- An application to create 1025 single family lots ranging in size from 4,488 square feet to 26,464 square feet and 7 common areas from a 215.457-acre tract of land on property located on F.M. 548, south of Falcon Road.
Applicant/Owner: Linda Patman, Blake Beecroft, Casie Eeds, Riley Hamilton, Randy Edwards, and MM Walden Pond, LLC
Surveyor: Barraza Consulting Group, LLC
Application Filed: October 11, 2019
Zoning: NA
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Building Line Removal:

- (17) **S190-015**
(CC District 7)
- An application to replat a 0.674-acre tract of land containing all of Lot 2B in City Block 2/7395 and to remove the existing 75-foot platted Building Line on property located on Buckner Boulevard, south of Ferguson Road.
Applicant/Owner: Huy Nguyen
Surveyor: Ernest Hedgcoth Consulting
Application Filed: October 10, 2019
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replats:

(18) **S190-003**

(CC District 8)

An application to replat a 0.459-acre tract of land containing all of Lot 9 in City Block 6/7614 to create two 0.230-acre lots on property located on Alamain Drive at terminus of Sierra Way.

Applicant/Owner: Abigale Maldonado

Surveyor: CBG Surveying Texas, LLC

Application Filed: October 9, 2019

Zoning: R-7.5(A)

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

(19) **S190-019**

(CC District 12)

An application to replat a 5.446-acre tract of land containing all of Lots 5A and 6C in City Block 1/6028, Lot 13A in City Block 1/6028 and abandoned portion of a 15-foot alley to create one lot on property located on Illinois Avenue at Chalmers Street, southwest corner.

Applicant/Owner: Golden Rules Schools, Inc.

Surveyor: Baird, Hampton and Brown Engineering & Surveying

Application Filed: October 11, 2019

Zoning: R-7.5(A)

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

Miscellaneous Items:

M189-034

Carlos Talison
(CC District 11)

An application for a minor amendment to the existing development plan on property zoned Planned Development District No. 114, on the northeast corner of Beltline Road and Prestonwood Boulevard.

Staff Recommendation: **Approval.**

Applicant: CT Prestonwood Creek JV, LLC

Representative: Robert Reeves, Robert Reeves and Associates, Inc.

M189-035

Abraham Martinez
(CC District 6)

An application for an amendment to the existing site plan for Specific Use Permit No. 1464 for a refuse transfer station use on property zoned an IM Industrial Manufacturing District use, on the south line of California Crossing Road, east of Wildwood Drive.

Staff Recommendation: **Hold under advisement until November 21, 2019.**

Applicant: Community Waste Disposal, L.P.

Representative: Kevin D. Yard, P.E.; SCS Engineers

- D189-018**
Abraham Martinez
(CC District 2)
- An application for a development plan and landscape plan on a portion of property zoned Planned Development District No. 889, on the southwest line of North Carroll Avenue, at the terminus of Coles Manor Place, east of North Central Expressway.
Staff Recommendation: **Approval.**
Applicant: JPI Real Estate Acquisition, LLC
Representative: Suzan Kedron, Jackson Walker, LLP
- D189-020**
Abraham Martinez
(CC District 7)
- An application for a development plan and landscape plan on a portion of property zoned Tract 2 within Planned Development District No. 849, on the south line of Imperial Street, east of Robert L. Parish Sr. Avenue.
Staff Recommendation: **Approval.**
Applicant: Frazier Revitalization, Inc.
Representative: Robert Baldwin; Baldwin Associates
- D189-010**
Carlos Talison
(CC District 6)
- An application for a development plan on property zoned Subarea A within Planned Development District No. 741 with Specific Use Permit No. 3 for a power plant use and Specific Use Permit No. 2348 for a commercial amusement (outside) use on the northeast line of Olympus Boulevard, between Wharf Road and Cypress Waters Boulevard.
Staff Recommendation: **Approval.**
Applicant: BDDC, Inc.
Representative: Bradley Moss, Kimley-Horn

Certificates of Appropriateness for Signs:

Downtown Retail A Subdistrict SPSPD:

- 1909030003**
Oscar Aguilera
(CC District 14)
- An application for a Certificate of Appropriateness by Michael Gary of Giant Signs for four 8-square foot (a total of 32 sq. ft.) awning signs at 1900 Elm Street (west elevation).
Staff Recommendation: **Approval.**
Special Sign District Advisory Committee Recommendation: **Approval.**
Applicant: Michael Gary, Giant Signs
Owner: University of North Texas System
- 1909030004**
Oscar Aguilera
(CC District 14)
- An application for a Certificate of Appropriateness by Michael Gary of Giant Signs for a 13-square foot two-sided internally lit projecting sign at 1900 Elm Street (south elevation).
Staff Recommendation: **Approval.**
Special Sign District Advisory Committee Recommendation: **Approval.**
Applicant: Michael Gary, Giant Signs
Owner: University of North Texas System

1909090003
Oscar Aguilera
(CC District 14)

An application for a Certificate of Appropriateness by Michael Gary of Giant Signs for a 23-square foot suspended interior exposed neon attached flat sign at 1900 Elm Street (south elevation).

Staff Recommendation: **Approval.**

Special Sign District Advisory Committee Recommendation:
Approval.

Applicant: Michael Gary, Giant Signs

Owner: University of North Texas System

Deep Ellum/Near East Side SPSPD:

1909160014
Oscar Aguilera
(CC District 2)

An application for a Certificate of Appropriateness by Steven Garrison for a 69-square foot flat attached painted premise sign at 400 S. Hall Street (south elevation).

Staff Recommendation: **Approval.**

Special Sign District Advisory Committee Recommendation:
Approval.

Applicant: Steven Garrison

Owner: Deep Ellum Hall, LLC

West End SPSPD:

1909180026
Oscar Aguilera
(CC District 14)

An application for a Certificate of Appropriateness by Ramiro Ramirez of Ramirez Electric for a 12-square foot flat attached signs on a Type A façade at 407 N. Lamar (east elevation).

Staff Recommendation: **Approval.**

Special Sign District Advisory Committee Recommendation:
Approval.

Applicant: Ramiro Ramirez, Ramirez Electric

Owner: FPACP3 WEST END LLC.

Downtown Perimeter SPSPD:

1909130002
Oscar Aguilera
(CC District 14)

An application for a Certificate of Appropriateness by Michael Gary of Giant Signs for a 135-square foot flat attached sign at 1909 Woodall Rodgers Freeway (southeast elevation).

Staff Recommendation: **Approval.**

Special Sign District Advisory Committee Recommendation:
Approval.

Applicant: Michael Gary, Giant Signs

Owner: RREAF HOLDINGS, LLC.

1909180030
Oscar Aguilera
(CC District 2)

An application for a Certificate of Appropriateness by Chris Cowdrey of Signarama for a 576-square foot illuminated light-emitting diode (LED) flat attached sign at 1112 Peters Street (north elevation).

Staff Recommendation: **Approval.**

Special Sign District Advisory Committee Recommendation:
Approval.

Applicant: Chris Cowdrey, Signarama

Owner: 1901 Harwood LLC.

Thoroughfare Plan Amendments:

Bryan Street from Leonard Street to Hawkins Street

Kimberly Smith
(CC District 14)

Amendment to the City of Dallas Central Business District Streets and Vehicular Circulation Plan to change operational characteristics of Bryan Street from Leonard Street to Hawkins Street from a two-track light rail transit (LRT) mall with two eastbound access lanes on southside in 79 feet of right-of-way to a two-track LRT mall with one eastbound access lane on the southside in 79 feet of right-of-way.

Staff Recommendation: **Approval.**

CPC Thoroughfare Committee Recommendation: **Approval.**

Ewing Avenue from Clarendon Drive to IH-35E

Kimberly Smith
(CC District 1 & 4)

Amendment to the City of Dallas Thoroughfare Plan to change the dimensional classification of Ewing Avenue from Clarendon Drive to IH-35E from a two-lane undivided roadway (S-2-U) in 56 feet of right-of-way to a special four-lane undivided roadway (SPCL 4U) in 84 feet of right-of-way with two-way bicycle facility on the westside of the roadway.

Staff Recommendation: **Approval.**

CPC Thoroughfare Committee Recommendation: **Approval.**

Camp Wisdom from FM 1382/Belt Line Road to Mountain Creek Parkway

Kimberly Smith
(CC District 3)

Amendment to the City of Dallas Thoroughfare Plan to change the dimensional classification of Camp Wisdom Road from FM 1382/Belt Line Road to Mountain Creek Parkway from a six-lane divided roadway (S-6-D) in 107 feet of right-of-way to a special four-lane divided roadway (SPCL 4D) in 107 feet of right-of-way with a shared-use path on the northside of the roadway.

Staff Recommendation: **Approval.**

CPC Thoroughfare Committee Recommendation: **Approval.**

Merit Drive from Park Central Drive to IH-635

Kimberly Smith
(CC District 11)

Amendment to the City of Dallas Thoroughfare Plan to change the dimensional classification of Merit Drive from Park Central Drive to IH-635 from a four-lane undivided roadway (S-4-U) in 60 feet of right-of-way to a special four-lane divided roadway (SPCL 4D) in 80 feet of right-of-way.

Staff Recommendation: **Approval.**

CPC Thoroughfare Committee Recommendation: **Approval.**

Cheyenne Road from Elam Road to Lake June Road

Kimberly Smith
(CC District 5)

Amendment to the City of Dallas Thoroughfare Plan to change the dimensional classification of Cheyenne Road from Elam Road to Lake June Road from a two-lane undivided roadway (S-2-U) in 56 feet of right-of-way to a special two-lane undivided roadway (SPCL 2U) in 60 feet of right-of-way.

Staff Recommendation: **Approval.**

CPC Thoroughfare Committee Recommendation: **Approval.**

Hall Street from Ross Avenue to Flora Street; Hall Street from Flora Street to Central Expressway/US-75

Kimberly Smith
(CC District 14)

Amendments to the City of Dallas Thoroughfare Plan to change the dimensional classification of (1) Hall Street from Ross Avenue to Flora Street from an existing roadway (EXST) in 40 feet of right-of-way; and (2) Hall Street from Flora Street to Central Expressway/US-75 from a special two-lane undivided roadway (SPCL 2U) in 40 feet of right-of-way and 40 feet of pavement to Hall Street from Ross Avenue to Central Expressway/US-75 a special two-lane undivided roadway (SPCL 2U) in 40 feet of right-of-way.

Staff Recommendation: **Approval** of (1) Hall Street from Ross Avenue to Flora Street from an existing roadway (EXST) in 40 feet of right-of-way to a special two-lane undivided roadway (SPCL 2U) in 40 feet of right-of-way; and (2) Hall Street from Flora Street to Central Expressway/US-75 from a special two-lane undivided roadway (SPCL 2U) in 40 feet of right-of-way and 40 feet of pavement to a special two-lane undivided roadway (SPCL 2U) in 40 feet of right-of-way.

CPC Thoroughfare Committee Recommendation: **Approval.**

Zoning Cases – Consent:

1. **Z189-221(CT)**
Carlos Talison
(CC District 7)

An application for 1) a D-1 Liquor Control Overlay, 2) 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 use, and 3) a Specific Use Permit for a mini-warehouse use on property zoned a CR-D Community Retail District with D Liquor Control Overlay on the southeast corner of Military Parkway and North St. Augustine Road.
Staff Recommendation: **Approval** of a D-1 Liquor Control Overlay, **approval** of 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 for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions; and **approval** of a Specific Use Permit for a mini-warehouse use for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan and conditions.
Applicant: Abdul Akram Alzoubi, sole owner
Representative: Santos Martinez, La Sierra Planning Group
2. **Z189-310(ND)**
Neva Dean
(CC District 3)

An application for a Planned Development District for R-7.5(A) Single Family District uses and a police or fire station use on property zoned an R-7.5(A) Single Family District, on the northwest corner of East Camp Wisdom Road and Manitoba Street.
Staff Recommendation: **Approval**, subject to a development plan, landscape plan and conditions.
Applicant: GSR Andrade Architects, Inc.
Representative: Gary Staiger
3. **Z189-344(JM)**
Jennifer Muñoz
(CC District 2)

An application for an IR Industrial Research District on property zoned Planned Development District No. 798, northeast of Redfield Street and northwest of Butler Street.
Staff Recommendation: **Approval**.
Applicant: Dallas County Hospital District
Representative: Suzan Kedron, Jackson Walker, LLP
4. **Z189-345(JM)**
Jennifer Muñoz
(CC District 7)

An application for an MF-2(A) Multifamily Subdistrict with deed restrictions volunteered by the applicant on property zoned an R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, west of the intersection of Metropolitan Avenue at South Malcolm X Boulevard.
Staff Recommendation: **Approval**.
Applicant/Representative: Fernando Muñoz, Max Urban Development

5. **Z189-351(JM)**
Jennifer Muñoz
(CC District 14)
- An application for a Specific Use Permit for an alcoholic beverage establishment limited to a microbrewery, distillery, or winery use on property zoned Subdistrict A within Planned Development District No. 619, with Historic Overlay No. 121, the Dallas Power and Light Building, on the southeast corner of Commerce Street and Browder Street.
- Staff Recommendation: **Approval** for a two-year period, subject to a site plan and conditions.
- Applicant: Bradley Eubanks, Pegasus City Brewery
6. **Z189-287(PD)**
Pamela Daniel
(CC District 2)
- An application for an amendment to and the renewal of Specific Use Permit No. 2108 for an alcoholic beverage establishment limited to a bar, lounge or tavern use on property zoned an LC Light Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District with a D-1 Liquor Control Overlay on the south corner of McKinnon Street and Ivan Street.
- Staff Recommendation: **Hold under advisement until November 21, 2019 and instruct staff to re-advertise.**
- Applicant: One Harwood Boulevard, Ltd.
- Representative: Melody Paradise
7. **Z189-333(PD)**
Pamela Daniel
(CC District 14)
- 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 use on property zoned Planned Development District No. 842 for CR Community Retail District uses with an MD-1 Modified Delta Overlay 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

Zoning Cases – Under Advisement:

8. **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: **Approval** for a three-year period, subject to a site plan and conditions.
- Applicant: Ships Lounge
- Representative: Audra Buckley, Permitted Development
- UA From: April 4, 2019, May 2, 2019, July 11, 2019 and October 3, 2019

9. **Z189-263(PD)**
Pamela Daniel
(CC District 6)
- An application for an amendment to and renewal of Specific Use Permit No. 2078 for an industrial (outside) potentially incompatible use limited to concrete and asphalt crushing plant on property zoned an IM Industrial Manufacturing District on the east line of Luna Road, north of Ryan Road.
- Staff Recommendation: **Hold under advisement until November 21, 2019.**
- Applicant: ALMC Recycling Ventures LLC
- Representative: Santos Martinez, La Sierra Planning Group
- U/A From: October 3, 2019.
10. **Z178-250(AM)**
Abraham Martinez
(CC District 2)
- An application for an amendment to Planned Development District No. 539 for CR Community Retail District uses and Group Residential facility use on the east corner of Graham Avenue and Philip Avenue.
- Staff Recommendation: **Approval**, subject to development plan and staff's recommended conditions.
- Applicant: Krishikesh Shinde
- Representative: Robert Baldwin, Baldwin Associates
- UA From: October 17, 2019
11. **Z189-330(SM)**
Sarah May
(CC District 3)
- An application for a Planned Development District for R-7.5(A) Single Family District uses and electrical substation use on property zoned an R-7.5(A) Single Family District, on the west line of Southeast 14th Street, south of Skyline Road.
- Staff Recommendation: **Approval**, subject to a development plan, landscape plan, and conditions.
- Applicant: Seth Sampson, Oncor Electric Delivery Company
- Representative: Thomas Fletcher, Kimley-Horn and Associates, Inc.
- U/A From: October 17, 2019.
12. **Z189-238(CY)**
Carolina Yumet
(CC District 1)
- An application for a TH-2(A) Townhouse District with deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District, on the south side of Falls Drive and the north side of Wright Street, east of South Franklin Street.
- Staff recommendation: **Denial.**
- Applicant: William M. Velasco, sole owner
- Representative: Rob Baldwin, Baldwin Associates
- U/A From: June 20, 2019, August 1, 2019, September 5, 2019, September 19, 2019 and October 3, 2019.

13. **Z189-267(CY)**
Carolina Yumet
(CC District 3)
- An application for a Specific Use Permit for an adult day care facility on property zoned an R-7.5(A) Single Family District on the northwest side of Oxbow Lane, north of Foxboro Lane.
- 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: MHH Properties, LLC
- Representative: Linne Shields, MHH Properties, LLC
- UA From: August 15, 2019 and September 19, 2019.
14. **Z189-292(CY)**
Carolina Yumet
(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 Tyree Street, north of Savage Street.
- Staff Recommendation: **Approval**, subject to a revised Existing Land Use Map.
- Applicant: 4901-4903 Newmore, LLP
- Representative: Parvez Malik, Business Zoom
- UA From: September 19, 2019 and October 17, 2019.
15. **Z189-304(CY)**
Carolina Yumet
(CC District 2)
- An application for a Planned Development District for IR Industrial Research District uses and general merchandise or food store greater than 3,500 square feet use on property zoned an IR Industrial Research District on the west corner of Mockingbird Lane and Maple Avenue.
- Staff Recommendation: **Denial**.
- Applicant: Mockingbird Venture Partners, LLC
- Representative: William S. Dahlstrom, Jackson Walker, LLP.
- UA From: September 19, 2019 and October 17, 2019.
16. **Z178-358(JM/AU)**
Andreea Udrea
(CC District 13)
- An application for 1) a Planned Development District for mixed uses; and, 2) the termination of Specific Use Permit No. 1172 for a private school and child-care facility, on property zoned Planned Development District No. 314, an MF-1(A) Multifamily District, and an R-7.5(A) Single Family District with Specific Use Permit No. 1172, on the north side of Colgate Avenue, between Lomo Alto Drive and Douglas Avenue.
- Staff Recommendation: **Approval**, subject to a conceptual plan, development plans, height and setbacks diagram, mixed use development parking chart, and staff's recommended conditions.
- Applicant: Corporation of Episcopal Diocese
- Representative: Suzan Kedron, Jackson Walker LLP
- UA From: August 15, 2019, September 5, 2019, September 19, 2019, October 3, 2019 and October 17, 2019.

17. **Z189-323(AU)**
Andreea Udrea
(CC District 13)
- An application for an MU-2 Mixed Use District on property zoned Planned Development District No. 85, on the northeast corner of Greenville Avenue and Pineland Drive, south of Walnut Hill Lane.
- Staff Recommendation: **Approval.**
- Applicant: Venue Real Estate Holdings PO LLC, 3 Hombres LP, Vickery Meadow Real Estate Holdings PO LLC, Old Vickery Park Holdings LLC
- Representative: Suzan Kedron, Jackson Walker LLP
- UA From: October 17, 2019.

Development Code Amendments:

- DCA189-004**
Vasavi Pilla
(CC District All)
- Consideration of amending Chapter 51A of the Dallas Development Code, Section 51A-4.701 to amend regulations pertaining to the timeline for mailing property owner notifications prior to the City Council public hearing; the deadline for filing a written protest prior to the City Council public hearing; and increasing the area of notification for authorized hearings.
- Staff Recommendation: **Approval.**
- Zoning Ordinance Advisory Committee Recommendation: **Approval.**

- DCA190-003**
Andrew Ruegg
(CC District All)
- Consideration of amending Section 51A-4.209(b)(5), "Multifamily Use," of Chapter 51A of the Dallas City Code to allow a parking reduction to provide adequate area for the placement of recycling containers.
- Staff Recommendation: **Hold under advisement until November 21, 2019.**
- Zoning Ordinance Advisory Committee Recommendation: **Approval.**

Authorization of a Hearing:

- Donna Moorman
(CC District 6)
- Consideration of authorizing a public hearing to determine the proper zoning on property zoned Planned Development District No. 621, Old Trinity and Design District Special Purpose District, in an area generally bound by Sylvan Avenue/Wycliff Avenue, the meanders of the old channel of the Trinity River, Interstate 35, Continental Avenue, and the Trinity River Floodway with consideration being given to creating new sub-uses under the Commercial amusement (inside) use, requiring a specific use permit for a Commercial amusement (inside) use, and establishing parking regulations for the sub-uses such as number of required parking spaces, distance for remote parking, parking reductions, and shared parking. This is a hearing to consider the request to authorize the hearing and not the rezoning of property at this time.

Apportionment Determination Appeal:

Lloyd Denman
(CC District 14)

Consideration of an appeal to the director's apportionment determination associated with 6017 Hudson Street new building development project to replace approximately 300 feet of a ninety-six year old 6" diameter clay pipe with new 8" diameter PVC pipe that will serve the sanitary sewer needs of the building site.

Staff Recommendation: **Denial.**

Other Matters:

Consideration of amendments to City Plan Commission Rules of Procedure regarding citizen speakers - Section 5(h).

Consideration of Appointments to CPC Committees:

URBAN DESIGN ADVISORY COMMITTEE

Minutes: October 17, 2019

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Tuesday, November 12, 2019

SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC) MEETING - Tuesday, November 12, 2019, City Hall, 1500 Marilla Street, in Room 5CN, at 9:00 a.m., to consider (1) **1909120018** - An application for a Certificate of Appropriateness by Kathy Creech – Kieffer Starlite for a 69 square foot flat attached sign at 2550 Pacific Avenue (east elevation), (2) **1910150019** - An application for a Certificate of Appropriateness by Bobby Nichols – Chandler Signs for a 230 sq. ft. flat attached sign at 2550 Pacific Avenue (north elevation), (3) **1909160014** - An application for a Certificate of Appropriateness by Marie Byrum for a 53.35 sq. ft. projecting attached sign at 2900 Canton Street (north elevation), (4) **1910160016** - An application for a Certificate of Appropriateness by Bobby Nichols – Chandler Signs for a 567 sq. ft. upper level flat attached signs at 1601 Elm Street (north elevation), (5) **1910160017** - An application for a Certificate of Appropriateness by Bobby Nichols – Chandler Signs for a 567 sq. ft. upper level flat attached signs at 1601 Elm Street (south elevation), (6) **1909200004** - An application for a Certificate of Appropriateness by David Brown – Environmental Signage Solutions for a 192 sq. ft. mid-level flat attached sign at 1800 Field Street (south elevation), (7) **1909200005** - An application for a Certificate of Appropriateness by David Brown – Environmental Signage Solutions for a 192 sq. ft. mid-level flat attached sign at 1800 Field Street (west elevation), and (8) **SPSD134-003** - An application to revise and amend certain sign regulations to enhance and compliment the unique character of the Deep Ellum/Near East Side Sign District, in an area generally bounded by the DART Rail Line (formerly the T. & P. Railroad) right-of-way on the north, Parry Avenue on the east, R.L. Thornton Freeway on the south, and North Central Expressway on the west.

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]