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CITY SECRETARY
DALLAS, TEXAS



CITY OF DALLAS

PUBLIC HEARING POSTING

CITY PLAN COMMISSION

HEARING

Thursday, December 12, 2019

Public Notice

191150

POSTED CITY SECRETARY
DALLAS, TX

BRIEFINGS:

5ES*

11:30 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, December 12, 2019
AGENDA

BRIEFINGS:	5ES	11:30 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:

Z167-311 - 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.

Vasavi Pilla, Senior Planner, Sustainable Development and Construction

Subdivision Docket

Zoning Docket

PUBLIC TESTIMONY:

Minor Amendments
FY2018-19 City Plan Commission Annual Report
Appointments to CPC Committees
Minutes

ACTION ITEMS:

Subdivision Docket

Planner: Mohammad H. Bordbar

Consent Items:

- (1) **S189-087R**
(CC District 2)
- An application to revise a previously approved plat (S189-087) to create a 13-lot Shared Access Development with lots ranging in size from 1,352 square feet to 2,234 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 Group
Surveyor: Survey Group
Application Filed: November 13, 2019
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (2) **S189-245R**
(CC District 2)
- An application to revise a previously approved plat (S189-245) to replat a 1.22-acre tract of land containing part of Lots 3, 4, and 5 in City Block F/395; part of Lots 1, 8, 9, 10, and 11 in City Block 367; portion of an abandoned 15-foot alley, and a portion of abandoned Caroline Street to create one lot on property located on Akard Street at Payne street, southeast corner; and replat a 0.0778-acre tract of land containing part of Lot 3 in City Block 367 to create one lot on property located on Akard Street, west of Moody Street.
Applicant/Owner: IC Development XII, LTD.
Surveyor: Halff Associates , Inc.
Application Filed: November 14, 2019
Zoning: PD 193(PDS 79, Subarea I)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (3) **S190-038**
(CC District 11)
- An application to replat a 13.2415-acre tract of land containing all of Lot 1 in City Block B/7763 to create one 0.5739-acre lot, and one 12.6676-acre lot on property located on North Central Expressway (U.S. Highway 75) at Midpark Road, northwest corner.
Applicant/Owner: Murphy Oil USA, Inc. and Wal-Mart real Estate Business Trust
Surveyor: Spooner and Associates
Application Filed: November 13, 2019
Zoning: MU-3
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (4) **S190-040**
(CC District 2)
- An application to replat a 0.66-acre tract of land containing all of Lots 9, 10, and 11 in City Block 8/703 to create one lot on property located on San Jacinto Street at Fitzhugh Avenue, northwest corner.
Applicant/Owner: Mickey's Venture, LLC
Surveyor: CBG Surveying Texas, LLC
Application Filed: November 13, 2019
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S190-041**
(CC District 14)
- An application to replat a 0.659-acre tract of land containing part of Lot 1 and all of Lots 2 through 4 in City Block 13/2028 to create one lot on property located on Herschel Avenue, west of Throckmorton Street.
Applicant/Owner: 5MB Forward, LLC
Surveyor: Bohler Engineering
Application Filed: November 13, 2019
Zoning: PD 193 (PDS 143)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (6) **S190-042**
(CC District 12)
- An application to replat a 2.3521-acre tract of land containing all of Lots 1 through 6 in City Block 4/8726, Lots 1 through 6 in City Block 5/8726 and an abandoned portion of Ronnie Drive to create one lot on property located on Dickerson street, north of Newt Drive.
Applicant/Owner: 17720 Dickerson, LLC, 7758 Ronnie, LLC, and 7759 Ronnie, LLC
Surveyor: Texas Heritage Surveying, LLC
Application Filed: November 13, 2019
Zoning: CS
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (7) **S190-044**
(CC District 1)
- An application to replat a 0.3788-acre tract of land containing part of Lots 11 through 13 in City Block 20/3140 to create one lot on property located on Beckley Avenue at West 7th Street, northwest corner.
Applicant/Owner: Bishop Arts Dallas MKEG, LLC
Surveyor: Raymond L. Goodson Jr., Inc.
Application Filed: November 13, 2019
Zoning: PD 1019
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (8) **S190-045**
(CC District 14)
- An application to create a 7.588-acre Lot from a tract of land in City Block 3/1512 on property located on McKinney Avenue at Haskell Avenue, northwest corner.
Applicant/Owner: Dallas Independent School District
Surveyor: Gonzalez and Schneeberg Engineer-Surveyors
Application Filed: November 14, 2019
Zoning: PD 193 (MF-2)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (9) **S190-046**
(CC District 9)
- An application to create a 10-lot subdivision with lots ranging in size from 8,206 square feet to 11,674 square feet from a 2.617-acre tract of land in City Block 7302 on property located on Millmar Drive at Lingo Lane, northeast corner.
Applicant/Owner: 4 Tree Development, LLC
Surveyor: Strand System Engineer
Application Filed: November 15, 2019
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (10) **S190-048**
(CC District 5)
- An application to create an 11-lot subdivision with lots ranging in size from 10,005 square feet to 10,294 square feet from a 2.841-acre tract of land in City Block 7780 on property located on Turnbow Drive, between Haymarket Drive and Edgeworth Drive.
Applicant/Owner: Inmo 525, LLC
Surveyor: B & D Surveying, Inc.
Application Filed: November 15, 2019
Zoning: R-10(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (11) **S190-051**
(CC District 2)
- An application to replat a 5.309-acre tract of land containing part of Lot 5 in City Block A/5758 to create one lot on property located on Harry Hines Boulevard, between Mockingbird Lane and Treadway Street.
Applicant/Owner: Freeman Holding, LLC
Surveyor: Stantec Consulting Services, Inc.
Application Filed: November 20, 2019
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replats:

- (12) **S190-039**
(CC District 8)
- An application to replat a 0.95-acre tract of land containing all of Lots 15 and 16 in City Block F/8820 to create one lot on property located on Woody Lane at Vida Lane, northwest corner.
Applicant/Owner: Consuelo Rios
Surveyor: CBG Surveying Texas, LLC
Application Filed: November 13, 2019
Zoning: R-10(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (13) **S190-043**
(CC District 13)
- An application to replat a 12.026-acre tract of land containing all of Lot 1 in City Block 9A/5599 and part of City Block 5599 to create one lot on property located on Northwest Highway / State Highway Loop 12 at Douglas Avenue, northwest corner.
Applicant/Owner: Northwest Bible Church
Surveyor: Raymond L. Goodson Jr., Inc.
Application Filed: November 13, 2019
Zoning: R-1AC(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (14) **S190-047**
(CC District 7)
- An application to replat a 1.730-acre tract of land containing all of Lot 5 in City Block H/1443, City Block I/1443, City Block R/1443, and abandoned portion of Fleetwood Street to create one lot on property located on Harris Court, west of Fitzhugh Avenue.
Applicant/Owner: Jubilee Park & Community Center Corporation
Surveyor: Raymond L. Goodson Jr., Inc.
Application Filed: November 15, 2019
Zoning: D(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (15) **S190-050**
(CC District 4)
- An application to replat a 0.677-acre tract of land containing all of Lots 1 through 3 in City Block 9/7679 to create 4 lots ranging in size from 7,270 square feet to 7,474 square feet on property located on Canyon Street, between Viaduct Street and Corinth Street.
Applicant/Owner: ADIA Partnership, LLC
Surveyor: Davis Land Surveying Co., Inc.
Application Filed: November 15, 2019
Zoning: R-5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Miscellaneous Items:

M190-007

Abraham Martinez
(CC District 11)

An application for a minor amendment to the existing site plan for Specific Use Permit No. 641 for a private membership country club use [Bent Tree Country Club] on property zoned an R-1ac(A) Single Family District with Specific Use Permit No. 641, on the northwest side of Club Hill Drive, west of Club Oaks Drive.

Staff Recommendation: **Approval.**

Applicant: Bent Tree Country Club, Inc.

Representative: Jonathan Vinson; Jackson Walker, LLP

Certificates of Appropriateness for Signs – Under Advisement:

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.

U/A From: November 7, 2019.

Zoning Cases – Under Advisement:

1. Z189-153(SM)

Sarah May
(CC District 13)

An application for an MU-2 Mixed Use District with deed restrictions volunteered by the applicant with consideration for a Planned Development District for MF-2(A) Multifamily District and additional nonresidential uses on property zoned an MF-2(A) Multifamily District on the west line of Manderville Lane, south of Meadow Road.

Staff Recommendation: **Approval** of an MU-2 Mixed Use District, subject to deed restrictions volunteered by the applicant.

Applicant: Persist Investment Corporation and Pearl Investment Corporation

Representative: Tommy Mann and Brad Williams, Windstead PC

U/A From: March 7, 2019, April 4, 2019, May 16, 2019, June 20, 2019, July 11, 2019, September 19, 2019 and November 21, 2019.

2. **Z189-312(SM)**
Sarah May
(CC District 14)
- An application for an amendment to Planned Development Subdistrict No. 134 for O-2-D Office Subdistrict; retirement housing; and convalescent and nursing homes, hospice care, and related institutions uses within Planned Development District No. 193, the Oak Lawn Special Purpose District with a D Liquor Control Overlay, on the north line of Herschel Avenue, east of Throckmorton Street.
Staff Recommendation: **Approval**, subject to a revised development plan and staff's recommended conditions.
Applicant: SBM Forward, LLC
Representative: Robert Reeves, Robert Reeves & Associates
UA From: September 19, 2019, October 17, 2019 and November 21, 2019.
3. **Z189-360(SM)**
Sarah May
(CC District 2)
- An application for an MF-2(A) Multifamily District on property zoned Planned Development District No. 970 for MF-2(A) Multifamily District uses on the northwest line of Capitol Avenue, southwest of North Henderson Avenue.
Staff Recommendation: **Approval**.
Applicant: Larkspur Capitol Avenue, LP
Representative: Rob Baldwin, Baldwin Associates
UA From: November 21, 2019.
4. **Z189-228(PD)**
Pamela Daniel
(CC District 6)
- An application for a Planned Development District for TH-2(A) Townhouse District uses on property zoned an IM Industrial Manufacturing District, north of Hale Street, east of North Dwight Avenue.
Staff Recommendation: **Approval**, subject to a conceptual plan and conditions.
Applicant: John Harrison
Representative: Rob Baldwin, Baldwin Associates
UA From: November 21, 2019.
5. **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: **Approval** for a five-year period, subject to a revised site plan and conditions.
Applicant: ALMC Recycling Ventures LLC
Representative: Santos Martinez, La Sierra Planning Group
U/A From: October 3, 2019 and November 7, 2019.

6. **Z189-282(PD)**
Pamela Daniel
(CC District 13)
An application for a Specific Use Permit for a child-care facility use on property zoned an R-10(A) Single Family District, on the west side of Webb Chapel Road, north of the terminus of Townsend Drive.
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/Representative: Ramon Aranda
UA From: September 5, 2019, October 17, 2019 and November 21, 2019.
7. **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** of a Specific Use Permit for an adult day care facility on a portion of the area of request 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, September 19, 2019 and November 7, 2019.
8. **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, October 17, 2019 and November 7, 2019.
-

Other Matters:

Consideration of Appointments to CPC Committees:

SUBDIVISION REVIEW COMMITTEE (SRC)
SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC)
ARTS DISTRICT SIGN ADVISORY COMMITTEE
THOROUGHFARE (TRANSPORTATION) COMMITTEE
CPC LIAISON TO THE LANDMARK COMMISSION
URBAN DESIGN ADVISORY COMMITTEE

FY2018-19 City Plan Commission Annual Report

Minutes: November 21, 2019

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Tuesday, December 10, 2019

SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC) MEETING - Tuesday, December 10, 2019, City Hall, 1500 Marilla Street, in Room 5CN, at 9:00 a.m., to consider (1) **1910150019** - An application for a Certificate of Appropriateness by Bobby Nichols of Chandler Signs for a 230 sq. ft. flat attached sign at 2550 Pacific Avenue (north elevation), (2) **1910160004** - 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), (3) **1910160016** - An application for a Certificate of Appropriateness by Bobby Nichols of Chandler Signs for a 567 sq. ft. upper level flat attached signs at 1601 Elm Street (north elevation), (4) **1910160017** - An application for a Certificate of Appropriateness by Bobby Nichols of Chandler Signs for a 567 sq. ft. upper level flat attached signs at 1601 Elm Street (south elevation), (5) **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, and (6) **1911150030** - An application for a Certificate of Appropriateness by Doug Galloway for a 120 square foot flat attached painted premise sign at 3025 Main Street (south elevation).

Thursday, December 12, 2019

ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING - Thursday, December 12, 2019, City Hall, 1500 Marilla Street, in Room 5ES, at 9:00 a.m., to consider (1) **DCA190-001** - Consideration of amending Chapters 51 and 51A of the Dallas Development Code by deleting certain prohibitions, limitations, or requirements of building materials in accordance with state law.

THOROUGHFARE COMMITTEE MEETING - Thursday, December 12, 2019, City Hall, 1500 Marilla Street, Council Chambers, at 10:30 a.m., to consider (1) **Article IX Code Amendment** - Consideration of a code amendment to establish a framework for resolving conflicts between zoning and complete street or other special street section projects.

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]