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CITY SECRETARY
DALLAS, TEXAS



CITY OF DALLAS
CITY PLAN COMMISSION
Thursday, April 9, 2020
AGENDA

Public Notice

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POSTED CITY SECRETARY
DALLAS, TX

PUBLIC HEARING:**

Videoconference

1:30 p.m.

*The City Plan Commission may be briefed on any item on the agenda if it becomes necessary.

** The City Plan Commission meeting will be held by videoconference. Individuals who wish to speak in accordance with the City Plan Commission Rules of Procedure should contact the Sustainable Development and Construction Department at 214-670-4209. The following videoconference link is available to the public to listen to the meeting and Public Affairs and Outreach will also stream the public hearing on Spectrum Cable Channel 95 and bit.ly/cityofdallastv:

<https://dallascityhall.webex.com/dallascityhall/onstage/g.php?MTID=e2ceff43aed2ae80960db251884ab3c1a>

Kris Sweckard, Director

Neva Dean, Assistant Director of Current Planning

PUBLIC TESTIMONY:

Minutes

ACTION ITEMS:

Subdivision Docket

Planner: Mohammad Bordbar

Consent Items:

(1) **S190-111**
(CC District 7)

An application to create three lots with area of 6,128 square feet each from a 0.422-acre (18,383 square feet) tract of land in City Block J/1486 on property located on Penelope Street, southwest of Gertrude Street.

Applicant/Owner: Jamie Huerta

Surveyor: Brian S. Rhodes

Application Filed: March 12, 2020

Zoning: PD 595 (R-5(A))

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

- (2) **S190-112**
(CC District 8)
- An application to replat a 1.839-acre tract of land containing a portion of Lot 2 in City Block C/7609 to create one 0.900-acre lot and one 0.939-acre on property located on Motor City Boulevard at Lancaster Road, northwest corner.
Applicant/Owner: Tuesday Real estate, LLC
Surveyor: Texas Heritage Surveying, LLC
Application Filed: March 12, 2020
Zoning: IR
Staff Recommendation: **Approval** subject to compliance with the conditions listed in the docket.
- (3) **S190-113**
(CC District 10)
- An application to replat a 0.888-acre tract of land containing all of Lots 7 and 7A in City Block 8412, a portion of Lot 3 in City Block 8412, and a portion of City Block 8412 to create one lot on property located on Lyndon B. Johnson Freeway / interstate Highway No. 635 at Abrams Road, southwest corner.
Applicant/Owner: William Gaddy
Surveyor: Arthur Land Surveying
Application Filed: March 12, 2020
Zoning: MU-3
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S190-114**
(CC District 2)
- An application to replat a 151.279-acre tract of land containing all of Lot 1 in City Block A/7939, Lot 1A in City Block A/7930, and all of tract of land in City Blocks 6067, 6068, 6373, 6374, 7930, 7931, 7932, 7933, and 7939 to create one lot on property located on Empire Central Drive at Brookhollow Road, northwest corner.
Applicant/Owner: Brook Hollow Golf Club
Surveyor: Wier and Associates, Inc.
Application Filed: March 12, 2020
Zoning: IR
Staff Recommendation: **Approval** subject to compliance with the conditions listed in the docket.
- (5) **S190-116**
(CC District 1)
- An application to replat a 0.236-acre tract of land containing part of Lot 3 in City Block 91/3074 to create one lot on property located on Eight Street, southwest of Denver Street.
Applicant/Owner: 320 8th, LLC
Surveyor: CBG Surveying Texas, LLC
Application Filed: March 13, 2020
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (6) **S190-117**
(CC District 2)
- An application to replat a 0.263-acre tract of land containing all of Lot 9 and part of Lots 8 and 10 in City Block 6/926 to create one lot on property located on Richardson Street at Kelly Avenue, east corner.
Applicant/Owner: Premier Level Homes Corporation
Surveyor: Gonzalez and Schneeberg Engineers-Surveyors
Application Filed: March 13, 2020
Zoning: PD 317 (Subdistrict 2)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (7) **S190-118**
(CC District 2)
- An application to replat a 0.440-acre tract of land containing all of Lot 1 and part of Lot 2 in City Block 4/714 to create one lot on property located on Scurry Street at Burlew Street west corner.
Applicant/Owner: Scurry Partners, LLC
Surveyor: Texas Heritage Surveying, LLC
Application Filed: March 13, 2020
Zoning: PD 298 (Subarea 9) MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (8) **S190-119**
(CC District 1)
- An application to replat a 2.2945-acre tract of land containing all of Lots 3, 4, 7,8, and part of Lots 6 and 10 in City Block C/3369 and all of Lot 1A in City Block C/3369 to create one lot on property located on Beckley Avenue, south of Canty Street.
Applicant/Owner: Texas Intownhomes, LLC
Surveyor: Kimley-horn and Associates, Inc
Application Filed: March 13, 2020
Zoning: PD 468 (Subdistrict E-TR4-Area 2) WMU-8
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replat:

- (9) **S190-115**
(CC District 14)
- An application to replat a 0.232-acre tract of land containing all of Lot 1A in City Block A/995 to create one 3,591 square feet lot and one 6,532 square feet lot on property located on Turtle Creek Circle, southwest of Park Bridge Court.
Applicant/Owner: Jonathan Bailey
Surveyor: O'Neal Surveying, Co.
Application Filed: March 13, 2020
Zoning: PD 193 (TH-3)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(10) **S190-120**
(CC District 6)

An application to replat a 1.243-acre tract of land containing all of Lots 7 and 8 in City Block J/8343 to create on lot on property located on South Navy Avenue, north on Plata Way.

Applicant/Owner: Ana L. Gomez

Surveyor: Carroll Consulting Group, Inc.

Application Filed: March 13, 2020

Zoning: R-7.5(A)

Staff Recommendation: **Denial**

Other Matters:

Minutes: March 26, 2020

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]

"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."