



CITY OF DALLAS
CITY PLAN COMMISSION
Thursday, March 7, 2019
AGENDA

BRIEFINGS:	5ES	10:00 a.m.
PUBLIC HEARING:	Council Chambers	1:30 p.m.

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

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

BRIEFINGS:

Z167-396(AR) A City Plan Commission authorized hearing to determine proper zoning on property zoned Planned Development District No. 15 with consideration being given to appropriate zoning for the area including use, development standards, and other appropriate regulations, on property generally bounded by Pickwick Lane on the west, the alley north of Northwest Highway on the north, Baltimore Drive on the east, and Northwest Highway on the south.

Andrew Ruegg, Senior Planner, Sustainable Development and Construction

Subdivision Docket
Zoning Docket

ACTION ITEMS:

Subdivision Docket

Planner: Mohammad Bordbar

Consent Items:

(1) **S189-114**
(CC District 14)

An application to replat a 0.367-acre tract of land containing all of Lots 13 and 14 in City Block 2/2040 to create one lot on property located on Bowser Avenue, southeast of Prescott Avenue.

Owner: Ascent Ventures, LLC

Surveyor: A&W Surveyors, Inc.

Application Filed: February 6, 2019

Zoning: PD 193 (MF-2)

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

- (2) **S189-115**
(CC District 5)
- An application to replat a 0.196-acre tract of land containing the remainder of Lot 105 in City Block 5823 to create one 8,551 square foot lot on property located between Military Parkway and Ireland Avenue, west of Tolbert Street.
Owner: San Juana Hidalgo Torres
Surveyor: Peiser & Mankin Surveying, LLC
Application Filed: February 6, 2019
Zoning: NS(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (3) **S189-116**
(CC District 2)
- An application to replat a 0.763-acre tract of land containing all of Lots 6 and 7 in City Block B/776 to create one lot on property located on Junius Street at Hill Avenue, north corner.
Owner: Criswell Center for Biblical Studies, Inc.
Surveyor: Jones & Carter
Application Filed: February 7, 2019
Zoning: LO-3
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S189-117**
(CC District 2)
- An application to replat a 0.89-acre tract of land containing all of Lots C and D in City Block L/2313 to create one lot on property located on Denton Drive, northeast of Maple Avenue.
Owners: Motor Flats, LLC
Surveyor: Survey Group
Application Filed: February 7, 2019
Zoning: PD 193 (MF-2)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S189-118**
(CC District 3)
- An application to create one 49.013-acre lot from two tracts of land in City Block 6042 on property located on Westmoreland Road between Maple Leaf Lane and Sprague Drive.
Owner: Dallas Independent School District
Surveyor: Nathan Maier
Application Filed: February 7, 2019
Zoning: R-10(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (6) **S189-119**
(CC District 11) An application to replat a 5.687-acre tract of land containing all of Lot 1A in City Block B/7005 to create one 2.791-acre lot and one 2.897-acre lot on property located on Noel Road at Southern Boulevard, northeast corner.
Owners: Owners Association of Citta Townhomes Condominiums, Citta Urban, LLC
Surveyor: Gonzalez & Schneeberg
Application Filed: February 7, 2019
Zoning: PD 216
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (7) **S189-120**
(CC District 14) An application to replat a 0.622-acre tract of land containing part of Lot 73 and all of Lot 74A in City Block 1522 to create one lot on property located on Fitzhugh Avenue at Buena Vista Street, north corner.
Owners: Westdale Buena Vista, LP; City of Dallas
Surveyor: Pacheco Koch
Application Filed: February 8, 2019
Zoning: PD 193 (GR), PD 193 (P)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (8) **S189-122**
(CC District 6) An application to replat an 11.599-acre tract of land containing part of Lots 7 through 12, and all of Lots 1 through 6 in City Block 5/7135; part of Lots 1 through 4, 7, 19 and 20, and all of Lots 5, 6, 17, and 18 in City Block 6/7135; all of Lots 5 through 8, and all of Lots 17 through 20 in City Block 11/7135; part of Lots 1 through 4, all of Lots 5 through 8 and Lots 13 through 20 in City Block 12/7135; and all of Lots 1 through 8, and 13 through 20 in City Block 15/7135 to create a 47 lot subdivision and 6 common areas on property located on Singleton Boulevard, east of Westmoreland Road.
Owner: Greenleaf Ventures, LLC
Surveyors: CBG Surveying Texas, LLC
Application Filed: February 8, 2019
Zoning: PD 508 Tract 13A
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (9) **S189-123**
(CC District 2) An application to replat a 0.410-acre tract of land containing all of Lots 10, 11 and part of Lot 12 in City Block C/1491 to create one lot on property located on Moser Avenue, east of Fuqua Street.
Owner: 2018 Moser Avenue, LLC
Surveyor: A & W Surveyors, Inc.
Application Filed: February 8, 2019
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (10) **S189-124**
(CC District 2) An application to replat a 0.21-acre tract of land containing all of Lot 9 in Block 2/735 to create 5-lot shared access development ranging in size from 1,512 square feet to 2,474 square feet on property located at 4528 Live Oak Street.
Owner: SR Capital LLC
Surveyor: Burns Surveying
Application Filed: February 8, 2019
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (11) **S189-125**
(CC District 10) An application to replat a 0.718-acre tract of land containing part of Lot 1 in City Block 8417 and part of Lot 1A in City Block 8417 to create one lot on property located on Abrams Road, north of Forest Lane.
Owner: McDonald's Real Estate Company
Surveyor: AJ Bedford Group, Inc.
Application Filed: February 8, 2019
Zoning: MU-3
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (12) **S189-126**
(CC District 14) An application to replat a 0.602-acre tract of land containing all of Lot 20 and part of Lot 19 in City Block 5/1884 to create one lot on property located on Gaston Avenue, south of Paulus Street A.K.A. Paulus Avenue.
Owner: Laketower Properties, L.P
Surveyor: O'Neal Surveying Co.
Application Filed: February 8, 2019
Zoning: PD 281 (Subdistrict L)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (13) **S189-127**
(CC District 14) An application to replat a 0.172-acre tract of land containing part of Lot 3, all of Lots 4, 5, and 6, and part of Lot 7 in City Block 5/1884 to create one lot on property located on Paulus Street A.K.A. Paulus Avenue, north of Junius Street.
Owner: Laketower Properties, L.P
Surveyor: O'Neal Surveying Co.
Application Filed: February 8, 2019
Zoning: PD 281 (Subdistrict B)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Special Provision Signs District:

SPSD189-001

Steve Long
(CC District 2 & 14)

Consideration of amendments to Sec. 51A-7.930. "Supergraphic Signs" of the Dallas Development Code within the Downtown Special Provision Sign District on property zoned CA-1(A), Planned Development District No. 619 and Planned Development District No. 715, in the area generally by Woodall Rogers Freeway, St. Paul Street, and Ross Avenue to the north; Interstate 45/US 75, Harwood Street, Park Avenue, and St. Paul Street to the east; Commerce Street, Wood Street, Young Street, and Interstate 30/R.L. Thornton to the south; and Interstate 35/Stemmons Freeway to the west save and except that area comprised of the West End Historic Sign District.

Staff Recommendation: **Approval** of staff recommended amendments.

Special Sign District Advisory Committee Recommendation: **Approval**

Miscellaneous Items:

M189-007

Abraham Martinez
(CC District 12)

An application for a minor amendment to an existing development plan on property zoned Planned Development District No. 165, Tract 2A an area bound by President George Bush Turnpike, Midway Road, and Rosemeade Parkway.

Staff Recommendation: **Approval**

Applicant: RG Development Group

Representative: David H. Recht

D189-004

Abraham Martinez
(CC District 10)

An application for a development plan for a financial institution with drive-thru on property zoned Subarea C within Planned Development District No. 758, on the southeast corner of Walnut Hill Lane and Skillman Street.

Staff Recommendation: **Approval**

Applicant: Bruce Pooley

Representative: Sree Ravipati; Cumulus Design

Zoning Cases – Consent:

1. **Z189-113(JM)**

Jennifer Muñoz
(CC District 8)

An application for an amendment to and a renewal of Specific Use Permit No. 1382 for a processing use on property zoned Planned Development District No. 540, on the southeast side of River Oaks Road, east of South Central Expressway.

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

Applicant: Oldcastle Lawn & Garden, Inc.

Representative: Michael Coker, Michael Coker Company

2. **Z189-160(SM)**
Sarah May
(CC District 6)
An application for the renewal of Specific Use Permit No. 2221 for a tattoo studio on property zoned Subdistrict 1A within Planned Development District No. 621, the Old Trinity and Design District Special Purpose District, on the south line of Levee Street, between Manufacturing Street and Express Street.
Staff Recommendation: **Approval** for a five-year period, subject to conditions.
Applicant: Freddie Trevino
3. **Z189-153(SM)**
Sarah May
(CC District 13)
An application for an MU-2 Mixed Use District with deed restrictions volunteered by the applicant on property zoned an MF-2(A) Multifamily District on the west line of Manderville Lane, south of Meadow Road.
Staff Recommendation: **Approval**, subject to deed restrictions volunteered by the applicant.
Applicant: Persist Investment Corporation; Pearl Investment Corporation
Representative: Tommy Mann and Brad Williams, Winstead PC

Zoning Cases – Under Advisement:

4. **Z178-373(AM)**
Abraham Martinez
(CC District 8)
An application for an amendment to and renewal of Specific Use Permit No. 1740 for a mini-warehouse use on property zoned an MU-2 Mixed Use District, on the north line of Gannon Lane, between South Cockrell Hill Road and South Westmoreland Road.
Staff Recommendation: **Approval** for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a revised site plan and conditions.
Applicant: Gannon Partners Addition
Representative: April Moore
U/A From: February 21, 2019
5. **Z189-107(SM)**
Sarah May
(CC District 2)
An application for the renewal of Specific Use Permit No. 2076 for an inside commercial amusement limited to a live music venue and a dance hall on property zoned Tract A in Planned Development District No. 269, the Deep Ellum/Near East Side District, on the north line of Canton Street, west of Crowds Street.
Staff Recommendation: **Approval** for a five-year period, subject to conditions.
Applicant: Bomb Factory
Representative: Audra Buckley, Permitted Development
U/A From: February 21, 2019

6. **Z189-124(SM)**
Sarah May
(CC District 14)
- An application for a Specific Use Permit for a late-hours establishment limited to a restaurant without drive-in or drive-through service on property zoned Planned Development District No. 842 with a MD-1 Modified Delta Overlay, on the southeast corner of Greenville Avenue and Oram Street.
Staff Recommendation: **Approval** for a two-year period, subject to a site plan and conditions.
Applicant: Laurel Concepts
Representative: Rob Baldwin, Baldwin Associates
U/A From: February 7, 2019
7. **Z189-126(SM)**
Sarah May
(CC District 14)
- An application for a Specific Use Permit for a late-hours establishment limited to a restaurant without drive-in or drive-through service on property zoned Planned Development District No. 842 with a MD-1 Modified Delta Overlay, on the southeast corner of Greenville Avenue and Oram Street.
Staff Recommendation: **Approval** for a two-year period, subject to a site plan and conditions.
Applicant: Laurel Concepts
Representative: Rob Baldwin, Baldwin Associates
U/A From: February 7, 2019
8. **Z189-136(SM)**
Sarah May
(CC District 14)
- An application for **1)** a Planned Development Subdistrict for O-2 Office uses, a health studio use, and a restaurant without drive-in or drive-thru use; and **2)** the removal of the D Liquor Control Overlay on property zoned an O-2-D Office Subdistrict with a D Liquor Control Overlay within Planned Development District No. 193, the Oak Lawn Special Purpose District with consideration of a D-1 Liquor Control Overlay in lieu of the removal of the D Liquor Control Overlay, on the west corner of Turtle Creek Boulevard and Dickason Avenue and the east line of Gillespie Street.
Staff Recommendation: **Approval**, subject to a development plan, landscape plan and staff's recommended conditions; and **approval** of a D-1 Liquor Control Overlay in lieu of the removal of the D Liquor Control Overlay.
Applicant: JMJ Development
Representative: Suzan Kedron, Jackson Walker LLP.
U/A From: February 21, 2019

9. **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, private recreation center, club or area, and private street uses; **2)** the termination of Specific Use Permit No. 105 for a Convalescent Home and Institutional Uses; and, **3)** the termination of 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 and Specific Use Permit No. 2166, on the south side of Samuell Boulevard, between Grove Hill Road and Hunnicutt Road.
- Staff Recommendation: **Denial.**
- Applicant: Centurion American Acquisitions, LLC.
- Representative: Santos Martinez, Masterplan
- U/A From: February 21, 2019
10. **Z178-316(CY)**
Carolina Yumet
(CC District 1)
- An application for **1)** a new subdistrict to allow for single family uses on property zoned Subdistrict 6 within Planned Development District No. 830 and a portion of Planned Development District No. 450; **2)** an amendment to reduce Planned Development District No. 450; and, **3)** an amendment to the development plan and landscape plan for a public school use, on the northeast corner of West Davis Street and North Plymouth Road.
- Staff Recommendation: **Approval**, subject to a conceptual plan, street section exhibit and staff's recommended conditions; and **approval** of a revised development plan and revised landscape plan for a public school use.
- Applicant: David Weekley, LLC.
- Representative: Rob Baldwin, Baldwin Associates
- U/A From: January 3, 2019, February 7, 2019 and February 21, 2019
11. **Z167-180(JM)**
Jennifer Muñoz
(CC District 6)
- An application for **1)** a Planned Development District for GO(A) General Office District and certain nonresidential uses; **2)** termination of the existing deed restrictions; and, **3)** a Specific Use Permit for a mini-warehouse use on property zoned a GO(A) General Office District with Specific Use Permit No. 2071 for a detached non-premise sign (billboard), on the north line of Forest Lane, west of Bankway Lane, and south of Interstate Highway 635 (Lyndon B. Johnson Freeway).
- Staff Recommendation: **Approval**, subject to a revised development plan and conditions; **approval** of the termination of existing deed restrictions Z845-227; 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 revised site plan, landscape plan, elevation plan, and conditions.
- Applicant: LBJ Metroplex LP/Howard L. Lawson
- Representative: William S. Dahlstrom, Jackson Walker, LP
- U/A From: February 21, 2019

Zoning Cases – Individual:

12. **Z178-121(JM)**
Jennifer Muñoz
(CC District 6)
- An application for a Planned Development District for IR Industrial Research District uses plus a community resource campus on property zoned an IR Industrial Research District, on the west side of North Stemmons Freeway, south of Regal Row and at the northeast corner of Empress Row and Viceroy Drive.
Staff Recommendation: **Approval**, subject to a revised conceptual plan and staff's recommended conditions.
Applicant: The Salvation Army
Representative: Karl Crawley, Masterplan and Angela Hunt, Munsch Hardt
13. **Z178-374(PD)**
Pamela Daniel
(CC District 1)
- An application for an MU-1 Mixed Use District on property zoned a CR Community Retail District, on the southwest corner of South Hampton Street and Emmett Street.
Staff Recommendation: **Denial.**
Applicant: Robert Stimson
14. **Z189-125(CY)**
Carolina Yumet
(CC District 2)
- An application for a Planned Development District for Mixed Use District uses on property zoned an MF-2(A) Multifamily District, on the northwest corner of East Side Avenue and South Collett Avenue.
Staff Recommendation: **Denial.**
Applicant: Ana Ortiz
Representative: Rob Baldwin, Baldwin Associates
15. **Z178-223(CY)**
Carolina Yumet
(CC District 2 & 14)
- A City Plan Commission authorized hearing to determine proper zoning on property zoned Subarea C-1 within Subdistrict C; Subareas D-1, D-2, D-3, D-4, and D-5 within Subdistrict D; and Subdistricts E, E1, E2, F, G, H, H1 of Planned Development District No. 305, Cityplace; generally on the east and west sides of North Central Expressway with Carroll Avenue to the north, Hall Street to the south, Turtle Creek Boulevard to the west, and Ross Avenue to the east and consisting of approximately 116.62 acres with consideration being given to amending the allowed square footage for nonresidential uses.
Staff Recommendation: **Approval** of the amendments.

Authorization of a Hearing:

Donna Moorman
(CC District 14)

Consideration of authorizing a public hearing amending a previously authorized hearing on property zoned Conservation District No. 12, the Belmont Addition Conservation District with Modified Delta Overlay No. 1 on a portion, being generally bound by lots on both sides Llano Avenue, Skillman Street, the lots on both sides of Belmont Avenue (excluding the south side of Belmont Avenue between Greenville Avenue and Matilda Street), and Greenville Avenue, and containing approximately 125 acres with consideration being given to amending the development standards for driveway access only. This is a hearing to consider the request to amend the previously authorized hearing and not the rezoning of property at this time.

Other Matters:

Historic designation initiation, designation and appeals procedures

Consider taking an amendment to Section 51A-4.501, "Historic Overlay District," from the Zoning Ordinance Committee for consideration by the Landmark Commission pursuant to Section 13(d)(4) of the City Plan Commission rules of procedure.

Minutes: February 21, 2019

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Tuesday, March 12, 2019

SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC) MEETING – Tuesday, March 12, 2019, City Hall, 1500 Marilla Street, in Conference Room 5CN, at 9:00 a.m.

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]