



CITY OF DALLAS
CITY PLAN COMMISSION
Thursday, April 18, 2019
AGENDA

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

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

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

BRIEFINGS:

Subdivision Docket
Zoning Docket

ACTION ITEMS:

Subdivision Docket

Planner: Mohammad Bordbar

Consent Items:

(1) **S189-160**
(CC District 2)

An application to replat a 0.323-acre tract of land containing part of Lots 6 and 7 in City Block A/8303 to create 8 lots ranging in size from 1,369-square feet to 2,397-square feet on property located on San Jacinto Street at Grigsby Avenue, north corner.

Applicant/Owner: Beach Developments, LLC

Surveyor: CBG Surveying Texas, LLC

Application Filed: March 20, 2019

Zoning: MF-2(A)

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

- (2) **S189-161**
(CC District 6)
- An application to replat a 20.815-acre tract of land containing all of the Lots in Buena Addition, Lots in Block H, Block I, Block M, block N, and Block O and portion of Block 7135 that are bounded by Bickers Street, Holystone Street, and Greenleaf Street on property bounded by Bickers Street, Holystone Street, and Greenleaf Street.
Applicant/Owner: Dallas Independent School District
Surveyor: Gonzales and Schneeberg Engineers -Surveyors
Application Filed: March 20, 2019
Zoning: PD 508 (Tract 2)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (3) **S189-163**
(CC District 10)
- An application to replat a 1.04-acre tract of land containing part of Lot 3A in City Block N/8092 to create one lot on property located on Interstate Highway 635, west of Plano Road.
Applicant/Owner: Theodore and Ruth Kerico
Surveyor: CBG Surveying Texas, LLC
Application Filed: March 21, 2019
Zoning: CS
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S189-165**
(CC District 4)
- An application to create one 0.431-acre lot and one 1.569-acre lot from a 2.000-acre tract of land in City Block 5979 on property located on Kiest Boulevard and Beckley Avenue, southwest corner.
Applicant/Owner: Felipa R. Lopez and Crescent Mendez, Jr.
Surveyor: CBG Surveying Texas, LLC
Application Filed: March 21, 2019
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S189-166**
(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.
Applicant/Owner: 2018 Moser Avenue, LLC
Surveyor: A & W Surveyors, Inc.
Application Filed: March 22, 2019
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (6) **S189-167**
(CC District 2)
- An application to replat a 2.242-acre tract of land containing all of Lots 1 through 26, part of Lots 27 and 28, and part of abandoned Young Street to create one lot on property located on Jackson Street, between Cesar Chavez Boulevard and South Pearl Expressway.
Applicant/Owner: Loco Meletio Development, LLC
Surveyor: Stantec Counseling Services, Inc.
Application Filed: March 22, 2019
Zoning: PD 357 (Subdistrict 4)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (7) **S189-168**
(CC District 8)
- An application to replat a 0.901-acre tract of land containing part of Lot 1 in City Block A/8820, to create one 0.427-acre lot and one 0.474-acre lot on property located at South Belt Line Road and Garden Grove Road, east corner.
Applicant/Owner: Elsa Morales
Surveyor: A & W Surveyors, Inc.
Application Filed: March 22, 2019
Zoning: NS (A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (8) **S189-171**
(CC District 4)
- An application to create two, 0.21-acre lots from a tract of land in City Block 8/8917 on property located on Balch Drive north of Linfield Road.
Applicant/Owner: Texas Pride Tree Service, LLC
Surveyor: By-Line Surveying, LLC
Application Filed: March 22, 2019
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (9) **S189-172**
(CC District 6)
- An application to replat a 0.238-acre tract of land containing part of Lots 9 through 11 in City Block 1/8570 to create one lot on property located on Mississippi Avenue at the terminus of Vicksburg Street.
Applicant/Owner: Prescott Interest, LTD
Surveyor: Davis Land Surveying Co., Inc.
Application Filed: February 22, 2019
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replats:

- (10) **S189-162**
(CC District 3) An application to replat a 6.226-acre tract of land containing all of Lots 1 through 31 and Common Area A in City Block A/7666 to create a 62 lot Shared Access Development with lots ranging in size from 2,118-Square feet to 3,794-Square feet and 7 common areas on property located on Cherry Laurel Lane and Sportsman Parkway, northwest corner.
Applicant/Owner: Sierra Linda, LLC
Surveyor: Gonzales and Schneeberg Engineers -Surveyors
Application Filed: March 20, 2019
Zoning: PD 1009
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (11) **S189-170**
(CC District 13) An application to replat a 0.230-acre tract of land containing part of Lots 3 and 4 in City Block C/5633 to create one lot on property located on Amherst Avenue, west of Devonshire Drive.
Applicant/Owner: Jensen Global Enterprises, LLC
Surveyor: CBG Surveying Texas, LLC
Application Filed: March 22, 2019
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Miscellaneous Items – Under Advisement:

- M189-017**
Abraham Martinez
(CC District 13) An application for a minor amendment to an existing development plan on property zoned Planned Development District No. 530, on the northwest corner of Skillman Street and Larmanda Street.
Staff Recommendation: **Approval.**
Applicant: FWLB SSKILLMAN, L.P.
Representative: Frank Nuchereno, Urban Structure
U/A From: April 4, 2019

Certificates of Appropriateness for Signs:

Downtown SPSD – Perimeter:

- 1901230002**
Steve Long
(CC District 14) An application for a Certificate of Appropriateness by Jacob Capetillo of Barnett Signs for a 116-square foot flat attached premise sign at 910 Texas Street (west elevation).
Staff Recommendation: **Approval.**
Special Sign District Advisory Committee Recommendation: **Approval.**
Applicant: Jacob Capetillo
Owner: 910 Texas Partners, LLC

Downtown SPSD – General CBD:

1902140003
Steve Long
(CC District 14)

An application for a Certificate of Appropriateness by Courtney McDaniel, represented by Phillip Londenburg of Starlite Sign, for a 124-square foot upper level flat attached premise sign at 2100 Ross Avenue (northwest elevation).
Staff Recommendation: **Approval.**
Special Sign District Advisory Committee Recommendation:
Approval.
Applicant: Courtney McDaniel
Owner: Dallas 2100 Ross LP

1902150016
Steve Long
(CC District 14)

An application for a Certificate of Appropriateness by Warren T. Casteel of Casteel & Associates for a 20-square foot non-illuminated detached monument premise sign at 2001 Bryan Street (northwest side of property).
Staff Recommendation: **Approval.**
Special Sign District Advisory Committee Recommendation:
Approval.
Applicant: Casteel & Associates, Inc.
Owner: Bryan Tower II LP

West End Historic SPSD:

1902150017
Steve Long
(CC District 14)

An application for a Certificate of Appropriateness by Shanda Jones of Turner Sign Systems for a 24-square foot lower level, painted applied premise sign at 603 Munger Avenue, Suite 100 (south elevation).
Staff Recommendation: **Approval.**
Special Sign District Advisory Committee Recommendation:
Approval.
Applicant: Shanda Jones
Owner: GPIWE LP

1902150018
Steve Long
(CC District 14)

An application for a Certificate of Appropriateness by Shanda Jones of Turner Sign Systems for a 248-square foot upper level, painted applied premise sign at 603 Munger Avenue, Suite 400 (northwest elevation).
Staff Recommendation: **Approval.**
Special Sign District Advisory Committee Recommendation:
Approval.
Applicant: Shanda Jones
Owner: GPIWE LP

Special Provision Signs District:

SPSD189-003

Neva Dean
(CC District 14)

A City Council authorized hearing to amend the Antioch Church Subdistrict within the West End Historic Sign District on property zoned a CA-2(A) Central Area District with Historic Overlay on the southeast corner of Pacific Avenue and North Austin Street with consideration being given to amending Division 51A-7.1007.2 of the Dallas Development Code by eliminating the requirement that the Landmark Commission must determine a supergraphic sign is compatible with the West End Historic District.

Staff Recommendation: **Approval.**

Special Sign District Advisory Committee Recommendation: **Denial.**

SPSD189-004

Neva Dean
(CC District 14)

A City Council authorized hearing to amend the Purse Building Subdistrict within the West End Historic Sign District on property zoned a CA-2(A) Central Area District with Historic Overlay No. 2 on the northeast corner of Elm Street and Record Street with consideration being given to amending Division 51A-7.1007.2 of the Dallas Development Code by eliminating the requirement that the Landmark Commission must determine a supergraphic sign is compatible with the West End Historic District.

Staff Recommendation: **Approval.**

Special Sign District Advisory Committee Recommendation: **Denial.**

Zoning Cases – Consent:

1. **Z189-183(CT)**

Carlos Talison
(CC District 7)

An application for an NC(E) Neighborhood Commercial Enhanced Subdistrict within Planned Development District No. 595 the South Dallas/Fair Park Special Purpose District on property zoned a D(A) Duplex Subdistrict within Planned Development District No. 595 the South Dallas/Fair Park Special Purpose District, on the northwest line of Herald Street, between Colonial Avenue and South Central Expressway.

Staff Recommendation: **Approval.**

Applicant: Fahmina Pervaiz

Representative: Tahir Pervaiz

2. **Z189-192(JM)**

Jennifer Muñoz
(CC District 2)

An application for an MF-2(A) Multifamily District on property zoned an NO(A) Neighborhood Office District, on the east side of North Fitzhugh Avenue, south of Ross Avenue.

Staff Recommendation: **Approval.**

Applicant: PGH Purple, LLC [Neal Morris]

3. **Z189-193(JM)**
Jennifer Muñoz
(CC District 8)

An application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise store 3,500 square feet or less on property zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay, on the southwest corner of Great Trinity Forest Way (Loop 12) and Murdock Road.
Staff Recommendation: **Approval** for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.
Applicant: Enigma Enterprises Inc.
Representative: Kendra Douglas, Masterplan
4. **Z189-194(JM)**
Jennifer Muñoz
(CC District 14)

An application for an amendment to and a renewal of Specific Use Permit No. 2029 for an alcoholic beverage establishment limited to a bar, lounge, or tavern and a commercial amusement (inside) limited to a dance hall on property zoned Planned Development District No. 619, with Historic Overlay No. 48 (Tract A), the Harwood Historic District, on the southwest corner of Pacific Avenue and North Harwood Street.
Staff Recommendation: **Approval** for a three-year period, subject to conditions.
Applicant: Old Town Ranchers, Inc.
Representative: Jennifer Ohn, Tailim Song Law Firm
5. **Z189-195(JM)**
Jennifer Muñoz
(CC District 5)

An application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned Subarea 2 within Planned Development District No. 366, the Buckner Boulevard Special Purpose District, with a D-1 Liquor Control Overlay, on the northeast corner of South Buckner Boulevard and Lake June Road.
Staff Recommendation: **Approval** for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.
Applicant: Circle K Stores Inc.
Representative: Audra Buckley, Permitted Development
6. **Z189-111(PD)**
Pamela Daniel
(CC District 10)

An application for an amendment to Tract II within Planned Development District No. 286, north of Stults Road, on the west line of Greenville Avenue.
Staff Recommendation: **Approval**, subject to a development plan and conditions.
Applicant: City of Dallas
Representative: Rob Baldwin, Baldwin Associates
7. **Z189-181(PD)**
Pamela Daniel
(CC District 13)

An application for a Specific Use Permit for a public library on property zoned an MF-2(A) Multifamily District on the north line of Park Lane, between Greenville Avenue and Ridgecrest Road.
Staff Recommendation: **Approval** for a permanent period, subject to a site plan and conditions.
Applicant/Representative: Elizabeth Brant

8. **Z189-148(CY)**
Carolina Yumet
(CC District 14)
- An application for the renewal of Specific Use Permit No. 2007 for an attached projecting non-premise district activity videoboard sign on property zoned Planned Development District No. 619, on the northeast corner of Griffin Street and Elm Street.
Staff Recommendation: **Approval** for a six-year period, subject to conditions.
Applicant: Outfront Media
Representative: Rob Baldwin, Baldwin Associates
9. **Z189-201(CY)**
Carolina Yumet
(CC District 2)
- An application for the renewal of Specific Use Permit No. 2111 for a body piercing studio and a tattoo studio on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District, with Specific Use Permit No. 2111, on the north line of Main Street, west of Exposition Avenue.
Staff Recommendation: **Approval** for a five-year period, subject to conditions.
Applicant: Artistic Encounter Tattoo
Representative: Audra Buckley, Permitted Development
10. **Z189-196(CY)**
Carolina Yumet
(CC District 7)
- An application for an R-5(A) Single Family District on property zoned a CS Commercial Service District on the southeast side of Solar Lane, east of Carbondale Street.
Staff Recommendation: **Approval.**
Applicant: Moises Flores, sole owner
Representative: Jorge Hernandez, America Plans & Permits
11. **Z178-314(CY)**
Carolina Yumet
(CC District 6)
- An application for a new subdistrict within Planned Development District No. 621, the Old Trinity and Design District Special Purpose District, on property zoned Subdistrict 1 within Planned Development District No. 621, the Old Trinity and Design District Special Purpose District, and Planned Development District No. 442, north of the intersection of North Stemmons Freeway Service Road and Slocum Street.
Staff Recommendation: **Approval**, subject to conditions.
Applicant: Cabana Development, LLC
Representative: J. Prabha Cinclair, Miklos Cinclair, PLLC
Bus Tour Date: November 1, 2018

Zoning Cases – Under Advisement:

12. **Z189-177(SM)**
Sarah May
(CC District 4)
- An application for a Planned Development District for MF-2(A) Multifamily District uses and a public school other than an open-enrollment charter school on property zoned R-5(A) Single Family District, TH-3(A) Townhouse District, and MF-2(A) Multifamily District, on the west line of Bonnie View Road, north of Morrell Avenue.
Staff Recommendation: **Approval**, subject to a development plan, landscape plan, traffic management plan, and conditions.
Applicant: Dallas ISD
Representative: Rob Baldwin, Baldwin Associates
U/A From: April 4, 2019
13. **Z189-149(JM)**
Jennifer Muñoz
(CC District 2)
- An application for an MF-2(A) Multifamily District on property zoned a CS Commercial Service District, east of Harry Hines Boulevard, at the terminus of Mail Avenue, to the southeast.
Staff Recommendation: **Denial.**
Applicant: Kaminski Development Corp.
Representative: Rob Baldwin, Baldwin and Associates
U/A From: April 4, 2019

Zoning Cases – Individual:

14. **Z167-396(AR)**
Andrew Ruegg
(CC District 13)
- 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.
Staff Recommendation: **Approval**, subject to staff's recommended conditions.
Bus Tour Date: February 21, 2019

Development Code Amendment:

- DCA189-002**
Mark Doty
(CC District All)
- Consideration of an amendment to Chapters 51 and 51A, Dallas Development Code, Divisions 51-4.500 and 51A-4.500 to amend existing language for historic designation initiation, designation, and appeal processes and procedures.
Staff Recommendation: **Approval.**
Landmark Commission Recommendation: **Approval.**

Other Matters:

Minutes: April 4, 2019

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, April 18, 2019

ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING - Thursday, April 18, 2019, City Hall, 1500 Marilla Street, in Room 5ES, at 9:00 a.m., to consider (1) **DCA 178-007** - Consideration of amending Chapter 51A of the Dallas Development Code, Article XIII - Form Districts.

SUBDIVISION REVIEW COMMITTEE (SRC) MEETING - Thursday, April 18, 2019, City Hall, 1500 Marilla Street, in the Council Chambers, at 9:00 a.m. to consider: **(1)** Consideration of an ordinance amending 51A-4.411, "Shared Access Development" and Section 51A-4.702, "Planned Development Districts" to modify requirements for shared access developments and **(2)** Consideration of an ordinance amending Section 51A-8.403 "Platting Process" to establish notification requirements for the replatting of nonresidential property.

Note: The official Committee Agendas will be posted in the City Secretary's Office and City Website at www.ci.dallas.tx.us/cso/boardcal.shtml. Please review the official agenda for items for consideration.

EXECUTIVE SESSION NOTICE

The Commission may hold a closed executive session regarding any item on this agenda when:

1. seeking the advice of its attorney about pending or contemplated litigation, settlement offers, or any matter in which the duty of the attorney to the Commission/Board under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act. [Tex. Govt. Code §551.071]
2. deliberating the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.072]
3. deliberating a negotiated contract for a prospective gift or donation to the city if deliberation in an open meeting would have a detrimental effect on the position of the city in negotiations with a third person. [Tex. Govt. Code §551.073]
4. deliberating the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or to hear a complaint or charge against an officer or employee unless the officer or employee who is the subject of the deliberation or hearing requests a public hearing. [Tex. Govt. Code §551.074]
5. deliberating the deployment, or specific occasions for implementation, of security personnel or devices. [Tex. Govt. Code §551.076]
6. discussing or deliberating commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay or expand in or near the city and with which the city is conducting economic development negotiations; or deliberating the offer of a financial or other incentive to a business prospect. [Tex. Govt. Code §551.086]
7. deliberating security assessments or deployments relating to information resources technology, network security information, or the deployment or specific occasions for implementations of security personnel, critical infrastructure, or security devices. [Tex. Govt. Code §551.089]