



CITY OF DALLAS
CITY PLAN COMMISSION
Thursday, June 6, 2019
AGENDA

BRIEFINGS:	5ES	12:00 p.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: Sharmilla Gurung-Shrestha

Consent Items:

- (1) **S189-193**
(CC District 2)

An application to replat a 0.728-acre tract of land containing all of Lots 14, 15, 16, 17A and 18A in City Block 1/4624 to create one lot on property located on Denton Drive at Inwood Road, east corner.
Owners: Danoush Khairkhan and Pit Bros #1, Inc.
Surveyor: Eagle Surveying, LLC
Application Filed: May 8, 2019
Zoning: PD 193 (GR)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (2) **S189-194**
(CC District 8)

An application to create one 2.191-acre lot from a tract of land in City Block 8005 on property located on Simpson Stuart Road, east of S. Central Expressway.
Owner: Martin Avila
Surveyor: By-Line Surveying, Inc.
Application Filed: May 8, 2019
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (3) **S189-196**
(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 0.126-acre lot and one 0.112-acre lot on property located on Mississippi Avenue at the terminus of Vicksburg Street.
Owner: Prescott Interest, LTD
Surveyor: Davis Land Surveying Co., Inc.
Application Filed: May 8, 2019
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S189-197**
(CC District 12)
- An application to create one 1.729-acre lot from a tract of land in City Block 8725 on property located on Dickerson Street, west of Coit Road.
Owner: Bellar Communications, Inc.
Surveyor: Wimberley Surveying Professionals
Application Filed: May 9, 2019
Zoning: CS, MU-1
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S189-199**
(CC District 14)
- An application to replat a 2.493-acre tract of land in City Block A/963 to create one lot on property bounded by Sneed Street, McKinney Avenue, Allen Street, and Cole Avenue.
Owner: Dallas Independent School District
Surveyor: Pacheco Koch Consulting Engineers, Inc.
Application Filed: May 9, 2019
Zoning: PD 193 (PDS 45)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (6) **S189-201**
(CC District 8)
- An application to create one 0.964-acre lot from a tract of land in City Block 8823 on property located on Greengrove Lane at Beltline Road, north corner.
Owners: Bernardo Rico and Tomacita Rico
Surveyor: Rhodes Surveying
Application Filed: May 9, 2019
Zoning: R-10(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (7) **S189-203**
(CC District 1)
- An application to replat a 11.063-acre tract of land containing part of Lot 1 in City Block C/5938 to create one lot on property located at terminus of Franklin Street, north of Davis Street.
Owner: Dallas Independent School District
Surveyor: Pacheco Koch Consulting Engineers
Application Filed: May 10, 2019
Zoning: PD 450
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (8) **S189-204**
(CC District 7)
- An application to replat a 1.748-acre tract of land containing part of Lot 1, all of Lots 2 through 11, a 15-foot abandoned alley, and a portion of an abandoned Oak Lane to create one lot on property located on Third Avenue, south of R. L. Thornton Freeway.
Owner: Ash & Third, LLC
Surveyor: Gonzalez & Schneeberg
Application Filed: May 10, 2019
Zoning: PD 595 (RS-I(E) Tract 1
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (9) **S189-205**
(ETJ)
- An application to create 155 single family lots ranging in size from 4,219 square feet to 9,035 square feet and 4 common areas from a 26.697-acre tract of land on property located on Lake Ray Hubbard Drive, west of FM 740.
Owner: Clements Ranch, LLC
Surveyor: Westwood Professional Services, Inc.
Application Filed: May 10, 2019
Zoning: ETJ
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (10) **S189-206**
(CC District 2)
- An application to replat a 0.632-acre tract of land containing part of Lot 29 and all of Lot 30 in City Block C/653 to create one lot on property located on Munger Avenue, south of North Prairie Avenue.
Owner: YNS Services, LLC
Surveyor: Salcedo Group, Inc.
Application Filed: May 10, 2019
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (11) **S189-207**
(CC District 14) An application to replat a 0.214-acre tract of land containing all of Lots 1 and 2 in City Block 22/24 to create one lot on property located on Record Street at Jackson Street, east of Houston Street.
Owner: BMR Garage partners, LLC
Surveyor: A & W Surveyors, Inc.
Application Filed: May 10, 2019
Zoning: CA-1(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (12) **S189-208**
(CC District 9) An application to create one 3.219-acre lot from a tract of land in City Block 8043 on property located on McCree Road, north of Northwest Highway/State Highway Spur No. 244.
Owner: Club Azul, Inc.
Surveyor: Geonav, LLC
Application Filed: May 10, 2019
Zoning: CS
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (13) **S189-209**
(CC District 2) An application to replat a 1.426-acre tract of land containing all of Lots 6, 7, 8, and part of Lot 9 in City Block B/776 to create one 0.763-acre lot and one 0.663-acre lot on property located between Bird Street and Junius Street, north of Hill Avenue.
Owner: Criswell Center for Biblical Studies, Inc.
Surveyor: Jones & Carter
Application Filed: May 10, 2019
Zoning: LO-3
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (14) **S189-210**
(CC District 1) An application to replat a 0.60-acre tract of land containing part of Lot 5 and all of Lot 6 in City Block 55/3036 to create 12-lot Shared Access Development ranging in size from 1,386 square feet to 2,109 square feet and one common area on property located on Lancaster Avenue at Sabine Street, southwest corner.
Owner: GRBK Frisco, LLC
Surveyor: Texas Heritage Surveying, Inc.
Application Filed: May 10, 2019
Zoning: PD 468 (Subdistrict E, Tract 2) (WMU-8)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (15) **S189-211**
(CC District 1) An application to replat 8.684-acre tract of land containing part of Lot 1 in City Block C/5938, all of City Block A/5938, tract of land in City Block 5943, and part of a 20-foot to be abandoned alley to create 82-lot Shared Access Development with one amenity area, and 7 common areas on property located on Davis Street at Plymouth Road, northeast corner.
Owner: CND-West Davis II, LLC
Surveyor: Pacheco Koch Consulting Engineers
Application Filed: May 10, 2019
Zoning: PD 830 (Subdistrict 6B)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (16) **S189-212**
(CC District 6) An application to replat a 0.737-acre tract of land containing all of lots 16 through 19 in City Block 14/8570 to create one lot on property located on Iberia Avenue at Burgess Boulevard, southeast corner.
Owner: Ouellette and Company
Surveyor: Duenes Land Surveying, LLC
Application Filed: May 13, 2019
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replats:

- (17) **S189-198**
(CC District 13) An application to replat a 0.56-acre tract of land containing all of Lot 1 in City Block B/5481 and a portion of an abandoned tract of land in City Block B/5481 to create one lot on property located on Preston Road at Lupton Drive, northeast corner.
Owners: Shay Mayya and Ashley Mayya
Surveyor: CBG Surveying Texas, LLC
Application Filed: May 9, 2019
Zoning: R-10(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (18) **S189-200**
(CC District 13) An application to replat a 3.194-acre tract of land containing all of Lot 11A in City Block 14/5587 to create one 1.889-acre lot and one 1.31-acre lot on property located on Audubon Place, north of Park Lane.
Owner: Z & A 2018 Irrevocable Trust
Surveyor: Surveying Associates
Application Filed: May 9, 2019
Zoning: R-1ac(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (19) **S189-202**
(CC District 3) An application to replat a 5.69-acre tract of land containing all of Lots 16 and 18 in City Block 6961 and a portion of an easement to create one lot on property located between Rio Grande Avenue and Lampasas Avenue, south of Kiest Boulevard.
Owner: Church of God of Prophecy
Surveyor: Ernest Hedgcoth Consulting Engineers, Inc.
Application Filed: May 10, 2019
Zoning: R-10(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (20) **S189-213**
(CC District 3) An application to replat a 0.739-acre tract of land containing part of Lot 3 and all of Lot 16 in City Block C/6627 to create one lot on property located on Altaire Avenue at Cherry Point Drive, east of R. L. Thornton Freeway.
Owner: Thomas De Leon
Surveyor: Larry Probeck
Application Filed: May 13, 2019
Zoning: RR, R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Miscellaneous Items:

- M189-019**
Abraham Martinez
(CC District 11) An application for a minor amendment to a development plan and Specific Use Permit site plan on property zoned Planned Development District No. 137 with Specific Use Permit No. 2309, generally bound by LBJ Freeway (IH 635), Hillcrest Road, and Hillcrest Plaza Drive.
Staff Recommendation: **Approval**.
Applicant: 6820 LBJ I, LLC
Representative: Robert Baldwin; Baldwin Associates

Zoning Cases – Consent:

1. **Z189-162(LC)**
Liz Casso
(CC District 6) An application for an Historic Overlay for Eagle Ford School (1601 Chalk Hill Road) on property zoned an IM Industrial Manufacturing District on the west side of Chalk Hill Road, south of Tom Landry Freeway.
Staff Recommendation: **Approval** subject to preservation criteria.
Landmark Commission Recommendation: **Approval**, subject to preservation criteria and that a statement be added to the Historical Significance section of the Landmark nomination stating that Eagle Ford School is the last surviving structure of the Eagle Ford community, a community that included the workers of Trinity Portland Cement, who also helped to build Dallas.
Applicant: Eagle Ford School Limited Liability Co

2. **Z189-176(PD)**
Pamela Daniel
(CC District 3)
An application for a Planned Development District for R-10(A) Single Family District uses and a public school other than an open-enrollment charter school, on property zoned an R-10(A) Single Family District, generally bounded by Westmoreland Road, Sprague Drive, and Boulder Drive.
Staff Recommendation: **Approval**, subject to a development plan, traffic management plan and conditions.
Applicant: Dallas ISD
Representative: Karl Crawley, Masterplan Consultants

3. **Z189-204(SM)**
Sarah May
(CC District 5)
An application for 1) a D-1 Liquor Control Overlay and 2) 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 an NS(A)-D Neighborhood Services District with a D Liquor Control Overlay, on the southeast corner of Elam Road and Pleasant Drive.
Staff Recommendation: **Approval** of a D-1 Liquor Control Overlay and **approval** of a Specific Use Permit for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.
Applicant: Abdel Hussein
Representative: Rob Baldwin, Baldwin Associates

4. **Z189-230(SM)**
Sarah May
(CC District 4)
An application for a D(A) Duplex District on property zoned a CR Community Retail District on the southwest corner of Woodin Boulevard and Seevers Avenue.
Staff Recommendation: **Approval**.
Applicant: Steven Hillburn
Representative: Peter Kavanagh, Zone Systems

Zoning Cases – Under Advisement:

5. **Z189-182(SM)**
Sarah May
(CC District 13)
An application for a Planned Development District for R-10(A) Single Family District uses on property zoned an R-10(A) Single Family District with Specific Use Permit No. 2123 for a child-care facility, on the east line of Webb Chapel Road, north of Timberview Road.
Staff Recommendation: **Approval**, subject to a conceptual plan and conditions.
Applicant: David Gleeson
Representative: Michel S. Kendall
U/A From: May 16, 2019

6. **Z178-309(SM)**
Sarah May
(CC District 7)
- An application for a Specific Use Permit for a tower/antenna for cellular communication on property zoned a D(A) Duplex Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the east line of South Fitzhugh Avenue, north of Lagow Street.
Staff Recommendation: **Approval** for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan and conditions.
Applicant: David Hargrove, Communications Tower Group, LLC
Representative: Peter Kavanagh, Zone Systems, Inc.
U/A From: April 4, 2019
7. **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
U/A From: April 18, 2019

Zoning Cases – Individual:

8. **Z189-114(JM)**
Jennifer Muñoz
(CC District 6)
- An application for a renewal of Specific Use Permit No. 1954 for a commercial amusement (inside) limited to a Class A dance hall on property zoned a CR Community Retail District on the northwest corner of Singleton Boulevard and Peoria Avenue.
Staff Recommendation: **Denial.**
Applicant/Representative: Rodolfo R. Flores
9. **Z189-232(PD)**
Pamela Daniel
(CC District 8)
- An application for a CH Clustered Housing District on property zoned an R-7.5(A) Single Family District, north of West Wheatland Road, at the terminus of Hill Oak Drive.
Staff Recommendation: **Denial.**
Applicant/Representative: Rev. Montreal Martin

Development Code Amendment:

- DCA178-007(NW)**
Nathan Warren
(CC District All)
- Consideration of amending Chapter 51A of the Dallas Development Code, Article XIII - Form Districts.
Staff Recommendation: **Approval.**
Zoning Ordinance Advisory Committee Recommendation: **Approval.**

Landmark Commission Appeal:

CD189-006(MP)

Marsha Prior
(CC District 7)

An appeal of the Landmark Commission's denial without prejudice of a Certificate for Demolition or Removal of a residential structure 3,000 square feet or less pursuant to a court order (51A-4.501(i) of the Dallas City Code) located at 1121 E 9th Street within the Tenth Street Historic District.

Staff Recommendation: **Approval of the Certificate for Demolition or Removal.**

Landmark Commission Recommendation: **Denial without prejudice.**

Other Matters:

Minutes: May 16, 2019

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, June 6, 2019

SUBDIVISION REVIEW COMMITTEE (SRC) MEETING - Thursday, June 6, 2019, City Hall, 1500 Marilla Street, in the Council Chambers, at 10:00 a.m. to consider: (1) **NC189-001** – An application to change the name of Olive Street, between N. Field Street and Victory Avenue to “Nowitzki Way”, (2) **NC189-002** – An application to change the name of Tufts Road, between Rylie Road and Cade Road to “Don Belknap Drive”, (3) 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 (4) 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]