



CITY OF DALLAS
CITY PLAN COMMISSION
Thursday, November 15, 2018
AGENDA

BRIEFINGS:	5ES	11:00 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:

Subdivision Docket
Zoning Docket

ACTION ITEMS:

Subdivision Docket

Planner: Mohammad Bordbar

Consent Items:

- (1) **S189-017**
(CC District 13)
- An application to create one 4.358-acre lot containing all of Lots 23, 24, and 27A in City Block 5/5197 on property located on Ridgecrest Road, north of Park Line.
Applicant/Owner: City of Dallas
Surveyor: City of Dallas
Application Filed: October 17, 2018
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (2) **S189-018**
(CC District 14)
- An application to replat a tract of land containing all of Lots 1 through 11 in City Block F/1623 to create one 1.839-acre lot on property located on 4717 McKinney Avenue between Monticello Avenue and Hester Avenue.
Applicant/Owner: Provident Realty Advisors, Inc.
Surveyor: Pacheco-Koch
Application Filed: October 17, 2018
Zoning: PD 193(MF-2),
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (3) **S189-019**
(CC District 2)
- An application to replat a 0.323-acre tract of land containing all of Lots 1 and 2 in City Block 2/648 to create one lot on property located on Holly Avenue between San Jacinto Street and Bryan Street.
- Applicant/Owner: Reiger Associates 90-I, Ltd., Mallace Development Group, LLC, Pleasant Run/Lancaster, Ltd.
Surveyor: Gonzalez & Schneeberg
Application Filed: October 17, 2018
Zoning: MF-2(A),
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S189-021**
(CC District 5)
- An application to create one 0.618-acre lot from a tract of land in City Block 6357 on property located on San Marino Avenue southeast of La Paz Street.
- Applicant/Owner: Jose H. Morale
Surveyor: CBG Surveying Texas, LLC
Application Filed: October 17, 2018
Zoning: PD 534 Sub-district 1
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S189-022**
(CC District 8)
- An application to create one 2.003-acre lot from a 2.003-acre tract of land in City Block 7845 on property located on Prairie Creek Road, south of Fireside Drive.
- Applicant/Owner: Jessica Salazar
Surveyor: Sempco Surveying, Inc.
Application Filed: October 17, 2018
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (6) **S189-023**
(CC District 8)
- An application to replat an 11.963-acre tract of land in City Block E/7557 to create one 6.146-acre lot, and one 5.816-acre lot on property located on Autobahn Drive at Old Hickory Trail, northwest corner.
- Applicant/Owner: Stoneridge Land Holdings, LLC
Surveyor: Pacheco-Koch
Application Filed: October 17, 2018
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (7) **S189-024**
(CC District 8)
- An application to create one 15,983 square foot (0.367-acre) lot, and one 15,980 square foot (0.367-acre) lot from a 31,964 square foot (0.734-acre) lot on property located on Shepherd Lane between Forest Glen Avenue and Ravenview Road.
Applicant/Owner: Luis and Araceli Perez
Surveyor: Texas Heritage Surveying, LLC
Application Filed: October 18, 2018
Zoning: R-10(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (8) **S189-026**
(CC District 7)
- An application to replat a 0.624-acre tract of land containing all of Lots 5, 11, 12 and part of Lot 6 in City Block 6/1546 to create one 0.315-acre lot and one 0.309-acre lot on property located on Metropolitan Avenue between Second Street and Robert B. Cullum Boulevard.
Applicant/Owner: Domino's Team WOW / Elizabeth R. F. Smith
Surveyor: Spiars Engineering, Inc.
Application Filed: October 18, 2018
Zoning: PD 595(CC), Tract 10
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (9) **S189-027**
(CC District 11)
- An application to replat a 2.5855-acre tract of land containing part of Lot 3 in City Block 2/8708 to create one 0.2543-acre lot, and one 2.3312-acre lot on property located on Dallas Parkway at Belt Line Road, northeast corner.
Applicant/Owner: Rox Trep Tollway, LP
Surveyor: Lim & Associates
Application Filed: October 18, 2018
Zoning: RR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (10) **S189-028**
(CC District 3)
- An application to create one 5.609-acre lot from a tract of land in City Block 8014 on property located on Illinois Avenue between Duncanville Road and Knoxville Avenue.
Applicant/Owner: CCA Investments, LLC
Surveyor: CBG Surveying Texas, LLC
Application Filed: October 18, 2018
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (11) **S189-029**
(CC District 7) An application to create one 7.686-acre lot containing the remainder of Lot 4 in City Block 7366 on property located on Buckner Boulevard between I-30 East and Chenault Street.
Applicant/Owner: Elm Buck, LLC
Surveyor: Raymond L. Goodson, Jr. Inc.
Application Filed: October 18, 2018
Zoning: RR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (12) **S189-030**
(CC District 10) An application to create one 2.766-acre lot in City Block 7503 on property located on Greenville Avenue between Stultz Road and Forest Lane.
Applicant/Owner: City of Dallas
Surveyor: Pacheco-Koch
Application Filed: October 18, 2018
Zoning: RR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (13) **S189-034**
(CC District 8) An application to create one 7.310-acre lot from a 15.2880-acre tract of land in City Block 7547 on property located between Interstate 20, Wheatland Road, Kirnwood Drive, and West. Virginia Drive.
Applicant/Owner: American Towers, LLC
Surveyor: RMC Surveying
Application Filed: October 19, 2018
Zoning: MU-3
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (14) **S189-035**
(CC District 7) An application to create one 16,494-square foot lot, one 16,488-square-foot lot and one 16,479-square foot lot from a 1.135-acre tract of land in City Block 6751 on property located on St. Augustine Road, south of Scyene Road.
Applicant/Owner: Casa Bella Homes
Surveyor: Terry Westerman
Application Filed: October 19, 2018
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (15) **S189-036**
(CC District 14) An application to create one 0.4814-acre lot from a tract of land in City Block 1032 on property located on Cedar Springs Road at Welborn Street, west corner.
Applicant/Owner: Oak Lawn United Methodist Church
Surveyor: GeonavSurveying
Application Filed: October 19, 2018
Zoning: PD 193 (GR)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Individual Item:

- (16) **S189-037**
(CC District 1) An application to replat a 1.370-acre tract of land containing all of Lots 5 through 8 in City Block 1/3323 to create one 1.370-acre lot on property located on Bishop Avenue, between Neely Street and Davis Street.
Applicant/Owner: 2444 LLC
Surveyor: Webb Surveying, Inc.
Application Filed: October 19, 2018
Zoning: PD 830(Subdistrict 1) and CD 7
Staff Recommendation: **Denial**.

Building Line Reduction/Removal:

- (17) **S189-020**
(CC District 9) An application to replat a 0.634-acre tract of land containing all of Lots 2 and 3 in City Block B/5387 to create one 14,468-square foot lot, and one 12,722-square foot lot; and to reduce a portion of the existing 30 foot platted building line along the southeast line of Biscayne Avenue to 25.1 feet on Lot 2 on property located at 907 and 911 N. Buckner Boulevard.
Applicant/Owner: Soroor Haghdan
Surveyor: CBG Surveying Texas, LLC
Application Filed: October 17, 2018
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (18) **S189-033**
(CC District 8) An application to replat a 0.552-acre tract of land containing all of Lots 12, 13, and 14 in City Block C/8800 to create one 0.552-acre lot and to remove the existing 50-foot platted building line along the south line of C.F. Hawn Freeway on property located on C.F. Hawn Freeway at Echo Lake Drive, south corner.
Applicant/Owner: A&M Concrete Pumping Corp.
Surveyor: A&W Surveyors, Inc.
Application Filed: October 19, 2018
Zoning: CS
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replats:

- (19) **S189-031**
(CC District 4)
- An application to replat a 0.683-acre tract of land containing all of Lots 8 and 9 in City Block D/3364 to create four lots ranging in size from 7,423-square feet to 7,443-square feet on property located on Claude Street at Ridge Street, southeast corner.
Applicant/Owner: Ronin Home Builder, LLC
Surveyor: Peiser & Mankin Surveying, LLC
Application Filed: October 18, 2018
Zoning: R-5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (20) **S189-032**
(CC District 13)
- An application to replat a 3.621-acre tract of land containing all of Lot 4 and a tract of land in City Block 5075 to create a 13 lot Shared Access Development with lots ranging in size from a net area of 10,003-square feet to a net area of 13,570-square feet on property located at 4214 Northwest Highway, west of Midway Road.
Owner: Cochran Chapel Methodist Church In Dallas, James C. Leonard
Surveyor: Texas Heritage Surveying, LLC
Application Filed: October 19, 2018
Zoning: R-10(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Miscellaneous Items:

- M178-059**
Carlos Talison
(CC District 6)
- An application for a minor amendment to the site plan for Specific Use Permit No. 2259 for an alcoholic beverage manufacturing use on property zoned Subdistrict 1D within Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District, on the south line of Powell Street, between Haslett Street and Sulphur Street.
Staff Recommendation: **Approval**
Applicant/Representative: Karl Sanford

Zoning Cases – Consent:

1. **Z178-364(CT)**
Carlos Talison
(CC District 4)
- An application for a CH Clustered Housing District on property zoned an LI Light Industrial District, on the south line of Baden Street, between Rupert Street and South Moore Street.
Staff Recommendation: **Approval**
Applicant: Aurelio Martinez

2. **Z178-365(AM)**
Abraham Martinez
(CC District 5)
An application for an R-7.5(A) Single Family District on property zoned a CR-D Community Retail District with a D Liquor Control Overlay, on the north line of Bearden Lane east of South Buckner Boulevard.
Staff Recommendation: **Approval**
Applicant: Aben Pena Tovar and Santos Isabel Portillo
Representative: Adam Panter; Inceptive Group, Inc.
3. **Z178-340(PD)**
Pamela Daniel
(CC District 6)
An application for a Specific Use Permit for a tower/antenna for cellular communication on property zoned an IR Industrial Research District, north of the intersection of Storey Lane and Overlake Driven.
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: Wild West Towers Corporation
Representative: Peter Kavanagh
4. **Z178-372(PD)**
Pamela Daniel
(CC District 6)
An application for the renewal of Specific Use Permit No. 2168 for an animal shelter or clinic with outside runs on property zoned an IR Industrial Research District, along the north line of West Commerce Street, west of Chappell Street.
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions.
Applicant/Representative: Steven Bell, Bones & Bacon, LLC.
5. **Z178-377(PD)**
Pamela Daniel
(CC District 8)
An application for the renewal of Specific Use Permit No. 2229 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay, on the northeast corner of Great Trinity Forest Way and North Jim Miller Road.
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions.
Applicant: Sanabel Investment, L.P.
Representative: Nancy Kennedy
6. **Z178-353(CY)**
Carolina Yumet
(CC District 4)
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 an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay, on the northeast side of East Ledbetter Drive, east of South R.L. Thornton Freeway.
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: Kash Investors Group, LLC
Representative: Saleem Makani

7. **Z178-254(JM)**
Jennifer Muñoz
(CC District 5)

An application for an amendment to and expansion of Planned Development District No. 844 on property zoned an R-7.5(A) Single Family District, on the south side of Alto Garden Drive, between South Buckner Boulevard and Pleasant Drive.
Staff Recommendation: **Approval**, subject to a development/landscape plan and conditions.
Applicant: Dallas Independent School District
Representative: Karl Crawley, Masterplan
Bus Tour Date: November 1, 2018
8. **Z178-366(SM)**
Sarah May
(CC District 6)

An application for an MU-1 Mixed Use District on property zoned an IR Industrial Research District, on the east line of Chicago Street, north of Duluth Street.
Staff Recommendation: **Approval**
Applicant: Eladio Banda
Representative: Masterplan, Santos Martinez and Lindsay Kramer
9. **Z178-367(SM)**
Sarah May
(CC District 6)

An application for an MU-1 Mixed Use District on property zoned an IR Industrial Research District, on the south line of Duluth Street, at the terminus of Chicago Street.
Staff Recommendation: **Approval**
Applicant: Julia Macias
Representative: Masterplan, Santos Martinez and Lindsay Kramer
10. **Z178-368(SM)**
Sarah May
(CC District 6)

An application for an MU-1 Mixed Use District on property zoned an IR Industrial Research District, on the northwest corner of Duluth Street and Chicago Street.
Staff Recommendation: **Approval**
Applicant: Irma and Rodrigo Saez
Representative: Masterplan, Santos Martinez and Lindsay Kramer
11. **Z178-369(SM)**
Sarah May
(CC District 6)

An application for an MU-1 Mixed Use District on property zoned an IR Industrial Research District, on the south line of Duluth Street, east of Chicago Street.
Staff Recommendation: **Approval**
Applicant: Mary Garza
Representative: Masterplan, Santos Martinez and Lindsay Kramer

12. **Z178-333(SM)**
Sarah May
(CC District 14)
- An application for a Planned Development Subdistrict for nonresidential uses on property zoned an O-2 Office, an LC Light Commercial, and an HC Heavy Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the west line of Cedar Springs Road, the northeast line of Bookhout Street, and the southwest line of Maple Avenue.
Staff Recommendation: **Approval**, subject to a development plan, landscape plan, and conditions.
Applicant: GPI Cedar Maple LP, Aron Bidne
Representative: GFF, Inc., Duncan Fulton and Jackson Walker, LLP, Bill Dahlstrom
Bus Tour Date: November 1, 2018

Zoning Cases – Under Advisement:

13. **Z178-278(SM)**
Sarah May
(CC District 6)
- An application for a Planned Development District for IR Industrial Research District uses, plus a costume rental and theater supply store, and an indoor golf facility on property zoned an IR Industrial Research District, on the southwest corner of Wycliff Avenue and Monitor Street.
Staff Recommendation: **Approval**, subject to a revised development plan, a mixed use parking chart exhibit, and staff's recommended conditions.
Applicant: 1231 Wycliff, LP
Representative: Rob Baldwin
U/A From: October 18, 2018
14. **Z178-221(MB)**
Mohammad Bordbar
(CC District 13)
- An application for an amendment to Planned Development District No. 734 for a public school other than an open-enrollment charter school on property zoned Planned Development District No. 734, on the southeast corner of Nuestra Drive and Wozencraft Drive.
Staff Recommendation: **Approval**, subject to a revised development plan, revised landscape plan, traffic management plan, and conditions.
Applicant: Dallas Independent School District
Representative: Rob Baldwin, Baldwin and Associates
U/A From: September 20, 2018, October 4, 2018 and November 1, 2018.
15. **Z178-349(JM)**
Jennifer Muñoz
(CC District 2)
- An application for an amendment to Planned Development District No. 440, on the southeast line of East Grand Avenue, southwest of La Vista Drive.
Staff Recommendation: **Approval**, subject to a revised development plan, a revised landscape plan, a traffic management plan, and conditions.
Applicant: Dallas ISD
Representative: Rob Baldwin, Baldwin and Associates
U/A From: November 1, 2018

16. **Z178-206(JM)**
Jennifer Muñoz
(CC District 14)
- An application for a Planned Development Subdistrict for MF-2 Multiple Family uses on property zoned an MF-2 Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the west line of Carlisle Street, between North Hall Street and Bowen Street.
Staff Recommendation: **Approval**, subject to a development plan and staff's recommended conditions.
Applicant: Lincoln Property Company Southwest, Inc.
Representative: Angela Hunt, Munsch Hardt
U/A From: July 19, 2018, August 16, 2018, October 18, 2018 and November 1, 2018.
Bus Tour Date: November 1, 2018

Zoning Cases – Individual:

17. **Z178-343(AR)**
Andrew Ruegg
(CC District 14)
- A City Plan Commission authorized hearing to determine proper zoning on property zoned Conservation District No. 12, the Belmont Addition Conservation District with Modified Delta Overlay No. 1 on a portion, with consideration given to amending density requirements to allow accessory dwelling units as regulated in Section 51A-4.510 in an area generally bounded by lots on both sides of 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.
Staff Recommendation: **Approval**, subject to conditions.
18. **Z178-327(CY)**
Carolina Yumet
(CC District 4)
- A City Plan Commission authorized hearing to determine proper zoning on property zoned an IM Industrial Manufacturing District with Specific Use Permit No. 1583 for a refuse transfer station use on the northeast side of Pontiac Avenue, southeast of Cedar Crest Boulevard and containing approximately 3.5 acres with consideration given to evaluating whether the specific use permit is compatible with adjacent property and consistent with the character of the neighborhood.
Staff Recommendation: **No change**
Bus Tour Date: November 1, 2018
19. **Z178-351(CY)**
Carolina Yumet
(CC District 1)
- An application for an NS(A) Neighborhood Service District with deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District, on the northeast corner of West Illinois Avenue and Hollywood Avenue.
Staff Recommendation: **Denial**
Applicant: Agustin Peralta
Representative: Karla Calderon

Authorization of Hearings:

Neva Dean
(CC District All) Consideration of authorizing a public hearing to consider a code amendment to Section 51A-4.501(i), "Certificate for demolition for a residential structure with no more than 3,000 square feet of floor area pursuant to court order." This is a hearing to consider the request to authorize the hearing and not the code amendment at this time.

Donna Moorman
(CC District 1) Consideration of authorizing a public hearing to determine the proper zoning on property zoned CR Community Retail with a portion in a Dry Overlay, generally located along both sides of Clarendon Drive from Windomere Avenue on the west to the alley east of Edgefield Avenue on the east and containing approximately 2.13 acres. Consideration is to be given to appropriate zoning for the area to include but not limited to use, development standards, and other appropriate regulations. This is a hearing to consider the request to authorize the hearing and not the rezoning of property at this time.

Other Matters:

Minutes: November 1, 2018

Adjournment