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CITY SECRETARY  
DALLAS, TEXAS



CITY OF DALLAS

## PUBLIC HEARING POSTING

CITY PLAN COMMISSION  
HEARING

Thursday, January 3, 2019

Public Notice

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POSTED CITY SECRETARY  
DALLAS, TX

**BRIEFINGS:**

**5ES\***

**11:00 a.m.**

(The City Plan Commission may be briefed on any item on the agendas if it becomes necessary.)

**PUBLIC HEARINGS:**

**Council Chambers\***

**1:30 p.m.**

**PURPOSE: To consider the attached agendas and any other business that may come before this Commission.**

**\* All meeting rooms and chambers are located in Dallas City Hall, 1500 Marilla, Dallas, Texas**

Handgun Prohibition Notice for Meetings of Governmental Entities

"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."*



CITY OF DALLAS  
CITY PLAN COMMISSION  
Thursday, January 3, 2019  
AGENDA

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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.

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

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**BRIEFINGS:**

Subdivision Docket  
Zoning Docket

**ACTION ITEMS:**

Subdivision Docket

Planner: Mohammad Bordbar

Consent Items:

- (1) **S189-073**  
(CC District 2)
- An application to replat a 0.469-acre tract of land containing all of Lots 1 and 2, and part of Lots 17 and 18 in City Block 38/1341 to create one lot on property located on Reagan Street at Brown Street, west corner.  
Owner: Pinar, Inc.  
Surveyor: Viewtech, Inc.  
Application Filed: December 5, 2018  
Zoning: PD 193 (MF-2)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (2) **S189-074**  
(CC District 8)
- An application to create a 160-lot residential subdivision from a 49.369-acre tract of land in City Block 8770 with lots ranging in size from 10,000 square feet to 21,499 square feet in size on property located on Middlefield Road, southeast of St. Augustine Road.  
Owner: Montage Development Co., LLC  
Surveyor: Kaz Surveying, Inc.  
Application Filed: December 6, 2018  
Zoning: R-10(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (3) **S189-076**  
(CC District 7) An application to create one lot from a 2.2614-acre tract of land in City Block 5827 on property located on Wimbelton Way, southwest of Forney Road.  
Applicant/Owner: Miguel Ornelas, Affordable Uniforms, LLC  
Surveyor: Votex Surveying Company  
Application Filed: December 6, 2018  
Zoning: LI  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S189-077**  
(CC District 12) An application to replat a 1.885-acre tract of land containing all of Lot 9 and a portion of Lots 10 and 11 in City Block G/8728; all of Lots 18, 19 and a portion of Lot 20 in City Block F/8728 to create one 1.362-acre lot and one 0.523-acre lot on property located on Wind Mill Lane at Mapleshade Lane.  
Owner: Agape Brethren Assembly  
Surveyor: Probeck Land Surveyors  
Application Filed: December 7, 2018  
Zoning: NO(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S189-080**  
(CC District 14) An application to create one 0.872-acre lot from a tract of land containing part of Lot 1 and a tract of land in City Block 5190 on property located on Southwestern Boulevard at North Central Expressway, southeast corner.  
Owner: Central Control Co.  
Surveyor: Winkelmann & Associates, Inc.  
Application Filed: December 7, 2018  
Zoning: MU-3  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Individual Item:

- (6) **S189-079**  
(CC District 1) An application to create a 10 lot Shared Access Development with lots ranging in size from 1,613.07 square feet to 4,275.12 square feet from a 0.603-acre tract of land containing part of City Block 4548 on property located on Davis Street at Tennant Street, southwest corner.  
Owners: 517 Tennant, LLC  
Surveyor: Survey Group  
Application Filed: December 7, 2018  
Zoning: PD 1006  
Staff Recommendation: **Denial**

Residential Replat:

(7) **S189-078**  
(CC District 6)

An application to replat a 0.464-acre tract of land containing all of Lots 15 and 16 in City Block 9/6178 to realign the existing lot lines and create two lots on property located on Walnut Hill Lane at Mixon Drive (Formerly Womack Way), southeast corner.

Owners: Rakeshi Joshi, Pranika Joshi

Surveyors: Arthur Land Surveying, Windrose Land Surveying/Platting

Application Filed: December 7, 2018

Zoning: R-10(A)

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

Miscellaneous Items:

**M178-049**  
Carlos Talison  
(CC District 4)

An application for a minor amendment to the site plan for Specific Use Permit No. 1371 for an open enrollment charter school and a child-care facility on property zoned R-7.5(A) on the southeast corner of Ann Arbor Avenue and South R.L. Thornton Freeway.

Staff Recommendation: **Approval**

Applicant: Life Schools

Representative: Hart, Gaugler and Associates

**M178-053**  
Carlos Talison  
(CC District 14)

An application for a minor amendment to the development plan and landscape plan for an office use, on property zoned Subarea B of Planned Development Subdistrict No. 79, within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the north corner of North Harwood Street and Hunt Street.

Staff Recommendation: **Approval**

Applicant: International Center Development IV, Ltd.

Representative: Half Associates

**M189-001**  
Carlos Talison  
(CC District 2)

An application for a minor amendment to the site/landscape plan (Exhibit 317C) for a group home or shelter on property zoned as Planned Development District No. 317, the Cedars Area Special Purpose District, on the south corner of Cadiz Street and South Griffin Street.

Staff Recommendation: **Approval**

Applicant: Dallas LIFE

Representative: Gary Kirchoff

Thoroughfare Plan Amendments:

Jefferson-12<sup>th</sup> Connector from Jefferson Boulevard to 12<sup>th</sup> Street

Kimberly Smith  
(CC District 1)

An amendment to the City of Dallas Thoroughfare Plan to delete Jefferson-12<sup>th</sup> Connector from Jefferson Boulevard to 12<sup>th</sup> Street.  
Staff Recommendation: **Approval**  
CPC Transportation Committee Recommendation: **Approval**

(1) Main Street from Canton Street to Peak Street; (2) Main Street from Peak Street to Columbia Avenue; (3) Columbia Avenue from Main Street to Abrams Road; and (4) Abrams Road from Columbia Avenue to Richmond Avenue

Kimberly Smith  
(CC District 2 & 14)

An amendment to the City of Dallas Thoroughfare Plan to change the dimensional classification of: (1) Main Street from Canton Street to Peak Street from a six-lane divided roadway (M-6-D[a]) in 100 feet of right-of-way to a special four-lane undivided roadway (SPCL 4U) in 100 feet of right-of-way; (2) Main Street from Peak Street to Columbia Avenue from a six-lane divided roadway (M-6-D[a]) in 100 feet of right-of-way to a special four-lane divided roadway (SPCL 4D) with bicycle facilities in 100 feet of right-of-way; (3) Columbia Avenue from Main Street to Abrams Road from a six-lane divided roadway (M-6-D[a]) in 100 feet of right-of-way to a special four-lane divided roadway (SPCL 4D) with bicycle facilities in 100 feet of right-of-way; and (4) Abrams Road from Columbia Avenue to Richmond Avenue from a four-lane divided roadway (S-4-D) in 80 feet of right-of-way to a special four-lane divided roadway (SPCL 4D) with bicycle facilities in 100 feet of right-of-way.  
Staff Recommendation: **Approval** of an amendment to the City of Dallas Thoroughfare Plan to change the dimensional classification of: (1) Main Street from Canton Street to Peak Street from a six-lane divided roadway (M-6-D[a]) in 100 feet of right-of-way to a special four-lane undivided roadway (SPCL 4U) in 100 feet of right-of-way; (2) Main Street from Peak Street to Columbia Avenue from a six-lane divided roadway (M-6-D[a]) in 100 feet of right-of-way to a special four-lane divided roadway (SPCL 4D) with bicycle facilities in 100 feet of right-of-way; (3) Columbia Avenue from Main Street to Abrams Road from a six-lane divided roadway (M-6-D[a]) in 100 feet of right-of-way to a special four-lane divided roadway (SPCL 4D) with bicycle facilities in 100 feet of right-of-way; and (4) Abrams Road from Columbia Avenue to Richmond Avenue from a four-lane divided roadway (S-4-D) in 80 feet of right-of-way to a special four-lane divided roadway (SPCL 4D) with bicycle facilities in 100 feet of right-of-way.  
CPC Transportation Committee Recommendation: **Approval**

Certificates of Appropriateness for Signs:

- 1806080001**  
Steve Long  
(CC District 14)
- An application for a Certificate of Appropriateness by James Decicco of Signs USA for a 16-square foot attached sign at 1211 Commerce Street (south elevation).  
Staff Recommendation: **Approval**  
Special Sign District Advisory Committee Recommendation: **Approval**  
Applicant: Twisted Trompo  
Owner: Belagaum, LLC; Guru Motgi, Shashi Motgi
- 1807100007**  
Steve Long  
(CC District 2)
- An application for a Certificate of Appropriateness by Curt Horak of Priority Signs and Graphics for a 109.3-square foot attached sign at 2600 Main Street (south elevation).  
Staff Recommendation: **Approval**  
Special Sign District Advisory Committee Recommendation: **Approval with a condition.**  
Applicant: Curt Horak  
Owner: AP Deep Ellum, LLC
- 1807100025**  
Steve Long  
(CC District 2)
- An application for a Certificate of Appropriateness by Curt Horak of Priority Signs and Graphics for a 144 square foot attached sign at 2600 Main Street (west elevation).  
Staff Recommendation: **Approval**  
Special Sign District Advisory Committee Recommendation: **Approval with a condition.**  
Applicant: Curt Horak  
Owner: AP Deep Ellum, LLC
- 1807100026**  
Steve Long  
(CC District 2)
- An application for a Certificate of Appropriateness by Curt Horak of Priority Signs and Graphics for a 144 square foot attached sign at 2600 Main Street (west elevation).  
Staff Recommendation: **Approval**  
Special Sign District Advisory Committee Recommendation: **Approval with a condition.**  
Applicant: Curt Horak  
Owner: AP Deep Ellum, LLC
- 1807100027**  
Steve Long  
(CC District 2)
- An application for a Certificate of Appropriateness by Curt Horak of Priority Signs and Graphics for a 144 square foot attached sign at 2600 Main Street (west elevation).  
Staff Recommendation: **Approval**  
Special Sign District Advisory Committee Recommendation: **Approval with a condition.**  
Applicant: Curt Horak  
Owner: AP Deep Ellum, LLC



Zoning Cases – Consent:

1. **Z178-345(SM)**  
Sarah May  
(CC District 7)  
An application for a renewal of Specific Use Permit No. 1935 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay, on the south corner of Lawnview Avenue and Forney Road.  
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions.  
Applicant/Representative: BKPR Corporation, Bharat Rana
  
2. **Z189-105(SM)**  
Sarah May  
(CC District 6)  
An application for 1) a Specific Use Permit for a government installation other than listed limited to an elevated water storage tank and 2) a development plan and landscape plan on property zoned Subarea A within Planned Development District No. 741 with Specific Use Permit No. 517 for a radio transmission station and tower use, on the east line of South Belt Line Road, at the terminus of Airline Drive.  
Staff Recommendation: **Approval** of a Specific Use Permit for a permanent period, subject to a site plan and conditions and **approval** of a development plan and landscape plan.  
Applicant: Billingsley D&D, Inc.  
Representative: James Bryan, P.E., Kimley-Horn and Associates, Inc.
  
3. **Z178-392(SM)**  
Sarah May  
(CC District 5)  
An application for an amendment to Planned Development District No. 989, on the southeast corner of North Saint Augustine Drive and Grady Lane.  
Staff Recommendation: **Approval**, subject to a revised development plan and conditions.  
Applicant: Dallas ISD  
Representative: Rob Baldwin
  
4. **Z189-102(SM)**  
Sarah May  
(CC District 2)  
An application for the renewal of Specific Use Permit No. 2181 for a tattoo studio on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District, on the south line of Elm Street, east of Good Latimer Expressway.  
Staff Recommendation: **Approval** for a five-year period, subject to conditions.  
Applicant: Shawn Hodges, Heart in Hand  
Representative: Audra Buckley, Permitted Development

5. **Z178-387(JM)**  
Jennifer Muñoz  
(CC District 14)  
An application for the renewal of Specific Use Permit No. 1903 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 an MD-1 Modified Delta Overlay District, on the north line of Alta Avenue, west of Greenville Avenue.  
Staff Recommendation: **Approval** for a three-year period, subject conditions  
Applicant: FC Alta, LLC aba/Feed Company  
Representative: Sameer Patel, Partner
6. **Z178-370(PD)**  
Pamela Daniel  
(CC District 8)  
An application for an R-16(A) Single Family District on property zoned an A(A) Agricultural District, on the northwest line of Jordan Valley Road, north of Palomino Road.  
Staff Recommendation: **Approval**  
Applicant: Maria & Alvaro Narvaez
7. **Z178-393(AM)**  
Abraham Martinez  
(CC District 2)  
An application for the renewal of Specific Use Permit No. 2068 for a bar, lounge, or tavern on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District, on the east corner of Main Street and Exposition Avenue.  
Staff Recommendation: **Approval** for a five-year period, subject to conditions.  
Applicant: Cold Beer Company  
Representative: Audra Buckley; Permitted Development

Zoning Cases – Under Advisement:

8. **Z178-352(AM)**  
Abraham Martinez  
(CC District 3)  
An application for an IM Industrial Manufacturing District with deed restrictions volunteered by the applicant on property zoned an IR Industrial Research District, on the northeast corner of West Ledbetter Drive and Duncanville Road.  
Staff Recommendation: **Approval**, subject to deed restrictions volunteered by the applicant.  
Applicant: Lozoya Enterprise  
Representative: Karla Calderon  
U/A From: December 13, 2018
9. **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: **Hold under advisement until February 7, 2019.**  
Applicant: Wild West Towers Corporation  
Representative: Peter Kavanagh  
U/A From: November 15, 2018



10. **Z178-288(JM)**  
Jennifer Muñoz  
(CC District 8)
- An application for an LI Light Industrial District on property zoned an A(A) Agricultural District, on the northwest corner of Telephone Road and Bonnie View Road.  
Staff Recommendation: **Denial without prejudice**  
Applicant: RPG Acquisitions, LLC  
Representative: Rob Baldwin, Baldwin and Associates  
U/A From: September 20, 2018 and November 1, 2018

Zoning Cases – Individual:

11. **Z178-382(JM)**  
Jennifer Muñoz  
(CC District 9)
- An application for 1) a D-1 Liquor Control Overlay on a portion; 2) a Planned Development District for Mixed Use District uses; and, 3) a Specific Use Permit for an alcoholic beverage establishment limited to a microbrewery, microdistillery, or winery on property zoned an MU-1 Mixed Use District and a CR-D Community Retail District with a D Liquor Control Overlay, on the northwest line of Garland Road, southwest of North Buckner Boulevard.  
Staff Recommendation: **Approval** of a D-1 Liquor Control Overlay; **approval** of a Planned Development District for Mixed Use District uses, subject to a revised development plan, a revised elevation plan, and staff's recommended conditions; and, **approval** of a Specific Use Permit for a three-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.  
Applicant: Slate Properties  
Representative: Rob Baldwin, Baldwin and Associates
12. **Z178-316(CY)**  
Carolina Yumet  
(CC District 1)
- An application for 1) a new subdistrict to allow for a shared access development with up to 85 lots and served by two shared access points 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 for a public school; and, 3) an amendment to the development plan and landscape plan, on the northeast corner of West Davis Street and North Plymouth Road.  
Staff Recommendation: **Approval**, subject to a revised conceptual plan, street section exhibit and staff's recommended conditions; and **approval** of a revised development plan and revised landscape plan.  
Applicant: David Weekley, LLC.  
Representative: Rob Baldwin
13. **Z178-294(CY)**  
Carolina Yumet  
(CC District 5)
- An application for a Specific Use Permit for a tower/antenna for cellular communication on property zoned an R-7.5(A) Single Family District, on the south side of Rhoda Lane, west of North Masters Drive.  
Staff Recommendation: **Denial**  
Applicant: Vertical Bridge  
Representative: Rob Baldwin

Authorization of Hearings:

Donna Moorman  
(CC District 14)

Consideration of authorizing a public hearing to determine the proper zoning 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 and to allow for parking for accessory dwelling units. This is a hearing to consider the request to authorize the hearing and not the rezoning of property at this time.

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Other Matters:

Minutes: December 13, 2018

Adjournment

**CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**

**Tuesday, January 8, 2019**

**SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC) MEETING** – Tuesday, January 8, 2019, City Hall, 1500 Marilla Street, in Conference Room 6ES, at 9:00 a.m., to consider (1) **SPSD189-001** - Consideration of amendments to Sec. 51A-7.930. "Supergraphic Signs" of the Dallas Development Code on property within the Inner Loop of the Downtown Special Provision Sign District which is an area generally bounded 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.

### 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]