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CITY SECRETARY
DALLAS, TEXAS



CITY OF DALLAS

PUBLIC HEARING POSTING

CITY PLAN COMMISSION

HEARING

Thursday, February 7, 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, February 7, 2019
 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:

Z156-325(NW) – A City Council authorized hearing to determine proper zoning on property zoned Subdistricts S-1a, S-1b, S-2a, S-2b, S-9, and S-10 in the South Zone of Planned Development No. 521 with consideration being given to appropriate zoning for the areas including use, development standards, and other appropriate regulations on property generally located on: 1) the west side of Mountain Creek Parkway from I-20 to West Camp Wisdom Road (S-1b), 2) the southwest corner of Mountain Creek Parkway and West Camp Wisdom Road (S-1a), 3) the southwest corner of West Camp Wisdom Road and Eagle Ford Drive (S-2b), 4) the north side of West Camp Wisdom Road at the terminus of Eagle Ford Drive (S-2a), and 5) the south side of West Camp Wisdom Road from west of Timberbrook Lane to Clark Road (S-9, S-10).

Nathan Warren, Senior Planner, Sustainable Development and Construction Services

Subdivision Docket
Zoning Docket

ACTION ITEMS:

Subdivision Docket

Planner: Mohammad Bordbar

Consent Items:

(1) **S189-096**
 (CC District 13)

An application to create five lots ranging in size from 45,307 square feet to 68,139 square feet and one common area from a 7.036-acre tract of land in City Block 5601 on property located on Walnut Hill Lane at Inwood Road, southeast corner.

Owner: JF Lux Homes, LLC

Surveyor: Dowdey Anderson & Associates, Inc.

Application Filed: January 9, 2019

Zoning: R-1ac(A)

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

- (2) **S189-098**
(CC District 14) An application to replat a 4.7997-acre tract of land containing all of Lot 1A and Lot 1B in City Block 10A/637 to create one lot on property bounded by McKinney Avenue, Lemmon Avenue East, Oak Grove Avenue, and Lemmon Avenue.
Owner: Pan Coastal Limited Partnership
Surveyor: Kimley-Horn
Application Filed: January 9, 2019
Zoning: PD 372, PD 193(PDS 6)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (3) **S189-100**
(CC District 1) An application to replat a 0.164-acre tract of land containing part of Lot 5 in City Block 3477 to create one lot on property located between Polk Street and Tyler Street, south of Winston Street.
Owner: Tyler Street Holdings, LP
Surveyor: O'Neal Surveying Co.
Application Filed: January 10, 2019
Zoning: CD-1(Subarea 2)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S189-101**
(CC District 13) An application to replat a 0.727-acre tract of land containing all of Lots 1, 2, 3, and 4 in City Block 1/5001 to create one lot on property located on Lovers Lane at Briarwood Lane, northwest corner.
Owners: 4931 W Lovers Lane, LLC, 4919 West Lovers Lane, LLC
Surveyor: Pacheco Koch, LLC
Application Filed: January 11, 2019
Zoning: PD 326 (Area A, Area B)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S189-102**
(CC District 6) An application to create one 0.258-acre lot in City Block 6563 on property located on Harry Hines Boulevard/State Highway Loop No. 354, north of Royal Lane.
Owner: Tony Nguyen
Surveyor: Peiser & Mankin Surveying, LLC
Application Filed: January 11, 2019
Zoning: PD 498
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (6) **S189-103**
(CC District 4) An application to create one 1.612-acre lot in City Block 5997 on property located on Overton Road, east of Beckley Avenue.
Owner: Max Alley Investments, LLC
Surveyor: Peiser & Mankin Surveying, LLC
Application Filed: January 11, 2019
Zoning: RR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (7) **S189-104**
(CC District 2) An application to replat a 2.792-acre tract of land containing all of Lots 9, 10, and 11 in City Block A/5789 to create one lot on property located on Ovella Avenue at Overlake Drive, east of Webb Chapel Extension (F.K.A. Cridelle Drive).
Owner: Lumin Education
Surveyor: Texas Heritage Surveying, LLC
Application Filed: January 11, 2019
Zoning: CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (8) **S189-105**
(CC District 5) An application to replat a 0.957-acre tract of land containing all of Lot A and part of Lot B in City Block 18/6228 to create one lot on property located on Bruton Road at Buckner Boulevard, southwest corner.
Owner: Casa Rock Partner, LTD
Surveyor: Windrose Land Surveying/Platting, Arthur Land Surveying
Application Filed: January 11, 2019
Zoning: PD 366 (Subarea 2, Tract 3)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (9) **S189-106**
(CC District 14) An application to replat an 8.910-acre tract of land containing all of Lot 1A in City Block G/5402 and a portion of abandoned Matilda Street to create one lot on property located between Greenville Avenue, Lovers Lane, Matilda Street, and Milto Street.
Owner: Oncor Electric Delivery Company, LLC
Surveyor: Raymond L. Goodson Jr., Inc.
Application Filed: January 11, 2019
Zoning: PD 610(Tract 1)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Miscellaneous Items:

M178-031

Abraham Martinez
(CC District 14)

An application for a minor amendment to the existing development plan and landscape plan on property zoned Planned Development Subdistrict No. 53 within Planned Development District No. 193, the Oak Lawn Special Purpose District with Historic Overlay No. 94 (St. Ann's School), in an area bounded by Moody Street, Harry Hines Boulevard, Olive Street, and North Harwood Street.

Staff Recommendation: **Approval**

Applicant: International Development Center IX, LTD

Representative: Ben Cortez, AIA

Zoning Cases – Consent:

1. **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 east line of Greenville Avenue, between Oram Street and La Vista Drive.

Staff Recommendation: **Approval** for a two-year period, subject to a site plan and conditions.

Applicant: Laurel Concepts

Representative: Rob Baldwin, Baldwin Associates

2. **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 east line of Greenville Avenue, between Oram Avenue and La Vista Drive.

Staff Recommendation: **Approval** for a two-year period, subject to a site plan and conditions.

Applicant: Laurel Concepts

Representative: Rob Baldwin, Baldwin Associates

3. **Z189-131(PD)**

Pamela Daniel
(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 east line of Greenville Avenue, between Oram Street and La Vista Drive.

Staff Recommendation: **Approval** for a two-year period, subject to a site plan and conditions.

Applicant/Representative: Sameer Patel

4. **Z189-135(PD)**
Pamela Daniel
(CC District 6)
- An application for a Specific Use Permit for an alcoholic beverage establishment limited to a microbrewery, microdistillery, or winery on property zoned Subarea A within Planned Development District No. 741, on the northeast corner of Olympus Boulevard and Wharf Road.
Staff Recommendation: **Approval** for a three-year period, subject to a site plan and conditions.
Representative: Rob Baldwin, Baldwin Associates
5. **Z189-116(CY)**
Carolina Yumet
(CC District 6)
- An application for a Specific Use Permit for an alcoholic beverage establishment limited to a bar, lounge, or tavern on property zoned Subdistrict 1 within Planned Development District No. 621, the Old Trinity and Design District Special Purpose District, on the northeast side of Market Center Boulevard, southeast of Oak Lawn Avenue.
Staff Recommendation: **Approval** for a two-year period, subject to a site plan and conditions.
Applicant: Floyd Method Southwest LTD
Representative: Santos Martinez, Masterplan

Zoning Cases – Under Advisement:

6. **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, Baldwin Associates
U/A From: January 3, 2019
7. **Z189-104(PD)**
Pamela Daniel
(CC District 5)
- An application for the renewal of Specific Use Permit No. 1357 for an open-enrollment charter school on property zoned an R-7.5(A) Single Family District, on the northwest corner of Bruton Road and McCutcheon Lane.
Staff Recommendation: **Approval** for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a revised traffic management plan and conditions.
Applicant: A+ Charter Schools Inc. f.k.a Riley Faith Family Academy
Representative: Audra Buckley, Permitted Development
U/A From: January 17, 2019

8. **Z178-313(PD)**
Pamela Daniel
(CC District 14)
- An application for an amendment to Planned Development Subdistrict No. 45 within Planned Development District No. 193, the Oak Lawn Special Purpose District, for a public school on property bounded by Allen Street, McKinney Avenue, Sneed Street, and Cole Avenue.
Staff Recommendation: **Denial.**
Applicant: Dallas I.S.D
Representative: Karl A. Crawley, Masterplan Consultants
U/A From: January 17, 2019
9. **Z189-110(PD)**
Pamela Daniel
(CC District 2)
- An application for an amendment to the Existing Land Use Map to allow a duplex use on property zoned Tract III within Planned Development District No. 67, on the east side of Victoria Avenue, north of West Mockingbird Lane.
Staff Recommendation: **Approval**, subject to a revised Existing Land Use Map.
Applicant: JDAL, LLC
Representative: Rob Baldwin, Baldwin and Associates
U/A From: January 17, 2019
10. **Z189-117(JM)**
Jennifer Muñoz
(CC District 2)
- An application for an amendment to the Existing Land Use Map to allow a duplex use on property zoned Tract III within Planned Development District No. 67, on the west side of Roper Street, between Thedford Avenue and Savage Street.
Staff Recommendation: **Approval**, subject to a revised Existing Land Use Map.
Applicant: Olerio Homes, LLC
Representative: Rob Baldwin, Baldwin and Associates
U/A From: January 17, 2019
11. **Z189-119(JM)**
Jennifer Muñoz
(CC District 2)
- An application for an amendment to the Existing Land Use Map to allow a duplex use on property zoned Tract III within Planned Development District No. 67, on the west side of Victoria Avenue, between Savage Street and West Mockingbird Lane.
Staff Recommendation: **Approval**, subject to a revised Existing Land Use Map.
Applicant: Olerio Homes, LLC
Representative: Rob Baldwin, Baldwin and Associates
U/A From: January 17, 2019

Zoning Cases – Individual:

12. **Z178-268(JM)**
Jennifer Muñoz
(CC District 6)

An application for an amendment to Subdistrict 1E within Planned Development District No. 621, the Old Trinity and Design District Special Purpose District, on the southwest corner of Turtle Creek Boulevard and Hi Line Drive.

Staff Recommendation: **Approval**, subject to staff's recommended conditions.

Applicant: DD Dunhill Hotel, LLC

Representative: William S. Dahlstrom, Jackson Walker, LLP

Other Matters:

Consideration of Appointments to CPC Committees:
THOROUGHFARE COMMITTEE

Minutes: January 17, 2019

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Tuesday, February 12, 2019

SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC) MEETING – Tuesday, February 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]