



CITY OF DALLAS
CITY PLAN COMMISSION
Thursday, June 18, 2015
AGENDA

BREFINGS:	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.

David Cossum, Director
Neva Dean, Interim Assistant Director of Current Planning

BRIEFINGS:

Subdivision Docket
Zoning Docket

ACTION ITEMS:

Subdivision Docket

Planner: Sharon Hurd

Consent Items:

- (1) **S145-195**
(CC District 6)
- An application to replat a 1.796-acre tract of land containing all of Lot 1 in City Block A/4019 into one 1.125-acre lot and one 0.671-acre lot on property located on Fort Worth Avenue at Sylvan Avenue, southwest corner.
Applicant/Owner: Marksman Exploration, LLC
Surveyor: Salcedo Group, Inc.
Application Filed: May 20, 2015
Zoning: PD 714, Subdistrict 2D
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (2) **S145-197**
(CC District 14)
- An application to replat a 0.1745-acre tract of land containing part of Lot 9, part of Lot 10, and all of Lot 10-A, all in City Block D/1428, into one lot on property located on Elm Street, between North Collett Avenue and North Barry Avenue.
Applicant/Owner: Jose and Enriqueta Marin
Surveyor: Carroll Consulting Group, Inc.
Application Filed: May 21, 2015
Zoning: CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (3) **S145-198**
(CC District 3)
- An application to create one lot from an 18.882-acre tract of land in City Block A/6636 on property located north of Camp Wisdom Road and west of South R.L. Thornton Freeway (IH 35E).
Applicant/Owner: Ravic Investment Company
Surveyor: Raymond L. Goodson Jr., Inc.
Application Filed: May 21, 2015
Zoning: RR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S145-199**
(CC District 8)
- An application to create one 1.55-acre lot and one 0.98-acre lot from a 2.53-acre tract of land in City Block 8825 on property located on the north side of Edd Road, west of Spicewood Drive.
Applicant/Owner: Edgar Ruben Sandoval; Beatriz Cecilia Nevarez; Vincent Sanchez; and Lamar Sanchez
Surveyor: Xavier Chapa
Application Filed: May 22, 2015
Zoning: R-10(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S145-201**
(CC District 2)
- An application to replat a 0.975-acre tract of land containing all of Lots 1-5 in City Block E/1491 into one lot on Moser Avenue at Fuqua Street, north corner.
Applicant/Owner: MPC Moser II, LLC
Surveyor: Davis Land Surveying Co., Inc.
Application Filed: May 22, 2015
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replats:

- (6) **S145-196**
(CC District 13)
- An application to replat a 1.030-acre tract of land containing all of Lots 5 and 6 in City Block 8/6392 into one lot on property located at 11460 and 11468 Strait Lane.
Applicant/Owner: Gary L. Horton
Surveyor: A&W Surveyors, Inc.
Application Filed: May 20, 2015
Zoning: R-16(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (7) **S145-202**
(CC District 3)
- An application to replat a 5.039-acre tract of land containing all of Lots 5A and 6C in City Block 1/6028 into one lot on property located at 2602 West Illinois Avenue.
Applicant/Owner: Nueva Vida/New Life Assembly and Golden Rule Schools, Inc.
Surveyor: McSurveying, Inc.
Application Filed: May 22, 2015
Zoning: R-7.5(A) and SUP 1450
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replat, Building Line Removal:

- (8) **S145-200**
(CC District 3)
- An application to replat a 47.779-acre tract of land containing all of Lot 3A and an unplatted tract of land in City Block 8721 into one lot and to remove the existing 10-foot platted building line along a portion of the eastern lot line of Lot 3A, on property located at 7101 West Wheatland Road.
Applicant/Owner: Duncanville Independent School District
Surveyor: Surdukan Surveying, Inc.
Application Filed: May 22, 2015
Zoning: TH-3(A) and SUP 1007
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Miscellaneous Items:

- D145-021**
Danielle Jimenez
(CC District 3)
- An application for a development plan and a landscape plan for Subarea B (Highway Retail) within Planned Development District No. 811, on the northeast corner of Colorado Boulevard and Canyon Bluff Boulevard.
Staff Recommendation: **Approval**
Applicant: CAI Atlantic Canyons Hotel Venture, LLC
Representative: David Meyers, Kimley-Horn and Associates, Inc.

- D145-019**
Danielle Jimenez
(CC District 2)
- An application for a development plan for the north subdistrict within Planned Development District No. 582 on the northwest corner of Victory Avenue and North Houston Street.
Staff Recommendation: **Approval**
Applicant: Genesis Real Estate Group, Inc.
Representative: Gladys Bowens and Dallas Cothrum, Masterplan Consultants

D145-023

Richard Brown
(CC District 2)

An application for a development plan on property within Planned Development District No. 794 for a Community service center and certain CR Community Retail District Uses on the northeast line of Cedar Springs Road, west of Inwood Road.

Staff Recommendation: **Approval**

Applicant: Resource Center of Dallas, Inc.

Representative: Rob Baldwin

M145-032

Richard Brown
(CC District 8)

An application for a minor amendment to the site plan for Specific Use Permit No. 1884 for the Sale of alcoholic beverages in conjunction with a general merchandise food store 3,500 square feet or less on property zoned a CR Community Retail District with a D-1 Liquor Control Overlay on the southeast corner of East Ledbetter Drive and South Lancaster Road.

Staff Recommendation: **Approval**

Applicant: N. R. Texaco

Representative: Parvez Malik

M145-038

Richard Brown
(CC District 2)

An application for a minor amendment to the site plan for Specific Use Permit No. 1714 for a Community service center on property within Planned Development District No. 794, on the northeast line of Cedar Springs Road, west of Inwood Road.

Staff Recommendation: **Approval**

Applicant: Resource Center of Dallas, Inc.

Representative: Rob Baldwin

Zoning Cases - Consent:

1. **Z145-143(RB)**

Richard Brown
(CC District 12)

An application for an amendment to Specific Use Permit No. 810 for a Private Utility Service Center and Microwave Tower on property zoned an A(A) Agricultural District on the north line of Frankford Road, east of Meandering Way.

Staff Recommendation: **Approval**, subject to a revised site plan and revised conditions.

Applicant: Oncor Electric Delivery Company

Representative: Mark Housewright

2. **Z145-244(SM)**

Sarah May
(CC District 10)

An application for an amendment to Specific Use Permit No. 913 for a police station to add a radio, television or microwave tower on property zoned an R-7.5(A) Single Family District on the north line of East Northwest Highway, east of Audelia Road.

Staff Recommendation: **Approval** for a permanent period, subject to a revised site plan and conditions.

Applicant/Representative: Jonathan Holt, City of Dallas

3. **Z145-110(AF)**
Aldo Fritz
(CC District 6)
- An application for a renewal of Specific Use Permit No. 1813 for a recycling collection center for the collection of household metals, industrial metals, and recyclable materials on property zoned an IR Industrial Research District on the northeast corner of Fabrication Street and Sylvan Avenue.
Staff Recommendation: **Approval** for a two-year period, subject to a revised site/landscape plan and conditions.
Applicant/Representative: Rigoberto Rosales
4. **Z145-253(AF)**
Aldo Fritz
(CC District 2)
- An application for a Specific Use Permit for a microbrewery, microdistillery, or winery on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District on the northwest corner of St. Louis Street and South Malcolm X Boulevard.
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.
Applicant: Deep Ellum Brewing Company LLC.
Representative: Santos Martinez, Masterplan

Zoning Cases – Under Advisement:

5. **Z145-196(AF)**
Aldo Fritz
(CC District 8)
- An application for a Specific Use Permit for vehicle display, sales, and service on property zoned Tract 3, Subdistrict 2 of Planned Development District No. 535, C.F. Hawn Special Purpose District No. 3 on the east line of Cade Road, south of C.F. Hawn Freeway.
Staff Recommendation: **Approval** for a three-year period, subject to a site/landscape plan and conditions.
Applicant/Representative: Jose Guadalupe Velazquez
U/A From: May 7, 2015, May 21, 2015 and June 4, 2015
6. **Z145-226(AF)**
Aldo Fritz
(CC District 7)
- An application for a Specific Use Permit for a recycling buy-back center for the collection of household metals, industrial metals, and recyclable materials on property zoned an IM Industrial Manufacturing District, on the northwest side of Hickory Street, southwest of Jeffries Street.
Staff Recommendation: **Approval** for a two-year period, subject to a site plan and conditions.
Applicant/Representative: Rafael Jamaica
U/A From: May 21, 2015

Zoning Cases – Individual:

7. **Z145-199(WE)**
Warren Ellis
(CC District 7)
An application for an RS-C Regional Service Commercial Subdistrict on property zoned Tract 3, CC Community Commercial Subdistrict of Planned Development No. 595, the South Dallas/Fair Park Special Purpose District on the west line of South Good Latimer Expressway, north of Al Lipscomb Way (Grand Avenue).
Staff Recommendation: **Approval**
Applicant/Representative: Carl D. Armor
8. **Z145-206(WE)**
Warren Ellis
(CC District 11)
An application for a Specific Use Permit for a mini-warehouse use on property zoned an MU-3 Mixed Use District on the north side of Banner Drive, between Park Central Drive and Merit Drive.
Staff Recommendation: **Approval** for a ten-year period, subject to a site plan and staff's recommended conditions
Applicant: Banner Development, LLC
Representative: Robert Baldwin, Baldwin Associates
9. **Z145-236(DJ)**
Danielle Jimenez
(CC District 6)
An application for an IM Industrial Manufacturing District on property zoned an IR Industrial Research District and a Specific Use Permit for a metal salvage facility along the south line of Ryan Road, east of Luna Road.
Staff Recommendation: **Approval** of an IM Industrial Manufacturing District with deed restrictions volunteered by the applicant; and approval of a specific use permit for a three-year period, subject to a site plan and conditions.
Applicant: Venture Metals
Representative: Rob Baldwin, Baldwin Associates

Authorization of Hearing

- Donna Moorman
(CC District 13)
Consideration of an authorized hearing to determine proper zoning on property zoned Planned Development District No. 463 for mixed uses, in an area bounded by Northwest Highway, Central Expressway, and Caruth Haven Lane with consideration given to increasing the floor area for lodging and similar uses. 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

Consideration of suspension of rules regarding review of historic building demolition delay in Article IV to allow Landmark Commission to be the recommending body.

Minutes: June 4, 2015

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, June 18, 2015

ZONING ORDINANCE COMMITTEE (ZOC) MEETING - Thursday, June 18, 2015, City Hall, 1500 Marilla Street, in Room 5ES, at 9:00 a.m. to consider **(1) DCA 145-002** - Consideration of amending the Dallas Development Code to amend Article X, the Landscape and Tree Preservation regulations.

Tuesday, July 14, 2015

SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC) MEETING – Tuesday, July 14, 2015, City Hall, 1500 Marilla Street, in L1EN – Room E, TBD.

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]

CITY PLAN COMMISSION**THURSDAY, JUNE 18, 2015****FILE NUMBER:** S145-195**Senior Planner:** Sharon Hurd, AICP**LOCATION:** Fort Worth Avenue at Sylvan Avenue, southwest corner**DATE FILED:** May 20, 2015**ZONING:** PD 714, Subdistrict 2D**CITY COUNCIL DISTRICT:** 6 **SIZE OF REQUEST:** 1.796-Acres**MAPSCO:** 44T**OWNER/APPLICANT:** Marksman Exploration, LLC

REQUEST: An application to replat a 1.796-acre tract of land containing all of Lot 1 in City Block A/4019 into one 1.125-acre lot and one 0.671-acre lot on property located on Fort Worth Avenue at Sylvan Avenue, southwest corner.

SUBDIVISION HISTORY:

1. S145-042 is an application to replat two tracts of land: a 1.771-acre tract of land containing part of Lot 1 and all of Lots 1a, 2, 3, and 4 in City Block 1/4007 into one lot and a 2.689-acre tract of land containing part of Block 5/3982 and all of City Blocks 6/3983 and 7/3983 into one lot on property located on Seale Street, generally bounded by North Willomet Avenue, Stafford Avenue, Ormsby Street and Pollard Street. The request was approved on December 18, 2014, but has not been recorded.
2. S134-239 is an application to replat an 8.001-acre tract of land containing a portion of Lots 1 through 9, and all of Lots 10 through 15 in City Block A/6814; a portion of Lots 6 through 10, and all of Lots 1 through 5, and Lot 11 in City Block B/6814; a portion of Lot 2 and a portion of Lots 7 through 11, and all of Lots 3 through 6, City Block C/6814; a portion of Lots 2 through 6 and Lot 11, and all of Lots 7 through 10, in City Block D/6814; and a portion of the streets and alleys abandoned and quit claimed from the County of Dallas by the Instrument Recorded in Volume 3240, Page 149 D.R.D.C.T into one lot on property bounded by West Commerce Street, Haslett Street, Yorktown Street, and Pittman Street. The request was approved on October 24, 2013, but has not been recorded.
3. S134-223 was an application to replat a 5.844-acre tract of land containing part of Lots 4-6, 21-23, and all of Lots 7 and 8 in City Block 2/6817; part of Lots 15, 26, 27 and all of Lots 16-25 in City Block 1/6817; part of an abandoned alley in North Oak Cliff Addition; all of Lot 9A in City Block 2/6817; and part of abandoned Eastus Drive Right-Of-Way into one lot on property located at the northeast corner of Fort Worth Avenue and Yorktown Street. The request was approved on September 4, 2014, but has not been recorded.
4. S134-178 was an application to replat a 0.0960-acre tract of land containing all of Lots 28 and 29 in City Block A/4015 into one lot on property located at 1903 and 1907 Malone Cliff View. The request was approved on July 10, 2014, and the final plat was recorded on December 8, 2014.
5. S123-143 was an application to replat a 0.09 acre tract of land containing all of Lots 5 and 6 in City Block A/4015 into one, 0.05 acre lot and one 0.04 acre lot by reducing Lot 5 by approximately 8 feet and increasing the size of Lot 6 by 8 feet

on property located at 1910 and 1912 Malone Cliff View. The request was approved on May 16, 2013, and the final plat was recorded on August 28, 2013.

6. S101-071A is an application to replat a 0.982 acre tract of land containing all of Lots 8, 9 and 10, an abandoned portion of Folsom Street in City Block 3/4009, and a tract of land in City Block 4010 into one 0.494 acre lot and one 0.488 acre lot on Fort Worth Avenue at Malone Drive, northwest corner. The request was approved on April 7, 2011, and the final plat was recorded on April 3, 2012.

STAFF RECOMMENDATION: The request complies with the requirements of the PD 714, Subdistrict 2D; therefore, staff recommends approval subject to compliance with the following conditions:

1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying. Section 51A-8.102(a)(b)(c)(d)
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with water, wastewater and easement requirements under the provisions of Chapter 49 of the Dallas City Code. Section 51A-8.102(a)(b)(c)(d)
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas. Section 51A-8.102(a)(b)(c)(d)
4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard. Section 51A-8.403(a)(6)(G)
5. Any structure new or existing may not extend across new property lines. Section 51A-8.503(e)
6. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature. Section 51A-8.502(a)(b)
7. On the final plat include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and No Projection." Section 51A-8.617
8. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
9. The maximum number of lots permitted by this plat is 2. Section 51A-8.501(a) and 51A-8.503

10. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Section 51A-8.102(c), Section 51A-8.601(b)(4)(5)(6)(7)(8)(9)
11. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)
12. On the final plat dedicate 45 feet of right-of-way from the established centerline of Sylvan Avenue. Section 51A-8.602(c), Section 51A-8.611(e), and Section 51A-8.604(c)
13. On the final plat dedicate 50 feet of right-of-way from the established centerline of Fort Worth Avenue. Section 51A-8.602(c), Section 51A-8.611(e), and Section 51A-8.604(c)
14. On the final plat show how all adjoining right-of-way was created. Section 51A-8.403(a)(A)(xxii)
15. On the final plat show how all additions or tracts of land within 150 feet of the request boundaries. Survey Manual
16. On the final plat show two controlling monuments. Survey Manual
17. On the final plat all access easements must be recorded by separate easement and the recording information must be shown on the final plat. Survey Manual
18. On the final plat show distance/width of right-of-way across Fort Worth Avenue. Survey Manual
19. On the final plat, show the correct distance/width of right-of-way across Sylvan Avenue. Survey Manual
20. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed new buildings, development, and proposed water and wastewater service locations with service sizes. Section 49-60(g)(1)
21. Prior to the final plat, provide a parking analysis demonstrating that there is sufficient parking on proposed Lot 1A to accommodate the existing structure. Building Inspection
22. On the final plat identify the property as Lots 1A and 1B, City Block A/4019. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872).