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CITY SECRETARY  
DALLAS, TEXAS



CITY OF DALLAS

## **PUBLIC HEARING POSTING**

**CITY PLAN COMMISSION**

**HEARING**

**Thursday, September 3, 2015**

**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**

*Public Notice*

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PCSTED CITY SECRETARY  
DALLAS, TX



CITY OF DALLAS  
CITY PLAN COMMISSION  
Thursday, September 3, 2015  
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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David Cossum, Director  
Neva Dean, Interim Assistant Director of Current Planning

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**BRIEFINGS:**

Subdivision Docket  
Zoning Docket

**ACTION ITEMS:**

Subdivision Docket Planner: Paul Nelson

Consent Items:

- (1) **S145-249**  
(CC District 1) An application to replat a 0.4243-acre tract of land containing all of Lots 8, 9, and 10 in City Block 44/3164 into one 0.1175-acre lot, and one 0.3069-acre lot on property located on Sunset Avenue and Adams Avenue, northwest corner.  
Applicant/Owner: Enguel and Maria Cruz  
Surveyor: Texas Heritage Surveying, LLC  
Application Filed: August 5, 2015  
Zoning: PD 316 (Subarea 4, North Tract)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (2) **S145-250**  
(CC District 8) An application to replat a 44.271-acre tract of land containing all of Lots 1 and 3 in City Block A/8299 into one lot on property located at Balmorhea Drive, east of Dallas Avenue.  
Applicant/Owner: Dalparc I-20 Logistics, LLC  
Surveyor: Kimley-Horn  
Application Filed: August 5, 2015  
Zoning: LI  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (3) **S145-251**  
(CC District 8)
- An application to replat a 2.281-acre tract of land containing all of Lots 2C and the remainder of Lot 2 in City Block A/7557 into one lot on property located on Old Hickory Trail at Stoneview Drive, northeast corner.  
Applicant/Owner: Clay E. Cooley  
Surveyor: Graham Associates, Inc.  
Application Filed: August 6, 2015  
Zoning: RR  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S145-253**  
(CC District 14)
- An application to replat a 1.655-acre tract of land containing all of Lots 5, 6, 7, and 8A in City Block D/1526 into one 1.425 acre lot; and to replat the remainder of Lot 16 in City Block D/1526 into one 0.230-acre lot on property located at North Central Expressway (U.S. Highway 75) at Oliver Street, west corner.  
Applicant/Owner: SLC Knox, LLC  
Surveyor: Pacheco Koch Engineering  
Application Filed: August 7, 2015  
Zoning: PD 193, PDS 116  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S145-254**  
(CC District 13)
- An application to replat a 0.871-acre tract of land containing all of Lots 9 and 10 in City Block 3/5625 into one lot on property located at Dallas North Tollway and Sherry Lane, northeast corner.  
Applicant/Owner: Silverstone Healthcare Company  
Surveyor: Pacheco-Koch Engineering  
Application Filed: August 6, 2015  
Zoning: PD 314, Tract 2, Subarea 2  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (6) **S145-255**  
(CC District 14)
- An application to create one 0.974-acre lot from a tract of land containing part of City Block 2896 on property located on McCommas Boulevard, east of Greenville Avenue.  
Applicant/Owner: Stillwater McCommas Development, LLC  
Surveyor: Michael Peebles Engineering  
Application Filed: August 7, 2015  
Zoning: MF-2(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (7) **S145-256**  
(CC District 2) An application to replat a 0.200-acre tract of land containing the remainder of Lot 2 in City Block 6/813 on property located at 409 Exposition Avenue, east of Benson Street.  
Applicant/Owner: Tabak Homes, LLC  
Surveyor: Texas Heritage Surveying, LLC  
Application Filed: August 7, 2015  
Zoning: PD 269, Tract A  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (8) **S145-257**  
(CC District 2) An application to replat a 0.514-acre tract of land containing part of Lots 10, 11, and 13, and all of Lot 12 in City Block 9/730 into an 11 lot and one common area Shared Access Development on property located on Live Oak Street at North Fitzhugh Avenue, north corner.  
Applicant/Owner: 4901 Live Oak, LLC  
Surveyor: Gonzalez & Schneeberg Engineers  
Application Filed: August 7, 2015  
Zoning: MF-2(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Miscellaneous Items:

- D145-028**  
Danielle Lerma  
(CC District 14) An application for a development plan for Subarea C within Planned Development District No. 873, south of Amesbury Drive, approximately 455 feet west of Skillman Road.  
Staff Recommendation: **Approval**  
Applicant: JLB 4662 Amesbury Partners, LP  
Representative: Robert Baldwin, Baldwin Associates

Zoning Cases - Consent:

1. **Z145-297(AF)**  
Aldo Fritz  
(CC District 1) An application for the renewal of Specific Use Permit No. 2011 for an alcoholic beverage establishment limited to a microbrewery, microdistillery or winery on property zoned Conservation District No. 7, the Bishop/Eighth Street Conservation District on the northwest corner of West 7th Street and North Bishop Avenue.  
Staff Recommendation: **Approval** for a three-year period with eligibility for automatic renewals for additional three-year periods, subject to conditions.  
Applicant: Joel Malone  
Representative: Audra Buckley, Permitted Development

2. **Z145-309(OTH)**  
Olga Torres Holyoak  
(CC District 2)
- An application for the renewal of Specific Use Permit No. 2068 for a bar, lounge, or tavern on property zoned Planned Development District No. 269, the Deep Ellum/Near East Side District, on the southeast corner of Main Street and Exposition Avenue.  
Staff Recommendation: **Approval** for a three-year period, subject to conditions.  
Applicant: Gabe Whatley  
Representative: Audra Buckley - Permitted Development
3. **Z145-125(OTH)**  
Olga Torres Holyoak  
(CC District 4)
- An application for an amendment to the boundaries of Specific Use Permit No. 1571 for a tower/antenna for cellular communication limited to a monopole cellular tower on property zoned a CR Community Retail District northeast of the intersection of South Lancaster Road and East Kiest Boulevard.  
Staff Recommendation: **Approval** for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a revised site plan and conditions.  
Applicant: Jon Dohm, Crown Castle  
Representative: Vincent Huebinger

Zoning Cases – Under Advisement:

4. **Z145-181(OTH)**  
Olga Torres Holyoak  
(CC District 14)
- An application for the renewal of Specific Use Permit No. 1803 for an open-enrollment charter school on property zoned a CA-1(A) Central Area District in an area bounded by McKinney Avenue, Laws Street, Munger Avenue and North Lamar Street.  
Staff Recommendation: **Hold under advisement until October 1, 2015.**  
Applicant: Uplift Education – Ann Stevenson  
Representative: Brian Nelson  
U/A From: June 4, 2015
5. **Z145-284(WE)**  
Warren Ellis  
(CC District 7)
- An application for the renewal of Specific Use Permit No. 2052 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 LI Light Industrial District with a D-1 Liquor Control Overlay on the southwest corner of Forney Road and South Buckner Boulevard.  
Staff Recommendation: **Approval** for a four-year period, subject to conditions.  
Applicant: Buckner Food, Inc.  
Representative: Santos Martinez, MASTERPLAN  
U/A From: August 20, 2015

6. **Z134-250(RB)**  
Richard Brown  
(CC District 13)  
An application for a Planned Development District for MF-1(A) Multifamily District Uses on property zoned an MF-1(A) Multifamily District in the southeast quadrant of Averill Way and Preston Road.  
Staff Recommendation: **Approval**, subject to a development plan, landscape plan and staff's recommended conditions.  
Applicant: Transwestern Acquisitions, LLC  
Representative: William S. Dahlstrom  
U/A From: August 20, 2015
7. **Z145-195(AF)**  
Aldo Fritz  
(CC District 6)  
An application for an NS(A) Neighborhood Service District with deed restriction volunteered by the applicant on property zoned an R-7.5(A) Single Family District on the southwest corner of Royal Lane and Brockbank Drive.  
Staff Recommendation: **Approval** with deed restrictions volunteered by the applicant.  
Applicant: Edward Ellefson  
Representative: Robert Reeves & Associates, Inc.  
U/A From: August 6, 2015 and August 20, 2015
8. **Z134-105(SM)**  
Sarah May  
(CC District 5)  
An application for a new subarea and 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 within Tract 2A, Subarea 1 of Planned Development District No. 366, the Buckner Boulevard Special Purpose District with a D-1 Liquor Control Overlay on the northwest corner of Scyene Road and South Buckner Boulevard.  
Staff Recommendation: **Approval** of the new subarea, subject to a development/landscape plan and conditions; 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: East Bengal Corporation  
Representative: Raihan Chowdhury  
U/A From: August 20, 2015

Zoning Cases – Individual:

9. **Z145-290(SM)**  
Sarah May  
(CC District 13)  
An application for an amendment to Specific Use Permit No. 7 for a private school on property zoned an R-16(A) Single Family District on the west line of Inwood Road, south of Forest Lane.  
Staff Recommendation: **Approval** for a permanent period, subject to a revised site plan, a revised traffic management plan, and conditions.  
Applicant: The Lamplighter School  
Representative: Suzan Kedron, Jackson Walker, LLP

10. **Z145-294(SM)**  
Sarah May  
(CC District 1)  
An application for an amendment to Subdistrict 4 of Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District and for a Specific Use Permit for a tower/antenna for cellular communication limited to a mounted cellular antenna on property zoned Subdistrict 4 of Planned Development District No. 714, on the north line of Fort Worth Avenue, west of Walter Drive.  
Staff Recommendation: **Approval** of the amendment to Subdistrict 4, subject to conditions; and **approval** of a Specific Use Permit for a two-year period, subject to a site plan and conditions.  
Applicant: T-Mobile West, LLC  
Representative: Rob Baldwin, Baldwin Associates
11. **Z145-247(AF)**  
Aldo Fritz  
(CC District 4)  
An application to expand Planned Development District No. 812 and create a new tract for mixed uses on property zoned an R-5(A) Single Family District and a CR Community Retail District at the southeast corner of East 11<sup>th</sup> Street and Fran Way.  
Staff Recommendation: **Approval**, subject to a development/landscape plan and staff's recommended conditions.  
Applicant: Adolphus Oji  
Representative: Michael Davis, Davis Business Services
12. **Z145-287(AF)**  
Aldo Fritz  
(CC District 3)  
An application for an RR Regional Retail District on property zoned a CR Community Retail District, an MF-2(A) Multifamily District, and an LI Light Industrial District on the southeast corner of West Illinois Avenue and South Cockrell Hill Road.  
Staff Recommendation: **Denial** of RR Regional Retail District; and **approval** of CR Community Retail District.  
Applicant: JD Dudley, Jonathan Kyle Miller, Inc  
Representative: Miklos Law, PLLC.

Landmark Commission Appeal:

- CA145-382(MP)**  
Jennifer Anderson  
(CC District 14)  
An appeal of the Landmark Commission's decision to deny a Certificate of Appropriateness to Plant 3 Claudia Wannemaker Magnolias in parkway - CA145-382(MP) at 707 Skillman Street within the Junius Heights Historic District.  
Staff Recommendation: **Denial**  
Landmark Commission Recommendation: **Denial**
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Other Matters

**Consideration of the 2016 City Plan Commission Calendar**

Minutes: August 20, 2015

Adjournment

**CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**

**Thursday, September 3, 2015**

**ZONING ORDINANCE COMMITTEE (ZOC) MEETING** - Thursday, September 3, 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.

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](http://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]