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CITY OF DALLAS

## **PUBLIC HEARING POSTING**

**CITY PLAN COMMISSION**

**HEARING**

**Thursday, September 17, 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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[Edited on: 09/11/15 4:18 PM]

**POSTED** CITY SECRETARY  
DALLAS, TX



CITY OF DALLAS  
CITY PLAN COMMISSION  
Thursday, September 17, 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: Sharon Hurd

Consent Items:

(1) **S145-021R**  
(CC District N/A)

An application to revise a previously approved plat (S145-021) in order to expand the development from 307 single family lots with 12 common areas, to 337 single family lots with 13 common areas, from an 86.231-acre tract of land on property located in City of Dallas ETJ in Kaufman County, Texas, north of F.M. 548 and south of Ranch Road.

Applicant/Owner: WS-DDV Development, LLC

Surveyor: J. Volk Consulting, Inc.

Application Filed: August 19, 2015

Zoning: N/A

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

- (2) **S145-261**  
(CC District 9)
- An application to create one lot from a 7.652-acre tract of land in City Block A/7021 on property located at 7203 Ferguson Road and 6900 Valley Glen Drive.  
Applicant/Owner: Anne Marie Bristow and Horizons Hospitality LLC  
Surveyor: Raymond L. Goodson Jr., Inc.  
Application Filed: August 20, 2015  
Zoning: RR  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (3) **S145-262**  
(CC District 6)
- An application to create a Shared Access Development with 229 single family lots and 28 common areas from a 15.342-acre tract of land in City Block 7259 and a portion of abandoned Borger Street on property located on Borger Street between Duluth Street and Andy Street.  
Applicant/Owner: Austin International Venture, Inc.  
Surveyor: Miller Surveying, Inc.  
Application Filed: August 21, 2015  
Zoning: PD 944  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S145-263**  
(CC District 13)
- An application to create a Shared Access Development with 12 single family lots and one common area from a 1.903-acre tract of land in City Block 6431 on property located between Webb Chapel Road and Chapel Downs Road, north of Timberview Road.  
Applicant/Owner: NBKW, LLC  
Surveyor: Texas Heritage Surveying, LLC  
Application Filed: August 21, 2015  
Zoning: PD 932  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S145-264**  
(CC District 14)
- An application to replat a 6.260-acre tract of land containing all of Lot 1 in City Block A/540 and part of City Block 539 into one 3.00-acre lot and one 3.26-acre lot on property located on McKinney Avenue, between North Pearl Street and Olive Street.  
Owner: TC Uptown Associates, LLC and Metropolitan Life Insurance Company  
Surveyor: Halff Associates, Inc.  
Application Filed: August 21, 2015  
Zoning: PD 193 (Subdistrict HC and PDS 117)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replats:

- (6) **S145-033R**  
(CC District 14)
- An application to replat a 0.861-acre tract of land containing part of Lots 2-4; all of Lots 35-39, 1A-1H, and 1J-1L; and an unplatted tract of land, all within City Block 2/594, in order to expand an existing Shared Access Development by increasing the number of single family lots from 16 to 20 on property located at Watkins Avenue and Flora Street, west corner.  
Applicant/Owner: Twin Lakes Plaza, LP  
Surveyor: A&W Surveyors, Inc.  
Application Filed: August 20, 2015  
Zoning: MF-2(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (7) **S145-258**  
(CC District 4)
- An application to replat a 2.291-acre tract of land containing the remainder of Lot 1, all of Lots 2-14, and part of a 15-foot alley to be abandoned, all within City Block 1/4187, into one lot, on property located at the southeast corner of South Beckley Avenue and Illinois Avenue.  
Applicant/Owners: CVS Pharmacy Inc.; Andrew Ho Kim; W.W. & Mabel E. Hutson; James W. Marks; Clemmie Skief; Maria Caseres; Veronica Barroso; David L. & Annie J. Johnson; Fustina Islas & Maria Del Carmen Peralta; Victor Ornelas & Carolina Ontiveros; Rodrigo M. & Maria Segovia; and Rocio Segovia.  
Surveyor: Winkelmann & Associates, Inc.  
Application Filed: August 19, 2015  
Zoning: CR and R-7.5(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (8) **S145-259**  
(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. and Blythe Horton  
Surveyor: A&W Surveyors, Inc.  
Application Filed: August 19, 2015  
Zoning: R-16(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(9) **S145-260**  
(CC District 14)

An application to replat a 1.290-acre tract of land containing part of Lots 2-4 and all of Lots 5-34, all within City Block 2/594, in order to expand an existing Shared Access Development by increasing the number of single family lots from 33 to 34 on property located at North Central Expressway (US Highway No. 75) and Flora Street, north corner.

Applicant/Owner: Twin Lakes Plaza, LP

Surveyor: A&W Surveyors, Inc.

Application Filed: August 20, 2015

Zoning: MF-2(A)

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

Miscellaneous Items:

**M145-055**  
Danielle Lerma  
(CC District 5)

An application for a minor amendment to the site plan for Specific Use Permit No. 2037 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 Community Retail District with a D-1 Liquor Control Overlay, on the north line of Lake June Road, west of North Jim Miller Road.

Staff Recommendation: **Approval**

Applicant: Ronnie Malone

Representative: Rhonda Davis

**D145-029**  
Laura Evans  
(CC District 6)

An application for a development plan on property within Planned Development District No. 944, at the southwest corner of Borger Street and Duluth Street.

Staff Recommendation: **Approval**

Applicant: Austin International Venture, Inc.

Representative: Bryan Klein, Ion Design

**D145-030**  
Laura Evans  
(CC District 13)

An application for a development plan on property within Planned Development District No. 885, Subarea B, on the west side of Midway Road, south of Lyndon B. Johnson Freeway.

Staff Recommendation: **Approval**

Applicant: Getra Thomason-Sanders, Chick-fil-A, Inc

Representative: Bryan M. Burger, Burger Engineering

Thoroughfare Plan Amendments - Under Advisement:

**Hawkins Street from Canton Street to Commerce Street Amendment**

Tanya Brooks  
(CC District 2)

An amendment to the City of Dallas Central Business District Streets and Vehicular Circulation Plan to delete Hawkins Street from Canton Street to Commerce Street.

Staff Recommendation: **Approval** of the amendment to delete Hawkins Street from Canton Street to Commerce Street from the Central Business District Streets and Vehicular Circulation Plan.

CPC Transportation Committee Recommendation: **Approval**

U/A From: August 6, 2015

Zoning Cases - Consent:

1. **Z145-172(AF)**  
Aldo Fritz  
(CC District 2)
  2. **Z145-303(AF)**  
Aldo Fritz  
(CC District 2)
  3. **Z145-304(AF)**  
Aldo Fritz  
(CC District 5)
- An application for an MF-2(A) Multifamily District with deed restrictions volunteered by the applicant on property zoned an IR Industrial Research District, on the southeast line of Kimsey Drive, northeast of Maple Avenue.
- Staff Recommendation: **Approval** with deed restrictions volunteered by the applicant.
- Applicant: Madison Kimsey Ltd.
- Representative: Rob Baldwin
- An application for a Specific Use Permit for a Lodging or boarding house on property currently zoned a CR Community Retail District, on the east corner of Belmont Avenue and North Carroll Avenue.
- 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: Mater Fillius Dallas
- Representative: Elsie Thurman
- An application for the renewal of Specific Use Permit No. 1771 for a vehicle display, sales and service use on property within Subdistrict 3 of Planned Development District No. 533, the C.F. Hawn Special Purpose District No. 1, on the northeast side of C.F. Hawn Freeway, west of North Jim Miller Road.
- Staff Recommendation: **Approval** for a three-year period with eligibility for automatic renewals for additional three-year periods, subject to conditions.
- Applicant/Representative: Herberto Miranda

4. **Z145-106(RB)**  
Richard Brown  
(CC District 1)
- An application for a Specific Use Permit for an Open-enrollment charter school on property zoned an R-7.5(A) Single Family District at the southeast corner of Ludlow Drive and South Vernon Avenue.  
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewal for additional five-year periods, subject to a site plan, traffic management plan, and conditions.  
Applicant: Academy of Dallas  
Representative: Rob Baldwin

Zoning Cases – Under Advisement:

5. **Z145-274(SM)**  
Sarah May  
(CC District 14)
- An application for a Specific Use Permit for a tower/antenna for cellular communication limited to a monopole cellular tower on property zoned an MF-3(A) Multifamily District on the west line of Greenville Avenue, north of Belmont Avenue.  
Staff Recommendation: **Denial**  
Applicant: Verizon Wireless, T-Mobile, and AT&T Mobility (New Cingular Wireless)  
Representative: Kathy Zibilich, Griffin Harris, PLLC  
U/A From: July 23, 2015

Zoning Cases – Individual:

6. **Z145-214(RB)**  
Richard Brown  
(CC District 11)
- An application for a Planned Development District for a Country club with private membership maintenance facility and R-16(A) Single Family District Uses on property zoned an R-16(A) Single Family District on the north line of Alpha Road east of Hughes Lane.  
Staff Recommendation: **Denial**  
Applicant: Northwood Club  
Representative: William S. Dahlstrom
7. **Z145-279(RB)**  
Richard Brown  
(CC District 2)
- An application for a Planned Development Subdistrict for MF-2 Multiple-family Subdistrict Uses on property zoned an MF-2 Multiple-family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the southwest line of Cedar Springs Road between Lucas Drive and Hawthorne Avenue.  
Staff Recommendation: **Hold under advisement until October 1, 2015.**  
Applicant: Maker Bros., LLC  
Representative: Karl Crawley
8. **Z145-288(RB)**  
Richard Brown  
(CC District 14)
- An application for an amendment to Planned Development District No. 847, in the southeast quadrant of SMU Boulevard and North Central Expressway.  
Staff Recommendation: **Approval**, subject to a revised Subarea 1 development plan, Subarea 2 development plan, and conditions.  
Applicant: Southern Methodist University  
Representative: Kirk Williams

Other Matters

Minutes: September 3, 2015

Adjournment



**CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**

**Thursday, September 17, 2015**

**ZONING ORDINANCE COMMITTEE (ZOC) MEETING** - Thursday, September 17, 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.

**URBAN DESIGN COMMITTEE (UDC) MEETING** - Thursday, September 17, 2015, City Hall, 1500 Marilla Street, in Room 5BN, at 8:30 a.m. to consider **(1) Greater Case View Area Plan**.

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]