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CITY OF DALLAS

PUBLIC HEARING POSTING

CITY PLAN COMMISSION

HEARING

Thursday, October 1, 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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POSTED CITY SECRETARY
DALLAS, TX



CITY OF DALLAS
CITY PLAN COMMISSION
Thursday, October 1, 2015
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.

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) **S145-267**
(CC District 1) An application to replat a 0.356-acre tract of land containing part of Lots 1 and 2 and all of Lot 3 in City Block 27/3147 into one lot on property located on N. Bishop Avenue at Melba Street, northeast corner.
Applicant/Owner: Kensington River Fall, LLC
Surveyor: Salcedo Surveying
Application Filed: September 3, 2015
Zoning: PD 830 (Subdistrict 3)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (2) **S145-268**
(CC District 14) An application to replat a 0.33-acre tract of land containing all of Lots 6 and 7 in City Block G/679 into one lot on property located on Bryan Parkway between Greenville Avenue and Matilda Street.
Applicant/Owner: Dallas Sundown Property Investments, LLC
Surveyor: Johnson Land Surveyors
Application Filed: September 3, 2015
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (3) **S145-271**
(CC District 2)
- An application to replat part of Lot 1 and a tract of land in City Block 844 into one 1.944-acre lot on property located at 334 North Hall Street between North Trunk Avenue and Elm Street.
Owner: Baylor Health Care System
Surveyor: Pacheco Koch
Application Filed: September 3, 2015
Zoning: PD 269 Tract A
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S145-272**
(CC District 6)
- An application to create a 1.154-acre lot in City Blocks 8466 and 8467 on property located north and east of Cypress Waters Boulevard and Olympus Boulevard.
Applicant/Owner: Billingsley Company
Surveyor: Kimley-Horn
Application Filed: September 3, 2015
Zoning: PD 741, Sub Area A-2
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S145-274**
(CC District 14)
- An application to replat an 8.969-acre tract of land containing part of City Block B/5403 into one 4.085-acre lot and one 4.884-acre lot on property fronting on Amesbury Drive between Skillman Avenue and Greenville Avenue.
Applicant/Owner: JLB 4662 Amesbury Partners, LP
Surveyor: Spiars Engineering, Inc.
Application Filed: September 4, 2015
Zoning: PD 873, Sub Area C
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (6) **S145-276**
(CC District 7)
- An application to replat a 0.516-acre tract of land containing all of Lot 21C, and Lots 31 through 39 in City Block 2/2539 into eight lots ranging in size from 1,720 square feet to 3,663 square feet on property located on Hooper Street at Bexar Street.
Applicant/Owner: Dallas Area Habitat for Humanity
Surveyor: Blue Star Land Surveying
Application Filed: September 4, 2015
Zoning: PD 730, Tract 1C
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (7) **S145-277**
(CC District 7)
- An application to replat a 0.51-acre tract of land containing all of Lots 11 and 12 in City Block 1376 into one lot on property located between J.B. Jackson Jr. Boulevard and Robert B. Cullum Boulevard, northwest of Trezevant Street.
Applicant/Owner: Square Foot, Inc. / Aslam Real Estate, LLC
Surveyor: Great Southwestern Land Surveyors, LLC
Application Filed: September 4, 2015
Zoning: PD 595, Tract 4
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (8) **S145-279**
(CC District 6)
- An application to replat a 3.216-acre tract of land containing all of Lot 5 in City Block 4/6141 and a tract of land in City Block B/6476 into one lot on property located at 10370 Olympic Drive, south of Lombardy Lane and west of Harry Hines Boulevard.
Applicant/Owner: 10301 Harry Hines Boulevard
Surveyor: Texas Heritage Surveying, LLC
Application Filed: September 4, 2015
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (9) **S145-280**
(CC District 4)
- An application to replat a 2.008-acre tract of land containing all of Lots 28 and 29 in City Block 44/5845 into one lot on property located on Sunnyvale Street at 52nd Street, south corner.
Applicant/Owner: Grace Tabernacle Missionary Baptist Church
Surveyor: JPH Surveying, Inc.
Application Filed: September 4, 2015
Zoning: CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (10) **S145-281**
(CC District 6)
- An application to replat a tract of land containing part of Lot 1 in City Block A/6576; a tract of land in City Block 6579; and part of Block B, Westside Addition, Section 2 in the City of Farmers Branch to create one 20.026-acre lot on property located on Morgan Parkway, west of IH 35E.
Applicant/Owner: MC12 Land, Ltd., Mercer Crossing Industrial Land, Ltd.
Surveyor: Peiser & Mankin Surveying, LLC
Application Filed: September 8, 2015
Zoning: LI
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (11) **S145-282**
(CC District 6)
- An application to create a 1.582 acre lot from a tract of land in City Block 6604 on property located at Royal Lane and Grissom Lane, northeast corner.
Applicant/Owner: New World Jewelry, Inc., New World Trade Center 1, Ltd. / Race Trac Petroleum
Surveyor: Spiars Engineering, Inc.
Application Filed: September 4, 2015
Zoning: PD 899
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replats:

- (12) **S145-266**
(CC District 4)
- An application to replat a 0.441-acre tract of land containing all of Lots 22 and 23 in City Block B/6086 into one lot on property located at 2716 Illinois Avenue west of Parrot Street.
Owner: Ali Rashad
Surveyor: Davis Land Surveying Co., Inc.
Application Filed: September 2, 2015
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (13) **S145-269**
(CC District 2)
- An application to replat a 0.252-acre tract of land containing all of Lots 4A, 4B, 4C, 4D, 4E and 4G in City Block B/907 in order to change the configuration and lot area of some of the lots within the Shared Access Area Development located on Wall Street at McKee Street, east corner.
Owner: Urban Lofts Partners, Inc.
Surveyor: Gonzalez & Schneeberg Engineers & Surveyors, Inc.
Application Filed: September 3, 2015
Zoning: PD 317, Sub-district 2
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (14) **S145-270**
(CC District 13)
- An application to replat a 3.530-acre tract of land containing all of Lots A and B in City Block 5529 into one lot on property located at 10300 Strait Lane, north of Dorset Road.
Applicant/Owner: John & Ann McReynolds
Surveyor: Pacheco Koch
Application Filed: September 3, 2015
Zoning: R-1ac(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (15) **S145-273**
(CC District 6)
- An application to create one 1.929-acre lot, and one 0.739 acre lot from a tract of land containing all of Lot 9A in City Block 4/7101; part of Lots 1, 2, 6, 7 and 8 and all of Lots 3, 4, and 5 in City Block 2/7101; part of 14, 15, 16, 17, 18, 22, 23, 24, 25, and 26, and all of Lots 19, 20 and 21 in City Block 7094 on property located on Singleton Boulevard between Sylvan Avenue, Pueblo Street and Topeka Avenue.
- Applicant/Owner: CVS Pharmacy, Inc.
Surveyor: Winkleman & Associates, Inc.
Application Filed: September 4, 2015
Zoning: CR, R-5(A), NSO 13
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replat / Building Line Removal:

- (16) **S145-275**
(CC District 1)
- An application to replat a 1.824-acre tract of land containing part of Lot 6, and all of Lots 7, 8, 9, and 10 in City Block 5220 into one 13,172 square foot lot, one 22,820 square foot lot, one 12,844 square foot lot, and one 30,599 square foot lot, and removal of the 30 foot platted building line along the north line of Evergreen Hills Road on property located on Evergreen Hills Road and Sylvan Avenue, northeast corner.
- Applicant/Owner: Adrian Cole
Surveyor: Kadleck & Associates, Inc.
Application Filed: September 4, 2015
Zoning: R-7.5(A)
Staff Recommendation: **Approval** subject to compliance with the conditions listed in the docket.

Miscellaneous Items:

- M145-051**
Richard Brown
(CC District 2)
- An application for a minor amendment to the Tract II development plan for Planned Development Subdistrict No. 11 within Planned Development District No. 193, the Oak Lawn Special Purpose District on property on Magnolia Court, northwest of Lyte Street.
- Staff Recommendation: **Approval**
Applicant: Kenneth and Brooke Hopkins
Representative: Adriana Meyer
- M145-054**
Danielle Lerma
(CC District 2)
- An application for a minor amendment to the development and landscape plans for Planned Development District No. 135, at the northeast corner of East R. L. Thornton Service Road and Gurley Avenue.
- Staff Recommendation: **Approval**
Applicant: Comerica Bank
Representative: Jason J. Hardy, Nelson Architects

- D145-033**
Laura Evans
(CC District 6)
- An application for a development plan on property within Planned Development District No. 899, on the northeast corner of Royal Lane and Grissom Lane.
Staff Recommendation: **Approval**
Applicant: New World Jewelry Inc.
Representative: Santos Martinez, Masterplan
- Z134-181(OTH)**
Olga Torres Holyoak
(CC District 7)
- Determine whether a time extension should be granted for a specified period or terminated and declared null and void on an application for a D-1 Liquor Control Overlay 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 on property zoned an RR-D Regional Retail District with a D Liquor Control Overlay on the southwest corner of Jim Miller Road and Samuell Boulevard.
Staff Recommendation: **Approval** of a time extension for a three-month period.
Applicant: BZ Mart
Representative: Santos Martinez, Masterplan

Zoning Cases - Consent:

1. **Z145-317(AF)**
Aldo Fritz
(CC District 6)
 2. **Z145-318(AF)**
Aldo Fritz
(CC District 6)
 3. **Z145-270(OTH)**
Olga Torres Holyoak
(CC District 5)
- An application for an R-5(A) Single Family District on property zoned a CR Community Retail District on the northeast, southeast, and southwest corners of McBroom Street and Vilbig Road.
Staff Recommendation: **Approval**
Applicant: Dallas Area Habitat for Humanity Inc.
Representative: Suzan Kedron and Steven Dimitt, Jackson Walker L.L.P
- An application for an R-5(A) Single Family District on property zoned a CR Community Retail District on the northeast corner of Morris Street and Vilbig Road.
Staff Recommendation: **Approval**
Applicant: Dallas Area Habitat for Humanity Inc.
Representative: Suzan Kedron and Steven Dimitt, Jackson Walker L.L.P
- An application for the expansion of Specific Use Permit No. 1896 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 RR Regional Retail District with a D-1 Liquor Control Overlay south of Lake June Road, east of Templecliff Drive.
Staff Recommendation: **Approval** for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a revised site plan and conditions.
Applicant: Bawa Corporation
Representative: Parvez Malik – Business Zoom

4. **Z145-319(OTH)**
Olga Torres Holyoak
(CC District 5)
- An application for the renewal of Specific Use Permit No. 2065 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 southwest corner of Old Seagoville Road and South St. Augustine Drive.
- Staff Recommendation: **Approval** for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions
- Applicant: Malone's Food Stores, LLC
- Representative: Rhonda Davis

Zoning Cases – Under Advisement:

5. **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 15, 2015.**
- Applicant: Uplift Education – Ann Stevenson
- Representative: Brian Nelson
- U/A From: June 4, 2015, July 9, 2015 and September 3, 2015
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
- U/A From: September 17, 2015
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: **Approval**, subject to a development plan, landscape plan, and conditions.
- Applicant: Maker Bros., LLC
- Representative: Karl Crawley
- U/A From: September 17, 2015

8. **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
U/A From: September 3, 2015

Zoning Cases – Individual:

9. **Z145-322(SM)**
Sarah May
(CC District 5)
- An application for a Specific Use Permit for a utility or government installation other than listed on property zoned an LI Light Industrial District on the east line of Guard Drive, north of Lake June Road.
Staff Recommendation: **Approval** for a permanent period, subject to a site plan and conditions.
Applicant: Raul Acosta, City of Dallas
Representative: Charyl F. McAfee-Duncan, McAfee3 Architects, Inc.
10. **Z145-203(RB)**
Richard Brown
(CC District 13)
- A City Plan Commission authorized hearing for Planned Development District No. 463, with consideration being given to increasing the floor area for lodging and similar uses within the Tract 3 portion (Zones A and B) of the Planned Development District, on property within the southwest quadrant of West Northwest Highway and North Central Expressway.
Staff Recommendation: **Hold under advisement until October 15, 2015.**
Applicant: Buckner Senior Living, Inc.
Representative: Tommy Mann and Brad Williams, Winstead PC

Landmark Commission Appeal:

- CA145-427(JKA)**
Jennifer Anderson
(CC District 14)
- An appeal of the Landmark Commission's decision to deny a Certificate of Appropriateness - CA145-427(JKA) at 4903 Junius Street to install two wrought iron gates on the Junius Street façade within the Munger Place Historic District.
Staff Recommendation: **Denial**
Landmark Commission Recommendation: **Denial**

Other Matters

Minutes: September 17, 2015

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, October 1, 2015

ZONING ORDINANCE COMMITTEE (ZOC) MEETING - Thursday, October 1, 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, October 13, 2015

SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC) MEETING – Tuesday, October 13, 2015, City Hall, 1500 Marilla Street, in Room 5BN, at 2:00 p.m.

ARTS DISTRICT SIGN ADVISORY COMMITTEE (ADSAC) MEETING – Tuesday, October 13, 2015, City Hall, 1500 Marilla Street, in 5DN, at 2:00 p.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]