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CITY OF DALLAS

## **PUBLIC HEARING POSTING**

**CITY PLAN COMMISSION**

**HEARING**

**Thursday, October 15, 2015**

**Briefings:**

**5ES\***

**9:00 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 15, 2015  
AGENDA

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BRIEFINGS:	5ES	9:00 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) **S145-284**  
(CC District 14)
- An application to replat a 0.3298-acre tract of land containing all of Lots 14 and 15 in City Block 1/2144 into one lot on property located on La Vista Drive at Live Oak Street, southeast corner.  
Applicant/Owner: CCP Live Oak La Vista LP  
Surveyor: Survey Consultants, Inc.  
Application Filed: September 16, 2015  
Zoning: CR  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replats:

- (2) **S145-285**  
(CC District 13)
- An application to replat a 0.148-acre tract of land containing all of Lot 7A in City Block G/2477 into two, equally-sized, 0.074-acre lots on property located at 3702 West Beverly Drive.  
Applicant/Owner: MRJ Development, Inc.  
Surveyor: Texas Heritage Surveying, LLC  
Application Filed: September 16, 2015  
Zoning: PD 193 (TH-3)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (3) **S145-287**  
(CC District 13)
- An application to replat a 2.161-acre tract of land containing all of Lots 8A and 9A in City Block A/5664 into one 1.5489-acre lot and one 0.6116-acre lot on property located at 9031 and 9039 Devonshire Drive.  
Applicant/Owner: Stephen Storm Sands  
Surveyor: Halff Associates, Inc.  
Application Filed: September 17, 2015  
Zoning: R-16(A)  
Staff Recommendation: **Denial**

Miscellaneous Items:

- M145-053**  
Richard Brown  
(CC District 11)
- An application for a minor amendment to the Phase 2 development plan for Planned Development District No. 123 for a Private school on property along both frontages of Churchill Way and Turner Way, east of Preston Road.  
Staff Recommendation: **Approval**  
Applicant: Mission Laïque Française  
Representative: Rob Baldwin

Zoning Cases - Consent:

1. **Z145-127(DL)**  
Danielle Lerma  
(CC District 7)
- An application for a Specific Use Permit for an alcoholic beverage establishment limited to a bar, lounge or tavern, and a commercial amusement (inside) use limited to a dance hall, on property zoned FWMU-3 Form Walkable Mixed Use Subdistrict, Tract I within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District with an SH-3 Shop Front Overlay, on the east corner of South Lamar Street and South Boulevard.  
Staff Recommendation: **Approval** for a two-year period, subject to a site plan and conditions.  
Applicant: Isaiah and Shawanna Sullemon, Cowboys Lounge  
Representative: Davis Business Services
2. **Z145-292(WE)**  
Warren Ellis  
(CC District 13)
- An application for a Specific Use Permit for a private recreation center, club or area on property zoned an R-16(A) Single Family District on the northwest corner of Walnut Hill Lane and Betty Jane Lane.  
Staff Recommendation: **Approval** for a three-year period with eligibility for automatic renewals for additional three-year periods, subject to a site plan and conditions.  
Applicant: Highland Park Hurricanes Basketball, L.L.C  
Representative: William Dahlstrom, Jackson Walker L.L.P.

3. **Z145-296(WE)**  
Warren Ellis  
(CC District 3)  
An application for an amendment to Specific Use Permit No. 1473 for a public school on property zoned Planned Development District No. 521, in an area generally bounded by Fox Creek Trail, Wisdom Creek Drive, and Firethorn Drive.  
Staff Recommendation: **Approval** for a permanent period, subject to a revised site plan, revised landscape plan, traffic management plan, and conditions.  
Applicant: Duncanville ISD  
Representative: Karl Crawley, Masterplan
4. **Z145-305(WE)**  
Warren Ellis  
(CC District 6)  
An application for a CS Commercial Service District with deed restrictions volunteered by the applicant on property zoned an IR Industrial Research District on the southeast corner of Cullum Lane and Harry Hines Boulevard.  
Staff Recommendation: **Approval** with deed restrictions volunteered by the applicant.  
Applicant: Gingercrest, Inc.  
Representative: Tommy Mann and Brad Williams, Winstead PC
5. **Z145-281(OTH)**  
Olga Torres Holyoak  
(CC District 8)  
An application for a Specific Use Permit for a motor vehicle fueling station on property zoned an NS(A) Neighborhood Service District on the southern corner of Gannon Lane and South Westmoreland Road.  
Staff Recommendation: **Approval** for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan and conditions.  
Applicant: Atiq Pradhan  
Representative: Houshang Jahvani
6. **Z145-302(OTH)**  
Olga Torres Holyoak  
(CC District 9)  
An application for an amendment to the boundaries of Specific Use Permit No. 1592 for a tower/antenna for cellular communication limited to a monopole cellular tower on property zoned Planned Development District No. 870, northwest of the intersection of Easton Road and East Lake Highlands Drive.  
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: SBA 2010 TC Assets, LLC  
Representative: M. David Prejean
7. **Z145-330(OTH)**  
Olga Torres Holyoak  
(CC District 2)  
An application for an MF-1(A) Multifamily District on property zoned an NS(A) Neighborhood Service District, on the west corner of South Carroll Avenue and Bute Street.  
Staff Recommendation: **Approval**  
Applicant/Representative: Jesse Banda

8. **Z145-323(RB)**  
Richard Brown  
(CC District 14)
- An application for a Specific Use Permit for a Class A Dance hall on property zoned an LC Light Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the northwest line of Travis Street, south of Knox Street.  
Staff Recommendation: **Approval** for a four-year period, subject to a site plan, landscape plan, and conditions.  
Applicant: JH Entertainment Group, LLC; Matthew Giese, sole officer  
Representative: Roger Albright

Zoning Cases – Under Advisement:

9. **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 III 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: **Approval**, subject to a revised conceptual plan, revised Tract III (Zones A and B) development plan, a Tract III (Zones A and B) landscape plan, and revised conditions.  
Applicant: Buckner Senior Living, Inc.  
Representative: Tommy Mann and Brad Williams, Winstead PC  
U/A From: October 1, 2015.
10. **Z145-140(OTH)**  
Olga Torres Holyoak  
(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 a CR Community Retail District south of Goodwin Avenue, east of Greenville Avenue.  
Staff Recommendation: **Approval** for a ten-year period with eligibility for automatic renewals of additional ten-year periods, subject to a site plan and conditions.  
Applicant: Verizon Wireless  
Representative: Kathy Zibilich, Griffin Harris PLLC  
U/A From: February 19, 2015, April 2, 2015, June 4, 2015 and August 20, 2015.
11. **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: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a revised traffic management plan and conditions.  
Applicant: Uplift Education – Ann Stevenson  
Representative: Brian Nelson  
U/A From: June 4, 2015, July 9, 2015, September 3, 2015 and October 1, 2015.

Zoning Cases – Individual:

12. **Z145-341(ND)**  
Neva Dean  
(CC District 1)
- A City Plan Commission authorized hearing to determine the proper zoning on property zoned a portion of Tract 1C within Planned Development District No. 160; portions of Subdistrict A, B, C, D, E, and J within Planned Development District No. 468; a portion of Subdistricts 3 and 6 within Planned Development District No. 830; and Conservation District No. 7, in an area generally bound by East Colorado Boulevard, Marsalis Avenue, East 8<sup>th</sup> Street, Davis Street, Zang Boulevard, both sides of West 8<sup>th</sup> Street, North Adams Avenue, properties on the south side of West 7<sup>th</sup> Street between North Adams Avenue and North Llewellyn Avenue, properties on the north side of West Davis Street between North Adams Avenue and North Madison Avenue, West Davis Street, Elsbeth Avenue, West 5<sup>th</sup> Street, and Zang Boulevard with consideration given to a zoning category that would allow for a historic building demolition delay.
- Staff Recommendation: **Approval**  
Landmark Commission Recommendation: **Approval**
13. **Z145-342(ND)**  
Neva Dean  
(CC District 1, 2, 6, 7, 14)
- A City Plan Commission authorized hearing to determine the proper zoning on property zoned an A(A) Agriculture District, a CA-1(A) Central Area District, a CA-2(A) Central Area District, a CR Community Retail District, a CS Commercial Services District, a GR General Retail District, an IM Industrial Manufacturing District, an IR Industrial Research District, an LO-3 Limited Office District, an MC-3 Multiple Commercial District, an MF-2 Multiple Family District, an MF-2(A) Multifamily District, an MF-3(A) Multifamily District, an MU-1 Mixed Use District, an MU-3 Mixed Use District, an NO(A) Neighborhood Office District, a P(A) Parking District, WMU-5 Walkable Mixed Use District, WR-5 Walkable Residential District; Planned Development District No. 9, Planned Development District No. 145, Planned Development District No. 153, a portion of Planned Development District No. 174, Planned Development District No. 183, Planned Development District No. 184, Planned Development District No. 190, a portion of Planned Development District No. 193 – CA-2 Central Area, GR General Retail, HC Heavy Commercial, I-2 Industrial, I-3 Industrial, LC Light Commercial, MF-2 Multiple Family, MF-3 Multiple Family, O-2 Office, P Parking Subdistricts and Planned Development Subdistricts No. 2, No. 6, No. 7, No. 8, No. 11, No. 13, No. 15, No. 16, No. 23, No. 24, No. 34, No. 35, No. 39, No. 45, No. 49, No. 50, No. 52, No. 53, No. 54, No. 58, No. 64, No. 66, No. 68, No. 74, No. 77, No. 79, No. 83, No. 85, No. 86, No. 87, No. 88, No. 93, No. 94, No. 95, No. 96, No. 98, No. 103, No. 108, No. 111, and No. 113; Planned Development District No. 201, Planned Development District No. 225, a portion of Planned Development District No. 269, a portion of Planned Development District No. 298, a portion of Planned Development

District No. 305, Planned Development District No. 317, Planned Development District No. 330, Planned Development District No. 334, Planned Development District No. 339, Planned Development District No. 346, Planned Development District No. 357, Planned Development District No. 358, Planned Development District No. 363, Planned Development District No. 372, Planned Development District No. 375, Planned Development District No. 442, Planned Development District No. 466, a portion of Planned Development District No. 468, Planned Development District No. 473, Planned Development District No. 513, Planned Development District No. 582, Planned Development District No. 594, a portion of Planned Development District No. 595 [a CC Community Commercial, an FWMU-3 Form Walkable Mixed Use, an MF-1(A) Multifamily, an MF-2(A) Multifamily, an NC Neighborhood Commercial, a P Parking, an RS-C Regional Service-Commercial, an RS-I Regional Service-Industrial, an RS-I(E) Regional Service-Industrial Enhanced, an RS-MU Regional Service-Mixed Use, an RS-MU(E) Regional Service-Mixed Use Enhanced Subdistricts], Planned Development District No. 619, Planned Development District No. 621, Planned Development District No. 708, Planned Development District No. 715, Planned Development District No. 749, Planned Development District No. 747, Planned Development District No. 774, Planned Development District No. 784, Planned Development District No. 800, Planned Development District No. 841, Planned Development District No. 857, Planned Development District No. 871, Planned Development District No. 877 in an area generally bound by Haskell Avenue, R.L. Thornton Freeway, 2<sup>nd</sup> Avenue, Al Lipscomb Way, Trinity River, Express Street, Stemmons Freeway, and Cole Avenue with consideration given to a zoning category that would allow for a historic building demolition delay.

Staff Recommendation: **Approval**

Landmark Commission Recommendation: **Approval**

14. **Z145-238(WE)**  
Warren Ellis  
(CC District 2)

An application for an MF-2(A) Multifamily District and a Planned Development District for multifamily residential uses on property zoned an MF-2(A) Multifamily District and Planned Development District No. 914 in an area generally bounded by North Fitzhugh Avenue, Chambers Street, North Garrett Avenue, Moser Avenue and Monarch Street.

Staff Recommendation: **Approval** of an MF-2(A) Multifamily District; and **approval** of a Planned Development District, subject to a development plan, and staff's recommended conditions.

Applicant: Maple Multifamily Development, LLC

Representative: Robert Baldwin, Baldwin Associates

15. **Z145-313(WE)**  
Warren Ellis  
(CC District 7)  
An application for a CS Commercial Service District with deed restrictions volunteered by the applicant on property zoned a CR Community Retail District, on the east corner of Forney Road and Lawnview Avenue.  
Staff Recommendation: **Denial**  
Applicant: Antonio Brito, Just to Flirt Inc.  
Representative: Antonio Brito
16. **Z145-263(AF)**  
Aldo Fritz  
(CC District 5)  
An application for a Planned Development District for MF-1(A) Multifamily District uses on property zoned a CR Community Retail District at the south corner of Piedmont Drive and Hillburn Drive.  
Staff Recommendation: **Approval**, subject to a development plan, amenity plan and conditions.  
Applicant: Piedmont/Scyene Joint Venture  
Representative: Rob Baldwin, Baldwin Associates
17. **Z145-269(AF)**  
Aldo Fritz  
(CC District 3)  
An application for a Specific Use Permit for an Open-enrollment charter school on property zoned an RR Regional Retail District, north of West Camp Wisdom Road and west of Interstate 35E Freeway.  
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan, traffic management plan and conditions.  
Applicant: Uplift Education  
Representative: Brian Nelson, HKS Architects
18. **Z145-308(SM)**  
Sarah May  
(CC District 14)  
An application for a new Planned Development Subdistrict on property zoned Center Core Area, Subdistrict E-F within Planned Development District No. 281, the Lakewood Special Purpose District, on the southeast corner of Prospect Avenue and Kidwell Street.  
Staff Recommendation: **Approval**, subject to staff's recommended conditions.  
Applicant: Lawler Platner Wilson, LP  
Representative: Rob Baldwin, Baldwin Associates
19. **Z145-264(SM)**  
Sarah May  
(CC District 6)  
An application for a Planned Development District for LO-1 uses and a mortuary, funeral home, or commercial wedding chapel use on property zoned an R-7.5(A) Single Family District and an LO-1 Limited Office District with a D Overlay, on the northeast line of Webb Chapel Road and on the west line of Larga Drive, east of Webb Chapel Extension.  
Staff Recommendation: **Approval**, subject to a development plan, landscape plan and conditions.  
Applicant: DeWayne D. Hughes  
Representative: Maxwell J. Fisher, Masterplan Consultants



20. **Z145-325(OTH)** An application for the removal of the D-1 Liquor Control Overlay or Olga Torres Holyoaka Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property zoned an RR Regional Retail District on the northeast corner of Samuell Boulevard and South Buckner Boulevard.  
(CC District 7)  
Staff Recommendation: **Denial** of a D-1 Liquor Control Overlay; 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: JD Dudley  
Representative: Robert Miklos, Miklos Law, PLLC
21. **Z145-306(RB)** An application for an amendment to Planned Development Subdistrict No. 96 within Planned Development District No. 193, the Richard Brown Oak Lawn Special Purpose District, on the west line of Harry Hines (CC District 2) Boulevard and the east line of the Houston Street Extension.  
Staff Recommendation: **Approval**, subject to revised conditions.  
Applicant: ASA Apartments, LP  
Representative: Rob Baldwin

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Other Matters

Update on CA145-427(JKA) 4903 Junius Street - appeal of the Landmark Commission's decision heard by the Commission on October 1, 2015.

Neva Dean, Interim Assistant Director, Current Planning

Minutes: October 1, 2015

Adjournment

**CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**

**Tuesday, October 13, 2015**

**ARTS DISTRICT SIGN ADVISORY COMMITTEE (ADSAC) MEETING** – Tuesday, October 13, 2015, City Hall, 1500 Marilla Street, in Room 5BN, at 2:00 p.m. to consider (1) **1509151023** - An application for a Certificate of Appropriateness, by Melanie Hancock of FS6 Electric, for a 457 square foot attached sign at 2323 Ross Avenue (southeast elevation), and (2) **1509151028** - An application for a Certificate of Appropriateness, by Melanie Hancock of FS6 Electric, for a 30 square foot detached sign at 2323 Ross Avenue (northern side of property near Flora Street elevation).

**SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC) MEETING** – Tuesday, October 13, 2015, City Hall, 1500 Marilla Street, in 5BN, at 2:15 p.m. to consider (1) **1509031116** - An application for a Certificate of Appropriateness, by Kuni Shimizu of Texas Pro Signs, for a 64.4-square foot attached sign at 333 1<sup>st</sup> Avenue (southeast elevation), and (2) **SPSD 145-001** - A City Plan Commission authorized hearing to consider an expansion of, an amendment to, and the creation of two new subdistricts within the Victory Sign District on property zoned Planned Development District No. 582 in an area generally bounded by North Stemmons Freeway, Woodall Rogers Freeway, and North Houston Street.

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]