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DALLAS, TEXAS



CITY OF DALLAS

PUBLIC HEARING POSTING

**CITY PLAN COMMISSION
HEARING**

Thursday, December 3, 2015

Briefings:

5ES*

10:30 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, December 3, 2015
AGENDA

BRIEFINGS:	5ES	10:30 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: Paul Nelson

Consent Items:

- (1) **S156-026**
(CC District 14)
- An application to replat a 5.599-acre tract of land containing all of Lots 1A, 2A, and 3A in City Block A/515 into one 1.151-acre lot, and one 4.448-acre lot on property fronting on Munger Avenue between Freeman Street and Field Street.
Applicant/Owner: 1445 Ross Avenue, L.L.C. and Outparcel 1447 Ross, L.L.C.
Surveyor: Spooner & Associates
Application Filed: November 4, 2015
Zoning: CA-1(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(2) **S156-027**
(CC District 2)

An application to replat a 5.474-acre tract of land being four tracts of land described as follows: Tract 1 being a 2.486 acre tract of land containing all of Lots 1 through 10 and a 20-foot alley to be abandoned in City Block 2/692 to be replatted into one 2.486-acre lot; Tract 2 being a 0.431 acre tract of land containing all of Lots 4 and 5 in City Block 3/693 to be replatted into one 0.431-acre lot; Tract 3 being a tract of land containing all of Lots 7, 8, 9, 9A, 10, and 10A in City Block 3/693 to be replatted into one 1.142-acre lot; and Tract 4 being a tract of land containing all of Lots 15, 16, 17, 18, 19, 20, and 21 in City Block D/1491 to be replatted into one 1.415-acre lot. All aforementioned property is generally bounded by Fitzhugh Avenue, Chambers Street, Garrett Avenue, and Monarch Street.

Applicant/Owner: Trammell Crow Residential / James and Charlotte Deaton, George and Joyce Wruck; Bennett 1909, LLC, and Bennett Garrett 139, Ltd.; and Larkspur Sycamore, LP, and Larkspur Monarch, LLC.

Surveyor: Kimley Horn and Associates

Application Filed: November 4, 2015

Zoning: PD 914, MF-2(A)

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

(3) **S156-028**
(CC District 7)

An application to create one 4.996-acre lot from a tract of land in City Block 6756 on property located on St. Augustine Road, north of Bruton Road.

Applicant/Owner: Iglesia Nueva Vision, Inc.

Surveyor: Halff Associates, Inc.

Application Filed: November 5, 2015

Zoning: MF-2(A) & CR

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

(4) **S156-029**
(CC District 1)

An application to replat a 1.58-acre tract of land containing all of Lots A and B and a tract of land in City Block H/3374 into one lot on property located on Zang Boulevard, 6th Street, Elsbeth Avenue, and 5th Street.

Owner: MPC Zang, LLC

Surveyor: Davis Land Surveying, Inc.

Application Filed: November 5, 2015

Zoning: PD 468, Sub-district J

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

(5) **S156-030**
(CC District 2)

An application to replat a 0.860-acre tract of land containing all of Lots 3, 4, 5, 6, and 7 in City Block D/5712 to create an 18 lot Shared Access Development with one common area, and has lots ranging in size from 1,538-square feet to 2,521-square feet in size on property located on Kimsey Drive, northeast of Maple Avenue.

Applicant/Owner: Madison Kimsey, Ltd.

Surveyor: Votex Surveying Company

Application Filed: November 5, 2015

Zoning: MF-2(A)

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

(6) **S156-031**
(CC District 3)

An application to create one 6.6748-acre lot from a tract of land in City Block 8019 on property fronting on Walton Walker Boulevard, northwest of Duncanville Road.

Applicant/Owner: RLR Investments, LLC

Surveyor: Davis Land Surveying, Inc.

Application Filed: November 6, 2015

Zoning: LI

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

(7) **S156-032**
(CC District 2)

An application to replat a 0.685-acre tract of land containing all of Lot 14 and part of Lot 15 in City Block C/1993 into one lot on property located on Capitol Avenue, southwest of Henderson Avenue.

Applicant/Owner: Larkspur Capitol Avenue, LP / Larkspur Cap Ave II, LLC

Surveyor: Kimley-Horn

Application Filed: November 6, 2015

Zoning: MF-2(A)

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

Residential Replat:

(8) **S156-025**
(CC District 2)

An application to replat a 3.593-acre tract of land containing all of Lot 1A in City Block 8/4839, and all of Lots 1, 2, 3, 4, 5, 10, 11, 12, and 13 in City Block 12/4843 and a portion of an abandoned alley into one lot on property fronting on Newmore Avenue between Inwood Road and Robin Road.

Applicant/Owner: Inwood National Bank of Dallas

Surveyor: Winkelmann & Associates

Application Filed: November 4, 2015

Zoning: R-7.5(A), P(A), LO-1

Staff Recommendation: **Denial**

Miscellaneous Items:

W156-003

Warren Ellis
(CC District 2)

An application for a waiver of the two-year waiting period to submit a request to amend Planned Development Subdistrict No. 104 in Planned Development District No. 193, the Oak Lawn Special Purpose District located on the northwest line of Hawthorne Avenue between Production Dr. and Afton Street.

Staff Recommendation: **Denial**

Applicant: Texas Intown Homes

Representative: Audra Buckley

M156-002

Warren Ellis
(CC District 2)

An application for a minor amendment to the development plan and landscape plan for Tract G, South Subdistrict of Planned Development District No. 582, the Victory Planned Development District, in an area generally bounded by Victory Avenue, Museum Way, Victory Park Lane and High Market Street.

Staff Recommendation: **Approval**

Applicant: LMC Victory Block B Holdings, LLC

Representative: Gladys Bowens, MasterPlan

D145-038

Laura Evans
(CC District 13)

An application for a development plan and landscape plan on property within Planned Development District No. 745, Tract B, east of Manderville Lane and north of Meadow Road.

Staff Recommendation: **Approval**

Applicant: TKG Valencia-Midtown LP

Representative: Suzan Kedron, Jackson Walker, LLP

D145-039

Laura Evans
(CC District 1)

An application for a development plan on property within Subdistrict J of Planned Development District No. 468, the Oak Cliff Gateway Special Purpose District at the southwest corner of West 5th Street and Zang Boulevard.

Staff Recommendation: **Approval**

Applicant: MPC Zang LLC

Representative: Robert Baldwin, Baldwin Associates

D156-002

Danielle Lerma
(CC District 10)

An application for a development plan and landscape plan on property zoned Subarea C of Planned Development District No. 758, on the southeast of the intersection of Walnut Hill Lane and Skillman Street.

Staff Recommendation: **Approval**

Applicant: Argyle Residential

Representative: Talmage Hansen, Big Red Dog Engineering

Miscellaneous Items – Under Advisement:

D145-035

Danielle Lerma
(CC District 14)

An application for a development plan and a landscape plan for property zoned Subarea D-3 of Subdistrict D within the West Mixed Use Subzone of the West Zone within Planned Development District No. 305, on the south corner of Noble Avenue and Blackburn Street.

Staff Recommendation: **Approval**

Applicant: Forest City Residential, Inc.

Representative: Susan Mead, Jackson Walker, L.L.P.

U/A From: November 5, 2015

Certificates of Appropriateness for Signs:

1510165004

Laura Evans
(CC District 14)

An application for a Certificate of Appropriateness, by Taylor Tompkins of Willow Creek Signs, for a 900-square foot upper-level flat attached sign at 208 South Akard Street (southern elevation).

Staff Recommendation: **Approval**

SSDAC Recommendation: **Approval**

Applicant: Taylor Tompkins

Thoroughfare Plan Amendments:

Akard Street from IH-30 to Corinth Street

Tanya Brooks
(CC District 2)

An amendment to the City of Dallas Thoroughfare Plan to change the dimensional classification of Akard Street from IH-30 to Corinth Street from a standard four-lane undivided (S-4-U) roadway within 60 feet of right-of-way to a special two-lane undivided (SPCL 2U) roadway with bicycle facilities within 60 feet of right-of-way.

Staff Recommendation: **Approval** of the amendment to change the dimensional classification of Akard Street from IH-30 to Corinth Street from a standard four-lane undivided (S-4-U) roadway within 60 feet of right-of-way to a special two-lane undivided (SPCL 2U) roadway with bicycle facilities within 60 feet of right-of-way.

CPC Transportation Committee Recommendation: **Approval**

Camp Wisdom Road from Grand Prairie City Limits to FM 1382

Tanya Brooks
(CC District 3)

An amendment to the City of Dallas Thoroughfare Plan to change the dimensional classification of Camp Wisdom Road from FM 1382 to the Grand Prairie City Limits from a standard six-lane divided (S-6-D) roadway within 107 feet of right-of-way to a special four-lane undivided (SPCL 4U) roadway with bicycle facilities within 100 feet of right-of-way.

Staff Recommendation: **Approval** of the amendment to change the dimensional classification of Camp Wisdom Road from FM 1382 to the Grand Prairie City Limits from a standard six-lane divided (S-6-D) roadway within 107 feet of right-of-way to a special four-lane undivided (SPCL 4U) roadway with bicycle facilities within 100 feet of right-of-way.

CPC Transportation Committee Recommendation: **Approval**

Record Street from Wood Street to Young Street; and Market Street from Wood Street to Young Street

Tanya Brooks
(CC District 2)

Amendment to the City of Dallas Central Business District Streets and Vehicular Circulation Plan to change the proposed right-of-way on (1) Record Street from Wood Street to Young Street from 80 feet to 64 feet of right-of-way; and (2) Market Street from Wood Street to Young Street from 80 feet to 67 feet of right-of-way.

Staff Recommendation: **Approval** of the amendments to change the proposed right-of-way on (1) Record Street from Wood Street to Young Street from 80 feet to 64 feet of right-of-way; and (2) Market Street from Wood Street to Young Street from 80 feet to 67 feet of right-of-way.

CPC Transportation Committee Recommendation: **Approval**

Zoning Cases - Consent:

1. **Z156-106(RB)**
Richard Brown
(CC District 3)

An application for a Specific Use Permit for an Open-enrollment charter school on property zoned an IR Industrial/Research District at the northwest corner of Dresser Way and South Walton Walker Boulevard.

Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site/landscape plan, traffic management plan and conditions.

Applicant: Advantage Academy

Representative: Rob Baldwin

2. **Z145-361(WE)**
Warren Ellis
(CC District 2)
- An application for a Specific Use Permit for a flea market on property zoned Subdistrict 2 of Planned Development District No. 357, the Farmers Market Special Purpose District on the south corner of St. Louis Street and South Harwood Street.
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: Rubio's Sweet Harvest
Representative: Audra Buckley, Permitted Development
3. **Z145-344(OTH)**
Olga Torres Holyoak
(CC District 6)
- 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 Regional Retail District with a D Liquor Control Overlay on the southeast corner of Royal Lane and North Stemmons Freeway.
Staff Recommendation: **Approval** for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.
Applicant: HSY INC.
Representative: Santos Martinez, Masterplan
4. **Z156-103(OTH)**
Olga Torres Holyoak
(CC District 5)
- An application for the renewal of Specific Use Permit No. 1863 for the sale of alcoholic beverages in conjunction with a general merchandise or 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 north side of Scyene Road, west of North Jim Miller Road.
Staff Recommendation: **Hold under advisement until January 7, 2016.**
Applicant: Vecta Food Store
Representative: Jason Marshall
5. **Z156-105(AF)**
Aldo Fritz
(CC District 8)
- An application for 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 a CR Community Retail District with a D-1 Liquor Control Overlay and deed restrictions on the southeast corner of Great Trinity Forest Way and Forsythe Drive.
Staff Recommendation: **Approval** for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.
Applicant: Ali & Sons Enterprises Inc.
Representative: Parvez Malik, Business Zoom

Zoning Cases – Under Advisement:

6. **Z145-343(AF)**
Aldo Fritz
(CC District 2)
- An application for the renewal of Specific Use Permit No. 1922 for a late-hours establishment limited to an alcoholic beverage establishment limited to a bar, lounge or tavern on property zoned Planned Development District No. 842 on the west side of Greenville Avenue, southeast of Ross Avenue.
Staff Recommendation: **Approval** for a four-year period, subject to conditions.
Applicant: Ship's Lounge
Representative: Audra Buckley, Permitted Development
U/A From: November 5, 2015

Zoning Cases – Individual:

7. **Z134-320(VP)**
Vasavi Pilla
(CC District 11)
- A City Plan Commission authorized hearing to determine the proper zoning on property zoned Planned Development District No. 703 bounded by Hillcrest Road, Lakehurst Avenue, Airline Road, and Aberdeen Avenue with consideration given to amending the parking and other necessary development regulations in Planned Development District No. 703.
Staff Recommendation: **Approval**, subject to a revised development plan and conditions.
Applicant: DISD
Representative: Karl A. Crawley, Masterplan Consultants
8. **Z156-111(OTH)**
Olga Torres Holyoak
(CC District 2)
- An application for an NS(A) Neighborhood Service District on property zoned an NO(A) Neighborhood Office District, on the southwest side of North Peak Street, southeast of Gaston Avenue.
Staff Recommendation: **Approval**
Applicant: Spanish House LLC
Representative: Rob Baldwin
9. **Z145-365(OTH)**
Olga Torres Holyoak
(CC District 6)
- An application for an IM Industrial Manufacturing District on property zoned an IR Industrial Research District, on the north line of X Street, west of Tantor Road.
Staff Recommendation: **Approval**
Applicant: Rockbrook Realty Ltd.
Representative: Michael R. Coker Company

10. **Z156-104(RB)**
Richard Brown
(CC District 7)

An application for a Planned Development District for an Open-enrollment charter school and CR Community Retail District Uses on property zoned an MF-2(A) Multifamily District and a CR Community Retail District with the D-1 Liquor Control Overlay, on property on the east line of St. Augustine Road, north of Bruton Road.

Staff Recommendation: **Approval**, subject to a development plan, traffic management plan and staff's recommended conditions.

Applicant: TA II Acquisition, LLC

Representative: Tommy Mann, Laura Hoffman

Other Matters

Minutes: November 19, 2015

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, December 3, 2015

ZONING ORDINANCE COMMITTEE (ZOC) MEETING - Thursday, December 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. 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]