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CITY OF DALLAS

PUBLIC HEARING POSTING

CITY PLAN COMMISSION

HEARING

Thursday, December 17, 2015

Bus Tour 5ES 8:30 a.m.

Briefing 5ES Following bus tour

PUBLIC HEARINGS City 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
For location of bus tour, see attached agenda.**

Public Notice

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POSTED CITY SECRETARY
DALLAS, TX



CITY OF DALLAS

CITY PLAN COMMISSION

BUS TOUR AGENDA

Thursday, December 17, 2015

8:30 a.m.

(The City Plan Commission may visit any site that appears on the December 17, 2015, City Plan Commission agenda as necessary.)

- | | |
|---|---|
| Z145-357(RB)
5100 Mountain
Creek Parkway
(CC District 3) | An application for an amendment to Subdistricts S-1c, S-1d and S-2A, South Zone portion within Planned Development District No. 521 generally located at the northeast corner of West Camp Wisdom Road and Mountain Creek Parkway. |
| Z145-333(RB)
4006 Mountain
Creek Parkway
(CC District 3) | An application for an amendment to the Subdistrict E, North Zone portion within Planned Development District No. 521 on property generally along the east line of Mountain Creek Parkway, southwest of West Kiest Boulevard. |
| Z156-101(WE)
3107 Topeka
(CC District 6) | An application for a CS Commercial Service District with deed restrictions volunteered by the applicant and for removal of Neighborhood Stabilization Overlay No. 13 on property zoned an R-5(A) Single Family District with a Neighborhood Stabilization Overlay No. 13 on the west side of Topeka Avenue, south of Pueblo Street. |
| Z156-131(RB)
1909 Hi Line
(CC District 6) | An application for a new subdistrict on property zoned Subdistrict 1 in Planned Development District No. 621 generally located at the west corner of Hi Line Drive and Turtle Creek Boulevard. |
| Z156-140(RB)
1605 N. Stemmons
(CC District 6) | An application for a new subdistrict on property zoned Subdistrict 1 in Planned Development District No. 621 generally located on the west corner of North Stemmons Service Road and Edison Street. |
| Z156-141(RB)
1700 N. Stemmons
(CC District 6) | An application for a new subdistrict on property zoned Subdistrict 1 in Planned Development District No. 621 generally located on the southwest line of North Stemmons Service Road, southeast of Oak Lawn Avenue. |

Z145-170(SM)
1400 Alamo
(CC District 2, 14)

A City Plan Commission authorized hearing to amend Planned Development District No. 582 and the Victory Special Provision Sign District generally located east of North Stemmons Freeway and north of Woodall Rodgers Freeway.

Z156-129(SM)
3516 Ross
(CC District 14)

An application for a Specific Use Permit for a vehicle or engine repair or maintenance use on property zoned Subarea 1B in Planned Development District No. 298 generally located on the south corner of Ross Avenue and Villars Street.

Z145-337(RB)
5500 Swiss
(CC District 14)

An application for a new subarea in Planned Development District No. 63 and for an amendment to Historic Overlay H/1 generally located on the east corner of Swiss Avenue and Parkmont Street.



CITY OF DALLAS
CITY PLAN COMMISSION
Thursday, December 17, 2015
AGENDA

BUS TOUR:		8:30 a.m.
BRIEFINGS:	5ES	Following bus tour
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:

Member conduct and decorum under Chapter 8 of the Dallas City Code and the CPC Rules of Procedure

Casey Burgess, Senior Assistant City Attorney

Subdivision Docket

Zoning Docket

ACTION ITEMS:

Subdivision Docket

Planner: Sharon Hurd

Consent Items:

(1) **S156-033**
(CC District 1)

An application to replat a 0.23-acre tract of land containing part of Lot 7 in City Block D/3370 into one lot on property located on North Zang Boulevard, between Canty Street and Neely Street.

Applicant/Owner: Carrion Crow Holdings, LLC-Series D

Surveyor: Carman-Donaldson Surveying

Application Filed: November 18, 2015

Zoning: PD 468 (Subdistrict B)

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

- (2) **S156-035**
(CC District 6)
- An application to create two equal-sized lots from a 0.241-acre tract of land containing all of Lot 15 and part of Lots 14 and 16 of an unrecorded addition in City Block B/7128 on property located on Shaw Street, west of Harston Street.
Applicant/Owner: Dallas Area Habitat for Humanity, Inc. and Dallas Neighborhood Alliance for Habitat
Surveyor: A&W Surveyors, Inc.
Application Filed: November 18, 2015
Zoning: R-5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (3) **S156-036**
(CC District N/A)
- An application to create a 95-lot single family development with one common area from a 19.913-acre tract of land on property located in City of Dallas ETJ in Kaufman County, Texas, on F.M. 548 between Ridge Crest Road and University Drive.
Applicant/Owner: WS-DDV Development, LLC
Surveyor: J. Volk Consulting, Inc.
Application Filed: November 18, 2015
Zoning: N/A
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S156-037**
(CC District 14)
- An application to create one 0.996-acre lot and one 0.964-acre lot from a 1.980-acre tract of land in City Blocks 765 and 766 on property located between Floyd Street and Gaston Avenue, southwest of Haskell Avenue.
Applicant/Owner: Atlantic Downtown Dallas Venture, LLC
Surveyor: Peiser & Mankin Surveying, LLC
Application Filed: November 18, 2015
Zoning: PD 298 (Subarea 12)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S156-039**
(CC District 14)
- An application to replat a 0.9372-acre tract of land containing part of Lot 3 and all of Lots 1, 2, 17, and 18 in City Block 494 into one lot on property located on Hall Street, between Swiss Avenue and Floyd Street.
Applicant/Owner: City Park A Lot, LP
Surveyor: Dunaway Associates, LP
Application Filed: November 19, 2015
Zoning: PD 298 (Subarea 12)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (6) **S156-040**
(CC District 2)
- An application to replat a 2.91-acre tract of land in City Block M/7940 into one 2.33-acre lot and one 0.58-acre lot on property located at 8330 Stemmons Freeway, between Empire Central Drive and Hollow Brook Lane.
Applicant/Owner: DW 8330 Stemmons Freeway, LLC
Surveyor: KAZ Surveying, Inc.
Application Filed: November 19, 2015
Zoning: MU-3
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (7) **S156-041**
(CC District 11)
- An application to create a 1.525-acre lot from a tract of land in City Block 7420 on property located on Alpha Road, east of Hughes Lane.
Applicant/Owner: Northwood Club
Surveyor: Raymond L. Goodson, Jr., Inc.
Application Filed: November 19, 2015
Zoning: PD 948
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (8) **S156-042**
(CC District 2)
- An application to replat a 0.514-acre tract of land containing all of Lot 12 and part of Lots 10, 11, and 13 in City Block 9/730 into one lot on property located at North Fitzhugh Avenue and Live Oak Street, north corner.
Applicant/Owner: 4901 Live Oak, LLC
Surveyor: Gonzalez & Schneeberg, Engineers & Surveyors, Inc.
Application Filed: November 19, 2015
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (9) **S156-043**
(CC District 5)
- An application to replat a 1.030-acre tract of land containing a part of Tract 1 in City Block 6666 into one lot on property located at Elam Road and Southgate Lane, northwest corner.
Applicant/Owner: Casas Realidad, LP
Surveyor: Sempco Surveying, Inc.
Application Filed: November 19, 2015
Zoning: CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (10) **S156-044**
(CC District 6)
- An application to create one lot from a 13.902-acre tract of land in City Block 1/8375 on property located on Ryan Road, east of Luna Road.
Applicant/Owner: Ryan Street Developers, LLC
Surveyor: Kimley-Horn and Associates, Inc.
Application Filed: November 19, 2015
Zoning: IM
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (11) **S156-046**
(CC District 12)
- An application to create one lot from a 21.543-acre tract of land in City Block 8759 on property located between the service road of President George Bush Turnpike (SH 190) and Frankford Road, east of Coit Road.
Applicant/Owner: Hung Vu
Surveyor: Michael Peebles
Application Filed: November 20, 2015
Zoning: MC-3
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (12) **S156-047**
(CC District 7)
- An application to replat a 1.408-acre tract of land being two tracts of land located on South Boulevard and Jeffries Street and described as follows:
Tract 1 being a 0.616-acre tract of land containing all of Lots 1 through 7 in City Block 8/1363 to be replatted into one 0.263-acre lot, and two 0.175-acre lots.
Tract 2 being a 0.792-acre tract of land containing all of Lots 11 through 19 in City Block 7/1365 to be replatted into one 0.263-acre lot and three 0.175-acre lots.
Applicant/Owner: Southfair Community Development
Surveyor: CBG Surveying, Inc.
Application Filed: November 20, 2015
Zoning: PD 595 [Subdistrict MF-2(A)]
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (13) **S156-048**
(CC District 6)
- An application to create one lot from a 2.682-acre tract of land in City Block 6509 on property located between Goodnight Lane and Stemmons Freeway (IH 35E), south of Walnut Hill Lane.
Applicant/Owner: Isaias and Margaret Padilla
Surveyor: CBG Surveying, Inc.
Application Filed: November 20, 2015
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (14) **S156-049**
(CC District 7) An application to create one lot from a 1.112-acre tract of land in City Block F/8478 on property located at Highland Road and St. Francis Avenue, southwest corner.
Applicant/Owner: Paloma Isabela Investments, Inc.
Surveyor: CBG Surveying, Inc.
Application Filed: November 20, 2015
Zoning: RR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (15) **S156-050**
(CC District 6) An application to replat a 3.836-acre tract of land containing part of Lots 3-9 and Lots 11-13 in City Blocks 3/7088 and 3/7089 and a portion of an abandoned right-of-way into one lot on property located at Singleton Boulevard and Gulden Lane, northeast corner.
Applicant/Owner: West Dallas Investments, LP
Surveyor: Bury-DFW, Inc.
Application Filed: November 20, 2015
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (16) **S156-051**
(CC District 2) An application to replat a 0.8747-acre tract of land containing all of Lots 6-10 in City Block 31/2283 into one lot on property located on Reagan Street, between Harry Hines Boulevard and Dallas North Tollway.
Applicant/Owner: Jean Marie Brodnax
Surveyor: Blue Sky Surveying & Mapping Corp.
Application Filed: November 20, 2015
Zoning: PD 193 (I-2)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (17) **S156-052**
(CC District 2) An application to create one lot from a 2.021-acre tract of land in City Blocks 471 and 160 on property located at South Cesar Chavez Boulevard and Bluebell Street, north corner.
Applicant/Owner: W&D Holden #1, FLP
Surveyor: USA Professional Services Group, Inc.
Application Filed: November 20, 2015
Zoning: PD 317 (Subdistrict 4, Tract 2)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replat:

- (18) **S156-038**
(CC District 2)
- An application to replat a 0.517-acre tract of land containing all of Lots 4-6 in City Block 1/5764 into one 13,500 square foot lot and one 9,000 square foot lot on property located at 2130 Roanoke Avenue, between Harry Hines Boulevard and Huron Drive.
Applicant/Owner: John R. Bowland
Surveyor: Sempco Surveying, Inc.
Application Filed: November 18, 2015
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Miscellaneous Items:

- M156-001**
Warren Ellis
(CC District 3)
- An application for a minor amendment to the site plan for Specific Use Permit No. 2023 for an open-enrollment charter school on property zoned an A(A) Agricultural District, in the northeast quadrant of West Illinois Avenue and South Walton Walker Boulevard/Spur 408.
Staff Recommendation: **Approval**
Applicant: Shawn Thomas
Representative: John Blacker
- W156-004**
Aldo Fritz
(CC District 12)
- An application for a waiver of the two-year waiting period to submit an application to rezone property zoned an MO-2 Mid-Range Office District with deed restrictions on the east side of Preston Road, south of Frankford Road.
Staff Recommendation: **Denial**
Applicant: Caddo Preston Plaza LLC
Representative: Rob Baldwin

Zoning Cases – Under Advisement:

1. **Z145-360(AF)**
Aldo Fritz
(CC District 8)
- An application for an IM Industrial Manufacturing District on property zoned an MF-1(A) Multifamily District, generally north of South Belt Line Road and northeast of Foothill Road.
Staff Recommendation: **Hold under advisement to March 17, 2016.**
Applicant: Dave Williams/W.G. Properties
Representative: Dave Williams
U/A From: November 19, 2015

2. **Z145-333(RB)**
Richard Brown
(CC District 3)
An application for an amendment to the Subdistrict E, North Zone portion within Planned Development District No. 521 on property generally along the east line of Mountain Creek Parkway, southwest of West Kiest Boulevard.
Staff Recommendation: **Approval**, subject to a revised conceptual plan and conditions.
Applicant: Courtland Farms, LLC-Jon Napper, Manager
Representative: Elsie Thurman
U/A From: November 19, 2015
3. **Z134-319(RB)**
Richard Brown
(CC District 14)
An application for a Planned Development District for certain CS Commercial Service District Uses, a Specific Use Permit for a Mini-warehouse, and the termination of deed restrictions on property zoned a CS Commercial Service District on the north line of East University Boulevard, east of North Central Expressway.
Staff Recommendation: **Denial**
Applicant: OP Acquisitions, LLC
Representative: Rob Baldwin
U/A From: November 19, 2015
4. **Z145-321(SM)**
Sarah May
(CC District 5)
An application for a Planned Development District for R-7.5(A) Single Family District and open-enrollment charter school uses on property zoned an R-7.5(A) Single Family District, on the southwest corner of Old Seagoville Road and South Masters Drive.
Staff Recommendation: **Denial**
Applicant: A+ Charter Schools, DBA A+ Academy
Representative: Audra Buckley, Permitted Development
U/A From: November 19, 2015

Zoning Cases – Individual:

5. **Z156-101(WE)**
Warren Ellis
(CC District 6)
An application for a CS Commercial Service District with deed restrictions volunteered by the applicant and for removal of Neighborhood Stabilization Overlay No. 13 on property zoned an R-5(A) Single Family District with a Neighborhood Stabilization Overlay No. 13 on the west side of Topeka Avenue, south of Pueblo Street.
Staff Recommendation: **Denial**
Applicant: Orange Development Company, Inc.
Representative: Robert Baldwin, Baldwin Associates

6. **Z156-108(WE)**
Warren Ellis
(CC District 6)
- An application for a Planned Development District for IR Industrial/Research District and a library, art gallery or museum uses on property zoned an IR Industrial/Research District on the southeast corner of Royal Lane and Luna Road.
Staff Recommendation: **Approval**, subject to a development plan and conditions.
Applicant: Henry Morris, III
Representative: John D. Blacker
7. **Z145-335(RB)**
Richard Brown
(CC District 6)
- An application for a Planned Development District for a Community service center, Child-care facility, and NO(A) Neighborhood Office District Uses on property zoned an NO(A) Neighborhood Office District and an MF-2(A) Multifamily District, at the southeast corner of Lombardy Lane and Geraldine Drive.
Staff Recommendation: **Approval**, subject to a development plan, landscape plan and conditions.
Applicant: Buckner Children and Family Services, Inc.
Representative: Tommy Mann, Brad Williams
8. **Z156-113(SM)**
Sarah May
(CC District 5)
- An application for an amendment and expansion of Planned Development District No. 805 on property zoned Planned Development District No. 805 with a D-1 Liquor Control Overlay and a CR Community Retail District with a D Liquor Control Overlay, generally at the northeast corner of Lake June Road and North Masters Drive.
Staff Recommendation: **Approval**, subject to a revised development plan and conditions.
Applicant: NEC Lake June & Masters, LP
Representative: Karl A. Crawley, Masterplan Consultants
9. **Z156-114(OTH)**
Olga Torres Holyoak
(CC District 7)
- 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 south side of Samuell Boulevard, east of North Jim Miller Road.
Staff Recommendation: **Approval** of the D-1 Liquor Control Overlay; and **approval** of the Specific Use Permit for a two year period with eligibility for automatic renewals of additional five-year periods, subject to a site plan and conditions.
Applicant: Mansoor Ali
Representative: Victor Castro, Plans and Permits Solutions

Other Matters

Consideration of appointments to CPC Committees:
ZONING ORDINANCE COMMITTEE (ZOC)

Minutes: December 3, 2015

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

None

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]