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CITY OF DALLAS

Public Notice

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PUBLIC HEARING POSTING

CITY PLAN COMMISSION

HEARING

Thursday, January 7, 2016

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**

"Pursuant to Section 30.06, Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun."

"De acuerdo con la sección 30.06 del código penal (ingreso sin autorización de un titular de una licencia con una pistola oculta), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola oculta."

"Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly."

"De acuerdo con la sección 30.07 del código penal (ingreso sin autorización de un titular de una licencia con una pistola a la vista), una persona con licencia según el subcapítulo h, capítulo 411, código del gobierno (ley sobre licencias para portar pistolas), no puede ingresar a esta propiedad con una pistola a la vista."



CITY OF DALLAS
CITY PLAN COMMISSION
Thursday, January 7, 2016
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) **S156-053**
(CC District 2)
- An application to replat a 1.716-acre tract of land containing all of Lots 1, 2, 3, 4, and part of Lot 5 in City Block A/904 into one lot on property fronting on Akard Street between Beaumont Street and Savannah Street.
Applicant/Owner: Zad Roumaya
Surveyor: Blue Star Land Surveying
Application Filed: December 9, 2015
Zoning: PD 317, Subarea 2
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (2) **S156-054**
(CC District 2)
- An application to replat a 14.308-acre tract of land containing all of Lot 3 in City Block A/5772, and part of Lot 1 in City Block B/5772 on property located on Denton Drive between Shorecrest Drive and Wyman Street.
Applicant/Owner: Southwest Airlines Company
Surveyor: Pacheco-Koch Engineers
Application Filed: December 9, 2015
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (3) **S156-056**
(CC District 14) An application to replat a 1.136-acre tract of land containing all of Lots 4, 5, and part of Lot 6 in City Block D/682 to create one lot on property located at 5017 and 5025 Gaston Avenue between Collett Street and Munger Avenue.
Owners: EDAL, Ltd.
Surveyor: CBG Surveying, Inc.
Application Filed: December 9, 2015
Zoning: PD 99, Area 1
Staff Recommendation: Approval, subject to compliance with the conditions listed in the docket.
- (4) **S156-057**
(CC District 11) An application to replat a 1.100-acre tract of land containing part of City Block C/7729 to create one lot on property located 7701 Banner Drive, between Park Central Drive and Merit Drive.
Owner: Banner Drive Storage, LLC
Surveyor: Kimley-Horn
Application Filed: December 9, 2015
Zoning: MU-3
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S156-058**
(CC District 14) An application to create a 1.003-acre lot from a tract of land containing part City Block 596 on property located on Ross Avenue at Hall Street, north corner.
Applicant/Owner: 3405 DHG, LLC and 1507 Dragon Street DDD, LLC
Surveyor: Kimley-Horn
Application Filed: December 9, 2015
Zoning: PD 298, Subarea 1
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (6) **S156-059**
(CC District N/A) An application to create a 950-lot single family development with fourteen common areas from a 257.546-acre tract of land on property located in the City of Dallas ETJ in Kaufman County, Texas, on Lake Ray Hubbard Drive, west of FM 740.
Applicant/Owner: Clements Ranch, LLC
Surveyor: Westwood Professional Services
Application Filed: December 9, 2015
Zoning: N/A
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (7) **S156-060**
(CC District 14) An application to replat a 1.062-acre tract of land containing all of Lots 6 through 11, and part of Lot 12 in City Block 2/930 into one lot on property located on Randall Street between Harwood Street and McKinnon Street.
Applicant/Owner: Harwood International Center V, LP
Surveyor: Ana Consultants, LLC
Application Filed: December 10, 2015
Zoning: PD 193 (PSD 79), Subarea A
Staff Recommendation: Approval, subject to compliance with the conditions listed in the docket.
- (8) **S156-061**
(CC District 6) An application to create one, 0.523-acre lot, and one, 0.654-acre lot from a 1.1781 acre tract of land in City Block 5080 on property located on Rosa Road at Edith Lane, east corner.
Applicant/Owner: Rosa Road Partners, LLC
Surveyor: CBG Surveying, Inc.
Application Filed: December 10, 2015
Zoning: R-10(A)
Staff Recommendation: Approval, subject to compliance with the conditions listed in the docket.
- (9) **S156-062**
(CC District 14) An application to replat a 1.008-acre tract of land containing all of Lot 1A in City Block 18/964, all of Lot 3, and part of Lots 4 and 5 in Block 18 of the amended map of Bowser and Lemmon Oak Lawn and North Dallas Addition on property located on Carlisle Street between Vine Street and Allen Street.
Applicant/Owner: Karl Hirschey/Maple Multifamily Land Texas, LP
Surveyor: Pacheco Koch
Application Filed: December 10, 2015
Zoning: PD 193(O-2)
Staff Recommendation: Approval, subject to compliance with the conditions listed in the docket.
- (10) **S156-063**
(CC District 6) An application to replat a 4.265-acre tract of land containing part of Lots 3 and 6, and all of Lot 2 in City Block 6/7941 into one lot on property located on Empress Row between Viceroy Drive and Titan Drive.
Applicant/Owner: 1278 Titan, LLC, and 1255 Viceroy, LLC
Surveyor: Texas Heritage
Application Filed: December 10, 2015
Zoning: IR
Staff Recommendation: Approval, subject to compliance with the conditions listed in the docket.

Building Line Removal:

- (11) **S156-064**
(CC District 10)
- An application to remove the platted 60-foot building line located internal to Lot 1 in City Block 7082, and to replat a 0.753-acre tract of land containing all of Lot 1 in City Block 7082; and all of Lot 16 in City Block 2/7082 into one lot on property located on E. Northwest Highway at Plano Road, northeast corner.
Applicant/Owner: PM Realty Group / VRE Dallas Northwest, LLC
Surveyor: Bury – DFW, Inc.
Application Filed: December 11, 2015
Zoning: CR
Staff Recommendation: Approval, subject to compliance with the conditions listed in the docket.

Residential Replat:

- (12) **S156-055**
(CC District 14)
- An application to replat a 21,312-square foot tract of land containing all of Lots 5 and 6, and part of an abandoned 15-foot alley, all located in City Block 10/1928, into one 12,787 square foot lot, and one 8,528 square foot lot on property located on Vickery Boulevard between Worcola Street and McMillan Street.
Owners: Johnathan and Katherine Mertz
Surveyor: CBG Surveying, Inc.
Application Filed: December 9, 2015
Zoning: CD 15
Staff Recommendation: Approval, subject to compliance with the conditions listed in the docket.

Miscellaneous Items:

- M156-007**
Richard Brown
(CC District 6)
- An application for a minor amendment to the site plan for Specific Use Permit No. 2128 for an Auto auction on property zoned a CS Commercial Service District on the southwest line of John W. Carpenter Freeway, southeast of Metromedia Place.
Staff Recommendation: **Approval**
Applicant: Denco Construction
Representative: John Hamilton
- D156-001**
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, located southeast of the intersection of Walnut Hill Lane and Skillman Street.
Staff Recommendation: **Approval**
Applicant: PC LH Land Partners, LP
Representative: D. Walker, TCDFW Retail Development, Inc.

Miscellaneous Items - Under Advisement:

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
U/A From: December 3, 2015

Certificates of Appropriateness for Signs:

1510050005
Laura Evans
(CC District 14)

An application for a Certificate of Appropriateness by Bobby Nichols of Chandler Signs for a 169 square-foot upper level flat attached sign at 1700 Commerce Street (south elevation).
Staff Recommendation: **Approval**
SSDAC Recommendation: **Approval**
Applicant: Bobby Nichols

1510050006
Laura Evans
(CC District 14)

An application for a Certificate of Appropriateness by Bobby Nichols of Chandler Signs for a 56 square-foot upper level flat attached sign at 1700 Commerce Street (north elevation).
Staff Recommendation: **Approval**
SSDAC Recommendation: **Approval**
Applicant: Bobby Nichols

1510050007
Laura Evans
(CC District 14)

An application for a Certificate of Appropriateness by Bobby Nichols of Chandler Signs for a 20 square-foot projecting attached sign at 1700 Commerce Street (west elevation).
Staff Recommendation: **Approval**
SSDAC Recommendation: **Approval**
Applicant: Bobby Nichols

1510050008
Laura Evans
(CC District 14)

An application for a Certificate of Appropriateness by Bobby Nichols of Chandler Signs for a 20 square-foot projecting attached sign at 1700 Commerce Street (east elevation).
Staff Recommendation: **Approval**
SSDAC Recommendation: **Approval**
Applicant: Bobby Nichols

1511020018
Laura Evans
(CC District 2)

An application for a Certificate of Appropriateness by Peter Smith of Smith Electric & Signs for a 20 square-foot projecting attached sign at 2605 Elm Street (southeast elevation).
Staff Recommendation: **Approval**
SSDAC Recommendation: **Approval**
Applicant: Peter Smith

- 1511060010**
Laura Evans
(CC District 2)
- An application for a Certificate of Appropriateness by Mindi McMorris of Artografx, Inc. for a 63 square-foot attached sign at 2605 Elm Street (south elevation).
Staff Recommendation: **Approval**
SSDAC Recommendation: **Approval**
Applicant: Mindi McMorris
- 1511060013**
Laura Evans
(CC District 2)
- An application for a Certificate of Appropriateness by Mindi McMorris of Artografx, Inc. for a 92 square-foot attached sign at 2605 Elm Street (north elevation).
Staff Recommendation: **Approval**
SSDAC Recommendation: **Approval**
Applicant: Mindi McMorris
- 1511180011**
Laura Evans
(CC District 2)
- An application for a Certificate of Appropriateness by Alyssa Nicholson of D Signs & Wonders for a 60 square-foot flat attached sign at 1000 South Austin Street (southeast elevation).
Staff Recommendation: **Approval**
SSDAC Recommendation: **Approval**
Applicant: Alyssa Nicholson
- 1511180012**
Laura Evans
(CC District 2)
- An application for a Certificate of Appropriateness by Alyssa Nicholson of D Signs & Wonders for a 70 square-foot projecting attached sign at 1000 South Austin Street (northeast elevation).
Staff Recommendation: **Approval**
SSDAC Recommendation: **Approval**
Applicant: Alyssa Nicholson
- 1511180013**
Laura Evans
(CC District 2)
- An application for a Certificate of Appropriateness by Alyssa Nicholson of D Signs & Wonders for a 273 square-foot flat attached sign at 1000 South Austin Street (north elevation).
Staff Recommendation: **Approval**
SSDAC Recommendation: **Approval**
Applicant: Alyssa Nicholson

Zoning Cases – Consent:

1. **Z156-117(DL)**
Danielle Lerma
(CC District 6)
- An application for the amendment to a development plan for Tract 12 of Planned Development District No. 508 on the northeast corner of Singleton Boulevard and North Westmoreland Road.
Staff Recommendation: **Approval**
Applicant: CST Stations Texas, LLC
Representative: Nick Degan, CEI Engineering Assoc., Inc.

2. **Z156-122(AF)**
Aldo Fritz
(CC District 7)
- An application for the renewal of Specific Use Permit No. 2074 for a potentially incompatible industrial use limited to metal or metal product treatment or processing on property zoned RS-I Regional Service Industrial Subdistrict (Tract 1) within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District on the north corner of South Harwood Street and Coombs Street.
Staff Recommendation: **Approval** for a two-year period, subject to conditions.
Applicant: Soriano Bonifacio
Representative: Jose Garcia
3. **Z156-123(AF)**
Aldo Fritz
(CC District 3)
- An application for a Specific Use Permit for an adult day care facility and to repeal Specific Use Permit No. 1669 for a foster home on property zoned an R-7.5(A) Single Family District on the east side of Manitoba Avenue, north of Red Wing Drive.
Staff Recommendation: **Approval** for a two-year period with automatic renewals for additional five-year periods, subject to a revised site plan and conditions.
Applicant/Representative: Brenda Pritchett Ford
4. **Z156-115(AF)**
Aldo Fritz
(CC District 4)
- An application for a WMU-5 Walkable Mixed Use District on property zoned an MF-2(A) Multifamily District on the southeast corner of West Kiest Boulevard and South Polk Street.
Staff Recommendation: **Approval**
Applicant: Akber Allana
Representative: Ryan Kim
5. **Z145-329(OTH)**
Olga Torres Holyoak
(CC District 6)
- An application for a Specific Use Permit for an industrial (outside) not potentially incompatible use limited to a concrete batch plant on property zoned an IR Industrial/Research District on the south line of West Commerce Street, between Ivanhoe Lane and Brundrette Street.
Staff Recommendation: **Approval** for a five-year period, subject to a site plan and conditions.
Applicant: Listocon Group, LLC
Representative: Tailim Song, Tailim Song Law Firm
6. **Z156-125(OTH)**
Olga Torres Holyoak
(CC District 6)
- An application for the renewal of Specific Use Permit No. 1619 for an industrial (inside) use not potentially incompatible limited to a facility for the processing, fabrication, assembly, or disassembly of parts associated with transmission and gear components on property zoned Subdistrict 1B in Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District located on the southeast corner of West Commerce Street and Sylvan Avenue.
Staff Recommendation: **Approval** for a ten-year period, subject to conditions.
Applicant/Representative: Steve Fletcher

7. **Z156-128(OTH)**
Olga Torres Holyoak
(CC District 6)
- An application for the renewal of Specific Use Permit No. 2053 for outside salvage or reclamation on property zoned an IM Industrial Manufacturing District on the south side of Bedford Street, east of Norwich Street.
Staff Recommendation: **Approval** for a five-year period, subject to a revised site plan and conditions.
Applicant: Ignacio Hernandez
Representatives: Ignacio Hernandez and Lorena Hernandez
8. **Z156-132(OTH)**
Olga Torres Holyoak
(CC District 7)
- An application for the renewal of Specific Use Permit No. 1439 for a child-care facility on property zoned an MF-2(A) Multifamily District on the south corner of Highland Road and Hunnicut Road.
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions.
Applicants: James D. and Suzanne S. Gaberino, LTD
Representative: Nicholas Sieg

Zoning Cases – Under Advisement:

9. **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: **Approval** for a three-year period subject to conditions.
Applicant: Vecta Food Store
Representative: Jason Marshall
U/A From: December 3, 2015
10. **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 with consideration given to amending the parking and other necessary development regulations in Planned Development District No. 703 bounded by Hillcrest Road, Lakehurst Avenue, Airline Road, and Aberdeen Avenue.
Staff Recommendation: **Approval**, subject to a revised development plan and conditions.
Applicant: DISD
Representative: Karl A. Crawley, Masterplan Consultants
U/A From: December 3, 2015

11. **Z145-321(SM)**
Sarah May
(CC District 5)
- An application for a Planned Development District for R-7.5(A) Single Family District uses and a Specific Use Permit for an open-enrollment charter school 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: **Approval** of a Planned Development District subject to a development plan and conditions; and **approval** of a Specific Use Permit for a five-year period with eligibility for automatic renewals for ten-year periods, subject to a site plan, traffic management plan, and conditions.
Applicant: A+ Charter Schools, DBA A+ Academy
Representative: Audra Buckley, Permitted Development
U/A From: November 19, 2015 and December 17, 2015
12. **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
U/A From: December 3, 2015

Zoning Cases – Individual:

13. **Z156-116(AF)**
Aldo Fritz
(CC District 14)
- An application for a new Planned Development Subdistrict for GR General Retail Subdistrict and commercial print shop uses on property zoned a GR General Retail Subdistrict in Planned Development District No. 193, the Oak Lawn Special Purpose District on the east corner of Oak Lawn Avenue and Bowser Avenue.
Staff Recommendation: **Approval**, subject to a development plan and conditions.
Applicant: Kent Long, Thomas Repographics
Representative: William Dahlstrom, Jackson Walker LLP
14. **Z156-130(WE)**
Warren Ellis
(CC District 14)
- An application for an amendment to Subdistrict B of Planned Development District No. 466, the Hall Street Special Purpose District on the east side of North Central Expressway, north of Cochran Street.
Staff Recommendation: **Approval**, subject to a revised development plan and conditions.
Applicant: Rainscott Investments, LLC
Representative: Jon Spencer

15. **Z145-327(SM)**
Sarah May
(CC District 9)
- An application for a Specific Use Permit for an open-enrollment charter school on property zoned an RR Regional Retail District on the northwest corner of East R. L. Thornton Freeway and Ferguson Road.
- Staff Recommendation: **Approval** for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan, traffic management plan, and staff's recommended conditions.
- Applicant: Uplift Education
- Representative: Brian Nelson, HKS Architects

Authorization of Hearings:

- Jose E. Martinez
(CC Districts 5 & 7)
- Consideration of a public hearing to decide whether to authorize a public hearing to determine the proper zoning on property zoned Planned Development District No. 366 with consideration given to appropriate zoning for the area including use, development standards, and other appropriate regulations, generally located along both sides of Buckner Boulevard from Heinen Drive and Hoyle Avenue on the north to the T. & N.O. Railroad on the south, and along Lake June Road between Carbona Drive on the west and Pleasant Drive on the east. This is a hearing to consider the request to authorize the hearing and not the rezoning of property at this time.

Residential Adjacency Review/Site Plan Appeal:

- Frances Estes,
Assistant Building
Official
(CC District 14)
- Consideration of an appeal to the denial of a residential adjacency review/site plan as a result of insufficient information being supplied by the applicant to allow for review on property located on the west side of Greenville Avenue, south of Belmont Avenue with the approximate address being 2237 Greenville Avenue.
- Staff Recommendation: **Denial**

Other Matters

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

FY2014-15 City Plan Commission Annual Report

Minutes: December 17, 2015

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, January 7, 2016

ZONING ORDINANCE COMMITTEE (ZOC) MEETING - Thursday, January 7, 2016, 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]