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CITY OF DALLAS

PUBLIC HEARING POSTING

**CITY PLAN COMMISSION
HEARING**

Thursday, January 21, 2016

Public Notice

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POSTED CITY SECRETARY
DALLAS, TX

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**

"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 21, 2016
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) **S156-066**
(CC District 2) An application to create one lot from a 0.606-acre tract of land in City Block 488½ on property located on Ervay Street, between Bellevue Street and Sullivan Drive.
Applicant/Owner: Gulf Cone Lofts, LP
Surveyor: Blue Star Lane Surveying
Application Filed: December 23, 2015
Zoning: PD 317 (Subdistrict 2)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (2) **S156-067**
(CC District 8) An application to replat a 31.592-acre tract of land containing all of Lot 1 in City Block E/7609, all of Lot 1 in City Block F/7609, and part of City Block B/7609 into three lots on property located at Trippie Street and Cedardale Road, north corner.
Applicant/Owner: GRA GAR, Inc.
Surveyor: Gonzalez & Schneeberg, Engineers and Surveyors
Application Filed: December 23, 2015
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (3) **S156-068**
(CC District 13)
- An application to create one lot from a 10.844-acre tract of land in City Block 8397 on property located at Harvest Hill Road and Welch Road, southeast corner.
Applicant/Owner: Dallas Independent School District
Surveyor: Lina T. Ramey & Associates
Application Filed: December 23, 2015
Zoning: R-10(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S156-070**
(CC District 11)
- An application to create one lot from a 2.024-acre tract of land containing the remainder of Lot 25 of an unrecorded addition in City Block 7294 on property located at Meadow Park Drive and North Central Expressway/U.S. Highway No. 75, southwest corner.
Applicant/Owner: Avail Hotels, LLC
Surveyor: Probeck Land Surveyors
Application Filed: December 23, 2015
Zoning: GO(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S156-071**
(CC District 6)
- An application to replat a 2.0731-acre tract of land containing part of City Block L/7940 and part of City Block 7940 into one lot on property located on Mockingbird Lane, east of Stemmons Freeway/Interstate Highway No. 35E.
Applicant/Owner: Quiktrip Corporation
Surveyor: SCI Survey
Application Filed: December 23, 2015
Zoning: MU-3
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (6) **S156-072**
(CC District 2)
- An application to replat a 0.249-acre tract of land containing all of Lot 1 in City Block B/2008 into four lots ranging in size between 2,064 square feet and 3,656 square feet on property located on Deere Street, between Prairie Avenue and Fitzhugh Avenue.
Applicant/Owner: Plummer Development Company, LLC
Surveyor: A&W Surveyors, Inc.
Application Filed: December 30, 2015
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replats:

- (7) **S156-065**
(CC District 4)
- An application to replat a 2.291-acre tract of land containing the remainder of Lot 1, all of Lots 2-14, and part of a 15-foot alley to be abandoned, all within City Block 1/4187, into one lot, on property located at the southeast corner of Beckley Avenue and Illinois Avenue.
- Applicant/Owners: CVS Pharmacy Inc.; Andrew Ho Kim; W.W. & Mabel E. Hutson; James W. Marks; Clemmie Skief; Maria Caseres; Veronica Barroso; David L. & Annie J. Johnson; Fustina Islas & Maria Del Carmen Peralta; Victor Ornelas & Carolina Ontiveros; Rodrigo M. & Maria Segovia; and Rocio Segovia
- Surveyor: Winkelmann & Associates, Inc.
- Application Filed: December 23, 2015
- Zoning: CR and R-7.5(A)
- Staff Recommendation: **Denial**
- (8) **S156-069**
(CC District 13)
- An application to replat a 2.237-acre tract of land containing all of Lots 14 and 15 in City Block G/5518 into one lot on property located at 10728 and 10738 Bridge Hollow Court.
- Applicant/Owner: Crescent Estates Custom Homes, LP
- Surveyor: A&W Surveyors, Inc.
- Application Filed: December 23, 2015
- Zoning: R-1ac(A)
- Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Miscellaneous Items:

- D156-003**
Laura Evans
(CC District 6)
- An application for a development plan and landscape plan on property within Planned Development District No. 741, Subarea A-2, at the east of Cypress Waters Boulevard, north of Hackberry Road.
- Staff Recommendation: **Approval**
- Applicant: Trammel Crow Co #43 Ltd
- Representative: Rob Baldwin

Miscellaneous Items - Under Advisement:

- 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, 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.
- U/A From: January 7, 2016

Certificates of Appropriateness for Signs – Under Advisement:

- 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 (north elevation).
Staff Recommendation: **Approval**
SSDAC Recommendation: **Approval**
Applicant: Bobby Nichols
U/A From: January 7, 2016
- 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 835 S. Good Latimer Expressway (south elevation).
Staff Recommendation: **Approval**
SSDAC Recommendation: **Approval**
Applicant: Mindi McMorris
U/A From: January 7, 2016
- 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 835 S. Good Latimer Expressway (north elevation).
Staff Recommendation: **Approval**
SSDAC Recommendation: **Approval**
Applicant: Mindi McMorris
U/A From: January 7, 2016

Zoning Cases – Consent:

1. **Z156-144(LE)**
Laura Evans
(CC District 6)
An application for the amendment to the development and landscape plans on property zoned Subarea A-2 of Planned Development District No. 741, at the west corner of Saintsbury Street and Cypress Waters Boulevard.
Staff Recommendation: **Approval**
Applicants: Trammel Crow Co. #43 LTD
Representative: Rob Baldwin, Baldwin Associates
2. **Z156-133(OTH)**
Olga Torres Holyoak
(CC District 2)
An application to repeal Specific Use Permit No. 2158 for a tattoo studio on property zoned Tract A in Planned Development District No. 269, the Deep Ellum/Near East Side District on the south line of Elm Street, east of North Good Latimer Expressway.
Staff Recommendation: **Approval**
Applicant: Shawn Hodges
Representative: Audra Buckley, Permitted Development

3. **Z156-134(OTH)** An application for a Specific Use Permit for a tattoo studio on property zoned Tract A in Planned Development District No. 269, the Deep Ellum/Near East Side District on the south line of Elm Street, east of North Good Latimer Expressway.
Olga Torres Holyoak (CC District 2)
Staff Recommendation: **Approval** for a three-year period, subject to a site plan and conditions.
Applicant: Shawn Hodges
Representative: Audra Buckley, Permitted Development
4. **Z156-135(OTH)** An application for an R-5(A) Single Family District on property zoned an A(A) Agricultural District, on the southwest line of Lasater Road, northwest of Stark Road.
Olga Torres Holyoak (CC District 8)
Staff Recommendation: **Approval**
Applicant: David Booth, DR Horton Homes
Representative: Tom John, JBI Partners

Zoning Cases – Under Advisement:

5. **Z156-117(DL)** 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.
Danielle Lerma (CC District 6)
Staff Recommendation: **Approval**
Applicant: CST Stations Texas, LLC
Representative: Nick Degan, CEI Engineering Assoc., Inc.
U/A From: January 7, 2016
6. **Z134-320(VP)** 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.
Vasavi Pilla (CC District 11)
Staff Recommendation: **Approval**, subject to a revised development/landscape plan, traffic management plan, and conditions.
U/A From: December 3, 2015 and January 7, 2016
7. **Z145-140(OTH)** 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.
Olga Torres Holyoak (CC District 14)
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, August 20, 2015, October 15, 2015 and November 19, 2015.

8. **Z145-329(OTH)** 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.
Olga Torres Holyoak (CC District 6)
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
U/A From: January 7, 2016
9. **Z156-128(OTH)** An application for the renewal of Specific Use Permit No. 2053 for Olga Torres Holyoak outside salvage or reclamation on property zoned an IM Industrial (CC District 6) 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
U/A From: January 7, 2016

Zoning Cases – Individual:

10. **Z156-136(OTH)** An application for the renewal of Specific Use Permit No. 2059 for Olga Torres Holyoak 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 northwest corner of Bruton Road and North Prairie Creek Road.
(CC District 5)
Staff Recommendation: **Approval** for a two-year period, subject to conditions.
Applicants: Amer & Milad Investments Inc.
Representative: Parvez Malik, Business Zoom
11. **Z156-143(WE)** An application for Specific Use Permit for a mini-warehouse use on property zoned Subarea 2B in Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District on the south side of Forth Worth Avenue, east of North Montclair Avenue.
Warren Ellis (CC District 6)
Staff Recommendation: **Approval** for a ten-year period, subject to a site plan and conditions.
Applicants: Advantage Self Storage Advisors, LLC
Representative: Joshua B. Parrott

12. **Z145-326(RB)**
Richard Brown
(CC District 14)

An application to amend Subareas I and II within Planned Development District No. 799, on property at the southeast corner of East Lovers and Matilda Street.

Staff Recommendation: **Approval**, subject to a revised conceptual plan and staff's recommended conditions.

Applicant: Lovers Medical Investors, LP-Jonathan Perlman, Sole Officer

Representative: Dallas Cothrum

Other Matters – Under Advisement:

FY2014-15 City Plan Commission Annual Report

Other Matters:

Consideration of appointments to CPC Committees:

SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC)

ARTS DISTRICT SIGN ADVISORY COMMITTEE

Minutes: January 7, 2016

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, January 21, 2016

ZONING ORDINANCE COMMITTEE (ZOC) MEETING - Thursday, January 21, 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.

TRANSPORTATION COMMITTEE MEETING - Thursday, January 21, 2016, City Hall, 1500 Marilla Street, in Council Chambers, at 10:00 a.m., to consider (1) Change the dimensional classification of Knox Street from Travis Street to McKinney Avenue from a four-lane undivided (M-4-U) roadway within 60 feet of right-of-way to a special three-lane undivided (SPCL 3U) roadway within 60 feet of right-of-way.

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]