



CITY OF DALLAS  
CITY PLAN COMMISSION  
Thursday, February 18, 2016  
AGENDA

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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.

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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) **S156-086**  
(CC District 2)
- An application to replat a 0.144-acre tract of land containing all of Lot 10 in City Block 1/2001 into a Shared Access Development with four lots ranging in size from 1,425 square feet to 1,896 square feet on property located at 4727 Manett Street.  
Applicant/Owner: Mario & Jauna Guzman  
Surveyor: Blue Star Land Surveying  
Application Filed: January 20, 2016  
Zoning: MF-2 (A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (2) **S156-087**  
(CC District 14)
- An application to replat a 3.0915-acre tract of land containing all of Lots 1A and 1B; part of Lots 5-10; all of Lots 11-18; and a portion of an alley to be abandoned, all in City Block 4/601, into one lot on property located on Roseland Avenue at Haskell Avenue, south corner.
- Applicant/Owner: Maple Multi-Family Land TX, LP  
Surveyor: Kimley-Horn and Associates, Inc.  
Application Filed: January 21, 2016  
Zoning: PD 298 (Subarea 1)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (3) **S156-089**  
(CC District 14)
- An application to replat a 1.716-acre tract of land containing the remainder of Lots 1 and 2 and all of Lots 3-11 in City Block D/5187 into one lot on property located on Prentice Street at Dyer Street, southwest corner.
- Applicant/Owner: Peruna East Corporation  
Surveyor: Raymond L. Goodson Jr., Inc.  
Application Filed: January 22, 2016  
Zoning: MU-3  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S156-090**  
(CC District 14)
- An application to create one lot from a 0.08-acre tract of land containing part of City Block 2/325 on property located at 2707 Florence Street, between Cantegral Street and Texas Street.
- Applicant/Owner: Cody A. Cartusciello  
Surveyor: Texas Heritage Surveying  
Application Filed: January 22, 2016  
Zoning: PD 298 (Subarea 10)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S156-092**  
(CC District 1)
- An application to create one lot from a 0.6371-acre tract of land in City Block 38/3019 on property located on Lancaster Avenue, south of Colorado Boulevard.
- Applicant/Owner: Supporting Housing Inc.  
Surveyor: Raymond L. Goodson Jr., Inc.  
Application Filed: January 22, 2016  
Zoning: PD 468 (Subdistrict E - Tract 2) WMU-8  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (6) **S156-093**  
(CC District 2)
- An application to replat a 0.622-acre tract of land containing all of Lots 1 and 2 in City Block 25-D/2370 into one lot on property located on Stutz Drive at Maple Avenue, west corner.  
Applicant/Owner: Red Barn Holdings, LP  
Surveyor: Texas Heritage Surveying, LLC  
Application Filed: January 22, 2016  
Zoning: IM  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (7) **S156-094**  
(CC District 2)
- An application to replat a 0.775-acre tract of land containing all of Lots 1-4 and a portion of Lot 5 in City Block E/5713 into one lot on property located on Maple Avenue at Kimsey Drive, north corner.  
Applicant/Owner: Red Barn Holdings, LP  
Surveyor: Texas Heritage Surveying, LLC  
Application Filed: January 22, 2016  
Zoning: MU-2 and IR  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (8) **S156-095**  
(CC District 14)
- An application to create one lot from a 0.797-acre tract of land containing Lots 11-15 of an unrecorded addition in City Block 1030 on property located on Hood Street at Dickason Avenue, south corner.  
Applicant/Owner: Dickason Residential Partners, LLC  
Surveyor: A&W Surveyors, Inc.  
Application Filed: January 22, 2016  
Zoning: PD 193 (MF-3)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (9) **S156-096**  
(CC District 2)
- An application to replat a 1.561-acre tract of land containing all of Lots 1, 2A and 8, and the remainder of Lot 2, all within City Block 4/2698 on property located on Coronado Avenue, east of Grand Avenue.  
Applicant/Owner: The Lakeview at Whiterock, LLC  
Surveyor: Texas Heritage Surveying, LLC  
Application Filed: January 22, 2016  
Zoning: PD 954  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (10) **S156-097**  
(CC District 13) An application to replat a 1.503-acre tract of land containing all of Lot 1A and a 27-foot utility easement to be abandoned in City Block 1/5463 on property located on Preston Road at Averill Way, northeast corner.  
Applicant/Owner: Preston Hollow Place Property Owner, LP  
Surveyor: Kadleck & Associates  
Application Filed: January 22, 2016  
Zoning: MF1-(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (11) **S156-099**  
(CC District 14) An application to create one lot from a 0.6371-acre tract of land in City Block 38/3019 on property located on Marsalis Avenue at Colorado Boulevard, southeast corner.  
Applicant/Owner: Hillcrest House Partnership, Ltd.  
Surveyor: Raymond L. Goodson Jr., Inc.  
Application Filed: January 25, 2016  
Zoning: PD 468 (Subdistrict E - Tract 2) WMU-8  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (12) **S156-100**  
(CC District 3) An application to create three lots from a 104.499-acre tract of land in City Block 38/3019 on property located on Mountain Creek Parkway at Camp Wisdom Road, northeast corner.  
Applicant/Owner: First Industrial, LP  
Surveyor: Pacheco Koch Consulting Engineers  
Application Filed: January 25, 2016  
Zoning: PD 521 (Subdistricts S-1c, S-1d, and S-2a) South Zone  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Building Line Removal:

- (13) **S156-098**  
(CC District 13) An application to remove the platted 15-foot, 25-foot, and 50-foot building lines located internal to Lot 4 in City Block 2/5463, and to replat a 2.02-acre tract of land containing all of Lot 1A and a 27-foot utility easement to be abandoned in City Block 1/5463 and all of Lot 4 in City Block 2/5463 into one lot on property located on Preston Road at Averill Way, southeast corner.  
Applicant/Owner: Preston Hollow Place Property Owner, LP  
Surveyor: Kadleck & Associates  
Application Filed: January 22, 2016  
Zoning: PD 946  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.



Residential Replats:

- (14) **S156-084**  
(CC District 13)
- An application to replat a 1.09-acre tract of land containing all of Lots 16A and 16B in City Block Q/4986 into one lot on property located at 4505 Cherokee Trail.  
Applicant/Owner: Sarah L. Titus  
Surveyor: Carman - Donaldson Surveying  
Application Filed: January 20, 2016  
Zoning: PD 455  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (15) **S156-085**  
(CC District 6)
- An application to amend a portion of an approved Shared Access Development by replatting a 0.1649-acre tract of land containing all of Lots 12 and 13 in City Block A/4015 into one lot on property located at 1934 and 1938 Malone Cliff View.  
Applicant/Owner: A-2-Z + T2 Management Trust  
Surveyor: Texas Heritage Surveying, LLC  
Application Filed: January 20, 2016  
Zoning: PD 732 (Subdistrict 2)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (16) **S156-088**  
(CC District 1)
- An application to replat a 0.596-acre tract of land containing all of Lots 3 and 4 in City Block A/3367 into a 16-lot Shared Access Development with lots ranging in size from 1,428 square feet to 1,999 square feet on property located on Elsbeth Street at Neely Street, southeast corner.  
Applicant/Owner: Larkspur Elsbeth, LLC  
Surveyor: Gonzalez & Schneeberg  
Application Filed: January 21, 2016  
Zoning: PD 468 (Subdistrict A - Tract 7) RTN  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (17) **S156-091**  
(CC District 2)
- An application to amend a portion of an approved Shared Access Development by replatting a 0.252-acre tract of land containing all of Lots 4A-4E and Lot 4G in City Block B/907 into eight lots ranging in size from 1,246 square feet to 1,503 square feet on property located on Wall Street at McKee Street, north corner.  
Owner: Urban Lofts Partners, Inc.  
Surveyor: Gonzalez & Schneeberg Engineers & Surveyors, Inc.  
Application Filed: January 22, 2016  
Zoning: PD 317, Subdistrict 2  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Wynnewood Urban Design Guide:

[http://dallascityhall.com/departments/citydesignstudio/DCH%20Documents/wynnewood%20nodal%20structure\\_updated.pdf](http://dallascityhall.com/departments/citydesignstudio/DCH%20Documents/wynnewood%20nodal%20structure_updated.pdf)

Arturo Del Castillo  
(CC District 1)

Consideration of an amendment to the Wynnewood Urban Design Guide that adds City of Dallas infrastructure investment information to the appendix (new page 94), on property bound by South Vernon Avenue to the west, Bancroft Drive, the alleyway south of Bizerie Avenue, Heyser Drive and Pratt Street to the north, Brookhaven Drive to the east and West Illinois Avenue to the south.

Miscellaneous Items:

**D156-007**

Laura Evans  
(CC District 3)

An application for a development plan on property zoned Planned Development District No. 521, South Zone, Subareas S-1C and S-1D, along the east side of Mountain Creek Parkway, north of Camp Wisdom Road.

Staff Recommendation: **Approval**

Applicant: First Industrial, LP

Representative: Greg Gerbig, Pacheco Koch

**D156-004**

Laura Evans  
(CC District 13)

An application for a development plan on property within Subarea A of Planned Development District No. 885, along the western line of Midway Road, at the terminus of Harvest Hill Road.

Staff Recommendation: **Approval**

Applicant: Dave Carter

Representative: Jonathan Hake, Cross Engineering

**M156-014**

Danielle R. Lerma  
(CC District 2)

An application for a minor amendment to the development plan for Planned Development Subdistrict No. 80 within Planned Development District No. 193, the Oak Lawn Special Purpose District on property bounded by Brown Street, Wycliff Avenue, Congress Avenue, and Douglas Avenue.

Staff Recommendation: **Approval**

Applicant: Axis at Wycliff Apartments

Representative: David Manire

**M156-004**

Warren Ellis  
(CC District 6)

An application for a minor amendment to the development plan on property zoned Tract 2 of Planned Development District No. 508, on the southwest corner of Bickers Street and North Hampton Road.

Staff Recommendation: **Approval**

Applicant: Mercy Street

Representative: Dayton Macatee

Zoning Cases – Consent:

1. **Z156-138(WE)**  
Warren Ellis  
(CC District 6)  
An application for a MU-3 Mixed Use District on property zoned an IR Industrial/Research District on the northeast corner of Burgess Boulevard and Iberia Avenue.  
Staff Recommendation: **Approval**  
Applicants/Representative: Nicolas Villalba
2. **Z145-291(DL)**  
Danielle R. Lerma  
(CC District 5)  
An application for the renewal of and an amendment to Specific Use Permit No. 1814 for a vehicle display, sales, and service use and a commercial motor vehicle parking lot on property zoned Subdistrict 5A within Planned Development District No. 533, the C.F. Hawn Special Purpose District No. 1, with a D-1 Liquor Control Overlay on the northeast line of C.F. Hawn Service Road, west of Southeast Drive.  
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a revised site/landscape plan and conditions.  
Applicants: Ruth Hunsinger
3. **Z156-118(SM)**  
Sarah May  
(CC District 14)  
An application for a Specific Use Permit for a private school on property zoned a CR Community Retail District with a D Liquor Control Overlay on the west corner of East Grand Avenue and Shadyside Lane.  
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.  
Applicants: Martinez-Wallace, LLC  
Representative: Rob Baldwin

Special Provision Sign District Amendment - Under Advisement:

4. **SPSD145-001(SM)**  
Sarah May  
(CC District 2, 14)  
A City Plan Commission authorized hearing with consideration being given to expand and modify the sign regulations for properties within the Victory Special Purpose Sign District generally east of Stemmons Freeway and north of Woodall Rogers Freeway.  
Staff Recommendation: **Approval**, subject to staff's recommended conditions.  
Special Sign District Advisory Committee Recommendation: **Approval**, subject to conditions.  
U/A From: February 4, 2016



Zoning Cases – Under Advisement:

5. **Z145-170(SM)**  
Sarah May  
(CC District 2, 14)  
A City Plan Commission authorized hearing to determine proper zoning on property zoned Planned Development District No. 582, the Victory Planned Development District with consideration being given to appropriate zoning for the area including use, development standards, parking, and other appropriate regulations on property generally east of Stemmons Freeway and north of Woodall Rogers Freeway.  
Staff Recommendation: **Approval**, subject to staff's recommended conditions and a revised conceptual plan.  
U/A From: February 4, 2016
6. **Z156-153(SM)**  
Sarah May  
(CC District 13)  
An application for a Planned Development District for LO-1 Limited Office District and animal shelter or clinic with outside runs uses on property zoned an LO-1 Limited Office District on the southeast corner of Sexton Lane and Midway Road.  
Staff Recommendation: **Approval**, subject to a development plan and conditions.  
Applicants: City Vet  
Representative: William Dahlstrom, Jackson Walker, LLP  
U/A From: February 4, 2016
7. **Z156-115(WE)**  
Warren Ellis  
(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  
U/A From: January 7, 2016
8. **Z156-160(WE)**  
Warren Ellis  
(CC District 5)  
An application for a Specific Use Permit for a mini-warehouse use on property zoned a CR Community Retail District with a D Liquor Control Overlay on the south side of Lake June Road and west of North St. Augustine Drive.  
Staff Recommendation: **Approval** for a ten-year period, subject to a site plan and conditions.  
Applicants: 9500 Lake June LLC  
Representative: Michael R. Coker  
U/A From: February 4, 2016



9. **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/landscape plan, traffic management plan, and conditions.
- U/A From: December 3, 2015, January 7, 2016 and January 21, 2016
10. **Z156-123(LHS)**  
L. Holmes Stringfellow  
(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 eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.
- Applicant/Representative: Marquita Pritchett [Brenda Pritchett Ford]
- U/A From: January 7, 2016 and February 4, 2016
11. **Z156-135(OTH)**  
Olga Torres Holyoak  
(CC District 8)
- 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.
- Staff Recommendation: **Approval**
- Applicant: David Booth, DR Horton Homes
- Representative: Tom John, JBI Partners
- U/A From: January 21, 2016
12. **Z156-136(OTH)**  
Olga Torres Holyoak  
(CC District 5)
- An application for the renewal of Specific Use Permit No. 2059 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 northwest corner of Bruton Road and North Prairie Creek Road.
- Staff Recommendation: **Approval** for a two-year period, subject to conditions.
- Applicants: Amer & Milad Investments Inc.
- Representative: Parvez Malik, Business Zoom
- U/A From: January 21, 2016 and February 4, 2016

13. **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  
U/A From: January 21, 2016
14. **Z156-131(RB)**  
Richard Brown  
(CC District 6)  
An application for a new Subdistrict on property zoned Subdistrict 1 within Planned Development District No. 621, the Old Trinity and Design District Special Purpose District, at the west corner of Hi Line Drive and Turtle Creek Boulevard.  
Staff Recommendation: **Approval**, subject to a tower exhibit and staff's recommended conditions.  
Applicants: Dunhill Vinculum, LLC  
Representative: Barry Knight and Laura Hoffman  
U/A From: February 4, 2016
15. **Z156-140(RB)**  
Richard Brown  
(CC District 6)  
An application for a new Subdistrict on property zoned Subdistrict 1 within Planned Development District No. 621, the Old Trinity and Design District Special Purpose District, at the west corner of the North Stemmons Freeway Access Road, and Edison Street.  
Staff Recommendation: **Approval**, subject to a tower exhibit and staff's recommended conditions.  
Applicants: DD Tower, LLC  
Representative: Barry Knight and Laura Hoffman, Winstead PC  
U/A From: February 4, 2016
16. **Z156-141(RB)**  
Richard Brown  
(CC District 6)  
An application for a new Subdistrict on property zoned Subdistrict 1 within Planned Development District No. 621, the Old Trinity and Design District Special Purpose District, on the southwest line of the North Stemmons Freeway Access Road, east of Oak Lawn Avenue.  
Staff Recommendation: **Approval**, subject to a tower exhibit and staff's recommended conditions.  
Applicants: Dunhill Vinculum, LLC  
Representative: Barry Knight, Laura Hoffman  
U/A From: February 4, 2016

Zoning Cases – Individual:

17. **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 the east line of North St. Augustine Drive, north of Bruton Road.  
Staff Recommendation: **Approval**, subject to a development plan, traffic management plan, and conditions.  
Applicants: TA II Acquisition, LLC  
Representative: Tommy Mann and Laura Hoffman
18. **Z156-137(SM)**  
Sarah May  
(CC District 13)  
An application for an amendment to Planned Development District No. 696 on property bound by Welch Road, Rickover Drive, Crestline Avenue, and Ridgeside Drive.  
Staff Recommendation: **Approval**, subject to a revised development/landscape plan, traffic management plan and conditions.  
Applicants: Dallas Independent School District  
Representative: Karl A. Crawley, Masterplan
19. **Z156-165(SM)**  
Sarah May  
(CC District 9)  
An application for a Planned Development District for R-7.5(A) Single Family District and public school uses on property zoned an R-7.5(A) Single Family District, on the northeast corner of Monterrey Avenue and Farola Drive.  
Staff Recommendation: **Approval**, subject to a development/landscape plan, traffic management plan and conditions.  
Applicants: Dallas Independent School District  
Representative: Karl A. Crawley, Masterplan
20. **Z156-112(WE)**  
Warren Ellis  
(CC District 2)  
An application for a Specific Use Permit for a recycling buy-back center for the collection of household metals and industrial metals on property zoned an IM Industrial Manufacturing District on the northeast line of South Barry Avenue, north of South Haskell Avenue.  
Staff Recommendation: **Approval** for a two-year period, subject to a revised site plan and conditions.  
Applicants: Texas Recycling & Surplus, Inc.  
Representative: Robert Miklos

Authorization of a Hearing:

Donna Moorman  
(CC District 10)

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. 758 with consideration given to appropriate zoning for the area including use, development standards, and other appropriate regulations, generally located along both sides of Walnut Hill Lane, east of Skillman Street. This is a hearing to consider the request to authorize the hearing and not the rezoning of property at this time.

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Other Matters:

Consideration of appointments to CPC Committees:

**SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC)**  
**ARTS DISTRICT SIGN ADVISORY COMMITTEE**

Minutes: February 4, 2016

Adjournment