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CITY SECRETARY  
DALLAS, TEXAS



CITY OF DALLAS

**PUBLIC HEARING POSTING**  
**CITY PLAN COMMISSION**  
**HEARING**  
**Thursday, March 3, 2016**

Public Notice

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POSTED CITY SECRETARY  
DALLAS, TX

**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, March 3, 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) **S156-101**  
(CC District 10)
- An application to replat a 7.2179-acre tract of land to create one lot from the remainder of Lots 1, 2, and a portion of Lot 4 in City Block 2/8059 on property fronting on Bekay Street, east of Plano Road.  
Applicant/Owner: City of Dallas  
Surveyor: Survey Consultants, Inc.  
Application Filed: February 3, 2016  
Zoning: IR  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (2) **S156-103**  
(CC District 14)
- An application to create two 0.044-acre lots from a 0.0878-acre tract of land in City Block A/500 on property located on Carmel Street at Skiles Street.  
Applicant/Owner: Mike Smith / 3140 Carmel, LLC  
Surveyor: Blue Star Surveying  
Application Filed: February 3, 2016  
Zoning: PD 298, Sub-district 6  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (3) **S156-106**  
(CC District 6)
- An application to create a seven lot residential subdivision with lots ranging in size from 0.172-acre to 0.202-acre from a 1.318-acre tract of land containing part of City Block 7188 on property located on Fannie Street, southwest of Chalk Hill Road.  
Applicant/Owner: AAA Home Builder, LLC  
Surveyor: CBG Surveying, Inc.  
Application Filed: February 3, 2016  
Zoning: R-5(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S156-107**  
(CC District 14)
- An application to replat a 0.9433-acre lot from a tract of land containing all of Lots 1A, 3A, 9, and part of Lot 7 in City Block 9/994 to create one lot on property located on Maple Avenue between Carlisle Street and Wolf Street.  
Applicant/Owner: Maple Tree Partners, Ltd., Phillip Romano  
Surveyor: JDJR Engineers  
Application Filed: February 3, 2016  
Zoning: PD 193 (LC)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S156-108**  
(CC District 1)
- An application to replat a 0.954-acre tract of land containing all of Lots 6A and 9A in City Block 12/3136 and a portion of Zang Boulevard to be abandoned to create one lot on property located on Davis Street and Seventh Street, west of Zang Boulevard.  
Applicant/Owner: Alamo/Manhattan BAD, LLC  
Surveyor: Spiars Engineering, Inc.  
Application Filed: February 3, 2016  
Zoning: PD 830 (Sub-district 6), Davis Corridor  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (6) **S156-109**  
(CC District 11)
- An application to create one 13.289-acre lot from a tract of land in City Block 7754 on Churchill Way between Coit Road and North Central Expressway (US Highway 75).  
Applicant/Owner: Jennifer Murillo / State of Texas  
Surveyor: Winkelmann & Associates  
Application Filed: February 4, 2016  
Zoning: MU-3  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (7) **S156-111**  
(CC District 9)
- An application to create a 6.557-acre lot from a tract of land containing part of City Block 5372 on property located on Monterrey Drive between Farola Drive and Itasca Drive.  
Applicant/Owner: Dallas Independent School District  
Surveyor: Gonzalez & Schneeberg  
Application Filed: February 4, 2016  
Zoning: R-7.5(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (8) **S156-112**  
(CC District 9)
- An application to create one 7.897-acre lot from a tract of land containing all of City Block 2977 on property located on Hillbrook Street, Sondra Drive, and Wendover Road.  
Applicant/Owner: Dallas Independent School District  
Surveyor: Gonzalez & Schneeberg  
Application Filed: February 5, 2016  
Zoning: R-7.5(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (9) **S156-113**  
(CC District 11)
- An application to replat a 3.2178-acre tract of land containing all of Lots 1, 2, and 4 in City Block D/1998 to create one lot on property located on Alpha Road at Preston Road, northeast corner.  
Applicant/Owner: Quiktrip Corporation  
Surveyor: Survey Consultants, Inc.  
Application Filed: February 5, 2016  
Zoning: RR  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (10) **S156-114**  
(CC District 7)
- An application to create one 0.634-acre lot from a tract of land containing part of City Block 7058 on property located at 2430 Highland Road, southeast of Bar-X Street.  
Applicant/Owner: Wade Henderson  
Surveyor: Maddox Surveying & Mapping, Inc.  
Application Filed: February 5, 2016  
Zoning: MF-2(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (11) **S156-116**  
(CC District 6)
- An application to create one 3.866-acre lot, and one 8.5571-acre lot from a 12.4436-acre tract of land in City Block 8467 on property located on Ranch Trail east of Cypress Waters Boulevard.
- Applicant/Owner: Trammel Crow Company  
Surveyor: Kimley-Horn  
Application Filed: February 5, 2016  
Zoning: PD 741  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replats:

- (12) **S156-104**  
(CC District 1)
- An application to replat a 0.469-acre tract of land containing Lots 5, 6, 7, and 8 and alley abandonments in City Block 19/4280 to create one 7,718-square foot (0.177-acre) acre lot, and one 12,738 square foot (0.292-acre) on property located on Brunner Avenue at Balboa Drive.
- Applicant/Owner: Legge Properties, Ltd.  
Surveyor: Salcedo Group, Inc.  
Application Filed: February 3, 2016  
Zoning: CR, R-7.5(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (13) **S156-117**  
(CC District 14)
- An application to replat a 0.235-acre tract of land containing all of Lot 5 in City Block D/1998 into one 3,695-square foot lot and one 6,525-square foot lot, on property located at 5001 Alcott Street at Lee Street, northwest.
- Applicant/Owner: Mark Weatherford / David M. Hargrove  
Surveyor: Gonzalez & Schneeberg Surveyors & Engineers  
Application Filed: February 8, 2016  
Zoning: TH-3(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Miscellaneous Items:

- M156-009**  
Danielle R. Lerma  
(CC District 6)
- An application for a minor amendment to the development plan for Tract 5 within Planned Development District No. 508 on the south line of Canada Drive, east of Bosque Avenue.
- Staff Recommendation: **Approval**  
Applicant: Uplift Education  
Representative: Brian Nelson, HKS

**M156-010**  
Danielle R. Lerma  
(CC District 13)

An application for a minor amendment to the development and landscape plans on property zoned Planned Development District No. 260, Tracts 4, 4A and 5, at the southwest corner of Glen America Drive and North Central Expressway Service Road.  
Staff Recommendation: **Approval**  
Applicant: Northpark Presbyterian Church  
Representative: William S. Dahlstrom, Jackson Walker, L.L.P.

Miscellaneous Items – Under Advisement:

**M156-012**  
Danielle R. Lerma  
(CC District 10)

An application for a minor amendment to the development and landscape plans for Planned Development District No. 758, Subarea C, at the southeast corner of Skillman Street and Walnut Hill Lane.  
Staff Recommendation: **Approval**  
Applicant: Argyle Residential  
Representative: Talmage Hansen, Big Red Dog Engineering  
U/A From: February 4, 2016

Certificates of Appropriateness for Signs:

**1511180017**  
Laura Evans  
(CC District 14)

An application for a Certificate of Appropriateness by Terry Hodge of Accent Graphics, Inc. for an 89 square-foot lower level attached sign at 1201 Main Street (south elevation).  
Staff Recommendation: **Approval**  
SSDAC Recommendation: **Approval**  
Applicant: Terry Hodge

**1511180018**  
Laura Evans  
(CC District 14)

An application for a Certificate of Appropriateness by Terry Hodge of Accent Graphics, Inc. for an 89 square-foot lower level attached sign at 1201 Main Street (north elevation).  
Staff Recommendation: **Approval**  
SSDAC Recommendation: **Approval**  
Applicant: Terry Hodge Nichols

Thoroughfare Plan Amendments – Under Advisement:

**Knox Street from Travis Street to McKinney Avenue**

Tanya Brooks  
(CC District 14)

An amendment to the City of Dallas Thoroughfare Plan to 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.

Staff Recommendation: **Approval** of the amendment to 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.

CPC Transportation Committee Recommendation: **Approval**

U/A From: February 4, 2016

Zoning Cases – Consent:

1. **Z156-181(WE)**  
Warren Ellis  
(CC District 1)
  2. **Z156-175(OTH)**  
Olga Torres Holyoak  
(CC District 12)
  3. **Z156-178(OTH)**  
Olga Torres Holyoak  
(CC District 3)
- An application for a Specific Use Permit for a vehicle display, sales and service on property zoned Subdistrict 5 of Planned Development District No. 714, the West Commerce Street/Fort Worth Avenue Special Purpose District, on the south side of Fort Worth Avenue, east of North Westmoreland Road.
- Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.
- Applicant: Avis Budget Car Rental, LLC
- Representative: Jeff Wagner
- An application for a GO(A) General Office District on property zoned an MO-2 Mid-range Office District on the east side of Preston Road, south of Frankford Road.
- Staff Recommendation: **Approval**
- Applicant: Caddo Preston Plaza LLC
- Representative: Rob Baldwin
- An application for an IR Industrial/Research District on property zoned an A(A) Agricultural District on the southeast corner of West Kiest Boulevard and Ledbetter Drive.
- Staff Recommendation: **Approval**
- Applicant: WWF Operating Company c/o Harold Gingsburg
- Representative: Barry Knight & Brad Williams, Winstead PC



4. **Z156-180(OTH)** An application for an MU-1 Mixed Use District on property zoned an IR Industrial/Research District on the south side of Farrington Street, east of Crampton Street.  
Olga Torres Holyoak  
(CC District 6)  
Staff Recommendation: **Approval**  
Applicant: 2323 Farrington, LLC  
Representative: Tommy Mann, Winstead PC
5. **Z156-174(SM)** An application for a Specific Use Permit for private school and to repeal Specific Use Permit No. 67 for a church recreation center on property zoned an R-7.5(A) Single Family District on the northwest corner of Lyndon B. Johnson Freeway and Blossomheath Lane.  
Sarah May  
(CC District 11)  
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.  
Applicant: Park Central Baptist Church  
Representative: Robert Reeves & Associates, Inc.

Zoning Cases – Under Advisement:

6. **Z145-366(SM)** An application for a Planned Development District for A (A) Agricultural District, IR Industrial/Research District, general merchandise and food store, and utility and public service uses on property zoned an A (A) Agricultural District, south of East Belt Line Road and west of South Northlake Road.  
Sarah May  
(CC District 6)  
Staff Recommendation: **Approval**, subject to a conceptual plan, development plan and conditions.  
Applicant: Oncor Electric Delivery Co./Luminant Generation Co., LLC  
Representative: Dallas Cothrum and Maxwell J. Fisher, Masterplan  
U/A From: February 4, 2016
7. **Z156-118(SM)** 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.  
Sarah May  
(CC District 14)  
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.  
Applicant: Martinez-Wallace, LLC  
Representative: Rob Baldwin  
U/A From: February 18, 2016



8. **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.  
Applicant: Dallas Independent School District  
Representative: Karl A. Crawley, Masterplan  
U/A From: February 18, 2016
9. **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.  
Applicant: City Vet  
Representative: William Dahlstrom, Jackson Walker, LLP  
U/A From: February 4, 2016 and February 18, 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, February 4, 2016 and February 18, 2016
11. **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: **Hold under advisement until March 17, 2016.**  
Applicant: Lovers Medical Investors, LP-Jonathan Perlman, Sole Officer  
Representative: Dallas Cothrum  
U/A From: January 21, 2016 and February 18, 2016

12. **Z156-103(OTH)** An application for the renewal of Specific Use Permit No. 1863 for Olga Torres Holyoakthe 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.  
(CC District 5)  
Staff Recommendation: **Approval** for a three-year period, subject to conditions.  
Applicant: Vecta Food Store  
Representative: Jason Marshall  
U/A From: December 3, 2015 and February 4, 2016
13. **Z156-135(OTH)** An application for an R-5(A) Single Family District on property Olga Torres Holyoakzoned an A(A) Agricultural District, on the southwest line of Lasater Road, northwest of Stark Road.  
(CC District 8)  
Staff Recommendation: **Approval**  
Applicant: David Booth, DR Horton Homes  
Representative: Tom John, JBI Partners  
U/A From: January 21, 2016 and February 18, 2016

Zoning Cases – Individual:

14. **Z156-127(SM)** An application for a Specific Use Permit for an alcoholic beverage manufacturing use and a new subdistrict on property zoned Sub Sarah May district 2, Mixed Use Corridor, within Planned Development District (CC District 2) No. 317, the Cedars Area Special Purpose District on the east corner of Browder Street and Blakeney Street.  
Staff Recommendation: **Approval** of a new subdistrict, subject to conditions; and **approval** of a Specific Use Permit for an alcoholic beverage manufacturing use for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site/landscape plan and conditions.  
Applicant: Four Corners Brewing  
Representative: Audra Buckley, Permitted Development

15. **Z156-163(SM)**  
Sarah May  
(CC District 5)
- An application for a Specific Use Permit for a mini-warehouse use, 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, and an amendment to deed restrictions on property zoned an MU-1 Mixed Use District with deed restrictions, on the northeast corner of Lake June Road and Guard Drive.  
Staff Recommendation: **Hold under advisement until March 17, 2016.**  
Applicant: Lindsay A. Fleck, Trustee  
Representative: Michael R. Coker
16. **Z156-179(SM)**  
Sarah May  
(CC District 5)
- An application for a Planned Development District for R-7.5(A) Single Family District and private school uses and to repeal Specific Use Permit No. 948 for a private school on property zoned an R-7.5(A) Single Family District, on the northeast corner of San Leon Avenue and North Saint Augustine Drive.  
Staff Recommendation: **Approval**, subject to a development plan, landscape plan, traffic management plan, and staff's recommended conditions.  
Applicant: Kelby Woodard, Cristo Rey Dallas College Preparatory  
Representative: William S. Dahlstrom, Jackson Walker LLP
17. **Z145-183(WE)**  
Warren Ellis  
(CC District 13)
- An application for a Planned Development District for MU-2 Mixed Use District and mini-warehouse uses on property zoned an MU-2 Mixed Use District on the south side of Meadow Road and west of Greenville Avenue.  
Staff Recommendation: **Approval**, subject to a development plan and staff's recommended conditions.  
Applicant: Croesus Greenville Avenue L.P.  
Representative: Suzan Kedron and Steven Dimitt, LLP, Jackson Walker

Authorization of a Hearing - Under Advisement:

- 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.  
U/A From: February 18, 2016

Landmark Commission Appeal:

**CA156-087(JKA)**  
Jennifer Anderson  
(CC District 2)

An appeal of the Landmark Commission's decision to deny a Certificate of Appropriateness - CA156-087(JKA) at 4716 Junius Street to install 4" Hardiboard on rear and side facades of the main structure.

Staff Recommendation: **Denial**

Landmark Commission Recommendation: **Denial**

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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 18, 2016

Adjournment

**CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**

**Thursday, March 3, 2016**

**ZONING ORDINANCE COMMITTEE (ZOC) MEETING** - Thursday, March 3, 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](http://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]