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CITY SECRETARY
DALLAS, TEXAS



CITY OF DALLAS
PUBLIC HEARING POSTING
CITY PLAN COMMISSION
HEARING
Thursday, March 17, 2016

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.

"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."

Public Notice

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[Edited on: 03/11/16 4:25 PM]

POSTED CITY SECRETARY
DALLAS, TX



CITY OF DALLAS

CITY PLAN COMMISSION

BUS TOUR AGENDA

Thursday, March 17, 2016

8:30 a.m.

(The City Plan Commission may visit any site that appears on the March 17, 2016, City Plan Commission agenda as necessary.)

The City Plan Commission will meet at City Hall, 1500 Marilla Street, in Room 5ES at 8:30 a.m., and then transfer to the bus for the tour. The bus tour will end at approximately 11:30 a.m.

1. **Z134-301(WE)**
Warren Ellis
(CC District 14)
An application for a Planned Development District for retail, office, and residential uses on property zoned Planned Development District No. 9 with a D Liquor Control Overlay and GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District in an area generally bounded by Cedar Springs Road, Routh Street, Howell Street and Fairmount Street. [2803 Routh Street]
2. **Z156-207(RB)**
Richard Brown
(CC District 2)
An application for a Planned Development Subdistrict for O-2 Office Subdistrict uses on property zoned an O-2 Office Subdistrict in Planned Development District No. 193, the Oak Lawn Special Purpose District on the north corner of North Harwood Street and Randall Street. [2007 Randall Street]
3. **Z156-189(SM)**
Sarah May
(CC District 11)
An application for a new subdistrict on property zoned Subdistrict 3 of Planned Development District No. 887, the Valley View-Galleria Area Special Purpose District on the south side of James Temple Drive, east of Noel Road. [5327 LBJ Freeway]
4. **Z156-197(OTH)**
Olga Torres Holyoak
(CC District 11)
An application for an R-5(A) Single Family District on property zoned an R-1ac(A) Single Family District on the north side of Churchill Way, west of Downs Lake Circle. [6300 Churchill Way/1 Coventry Court]
5. **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. [1110 East Stark Road]

6. **Z145-285(SM)**
Sarah May
(CC District 9)
An application for a Planned Development District for R-10(A) Single Family District and public school uses on property zoned an R-10(A) Single Family District, on the east corner of San Leandro Drive and St. Francis Avenue. [8410 San Leandro Drive]
7. **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. [5200 East Grand Avenue]

"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 17, 2016
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:

Subdivision Docket
Zoning Docket

ACTION ITEMS:

Subdivision Docket Planner: Sharon Hurd

Consent Items:

- (1) **S156-120**
(CC District 3)
- An application to replat a 3.423-acre tract of land containing all of Lot 9 and the remainder of Lot 8 in City Block 18/6959 into one lot on property located on Altoona Drive at Ledbetter Drive, northeast corner.
Applicant/Owner: Domain Coronado, LTD
Surveyor: Salcedo Group, Inc.
Application Filed: February 18, 2016
Zoning: PD 38
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (2) **S156-121**
(CC District 2)
- An application to replat a 0.195-acre tract of land containing all of Lot 25 in City Block A/1989 into a five-lot Shared Access Development with lots ranging in size from 1,463 square feet to 2,228 square feet on property located at 2214 Moser Avenue.
Applicant/Owner: Irma Rufina Flores
Surveyor: Blue Star Land Surveying
Application Filed: February 18, 2016
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replats:

- (3) **S156-119**
(CC District 11)
- An application to replat a 2.0372-acre tract of land containing all of Lot 1B in City Block 7452 and all of Lot 1 in City Block A/7451 into one lot on property located on Whitley Lane, between Churchill Way and Turner Way.
Applicant/Owner: Congregation Shaare Tefilla and Sharre Tefila Congregation
Surveyor: Blue Sky Surveying & Mapping, Corporation
Application Filed: February 17, 2016
Zoning: R-16(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S156-122**
(CC District 14)
- An application to replat a 0.406-acre tract of land containing all of Lots 18 and 19 in City Block E/2848 into one lot on property located at 6207 and 6211 Marquita Avenue, east of Norris Street.
Applicant/Owner: Paul G. Fuller II
Surveyor: Carman – Fuller Engineering & Land Surveying, Inc.
Application Filed: February 18, 2016
Zoning: R-7.5(A)
Staff Recommendation: **Denial**

Miscellaneous Items:

- M145-065**
Richard Brown
(CC District 3)
- An application for a minor amendment to the site plan and traffic management plan for Specific Use Permit No. 1522 for an Open-enrollment charter school on property zoned an RR Regional Retail District on the south line of West Ledbetter Drive, west of South Hampton Road.
Staff Recommendation: **Approval**
Applicant: Focus Learning Academy, Inc.
Representative: Logan Garrett
- M156-005**
Warren Ellis
(CC District 6)
- An application for a minor amendment to the site plan for Specific Use Permit No. 1262 for a private school on property zoned Planned Development District No. 803, on the northwest corner of Rosa Road and Midway Road.
Staff Recommendation: **Approval**
Applicant: Oak Hill Academy
Representative: Anna L. Urban
- M156-006**
Warren Ellis
(CC District 6)
- An application for a minor amendment to the development plan on property zoned Planned Development District No. 803, on the northwest corner of Midway Road and Rosa Road.
Staff Recommendation: **Approval**
Applicant: Oak Hill Academy
Representative: Anna L. Urban

- M156-016**
Danielle R. Lerma
(CC District 7 & 8)
- An application for a minor amendment to the development plans and landscape plans for Planned Development District No. 883, Subareas 2A and 2B, north and south of Great Trinity Forest Way, west of Elam Road.
Staff Recommendation: **Approval**
Applicant: The Company of Trinity Forest Golfers, Inc.
Representative: Robert Reeves, Reeves & Associates, Inc.
- M156-011**
Danielle R. Lerma
(CC District 12)
- An application for a minor amendment to the development/landscape plan for Planned Development District No. 943, at the southeast corner of Rosemeade Parkway and Lina Street.
Staff Recommendation: **Approval**
Applicant: MDT Caladium, LTD
Representative: Alex W. Lilley
- D156-008**
Danielle R. Lerma
(CC District 14)
- An application for a development plan and landscape plan on property zoned Subarea A Planned Development Subdistrict No. 79, the Harwood Special Purpose District, within Planned Development District No. 193, the Oak Lawn Special Purpose District, at the east corner of North Harwood Street and Randall Street.
Staff Recommendation: **Approval**
Applicant: Harwood International Center V, L.P.
Representative: Jeff Smith, Harwood, Inc.

Miscellaneous Items – Under Advisement:

- 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
U/A From: February 18, 2016

Zoning Cases – Consent:

1. **Z134-301(WE)**
Warren Ellis
(CC District 14)
An application for a Planned Development District for retail, office, and residential uses on property zoned Planned Development District No. 9 with a D Liquor Control Overlay and GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District in an area generally bound by Cedar Springs Road, Routh Street, Howell Street and Fairmount Street.
Staff Recommendation: **Hold under advisement until April 21, 2016.**
Applicant: Greenway /Cedar Springs L.P.
Representative: Larry Good, Good Fulton & Farrell
2. **Z156-169(RB)**
Richard Brown
(CC District 13)
An application for a P(A) Parking District on property zoned an MF-1(A) Multifamily District, on the south line of Glen Lakes Drive, west of Manderville Lane.
Staff Recommendation: **Approval**, subject to a site plan and conditions.
Applicant: Glen Lakes Holdings, LLC
Representative: Robert Reeves

Zoning Cases – Under Advisement:

3. **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 Lane and Matilda Street.
Staff Recommendation: **Hold under advisement until April 7, 2016.**
Applicant: Lovers Medical Investors, LP-Jonathan Perlman, Sole Officer
Representative: Dallas Cothrum
U/A From: January 21, 2016, February 18, 2016 and March 3, 2016
4. **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 site plan and conditions.
Applicant: Texas Recycling & Surplus, Inc.
Representative: Robert Miklos
U/A From: February 18, 2016

5. **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: **Hold under advisement until April 7, 2016.**
Applicant: Ruth Hunsinger
U/A From: February 18, 2016
6. **Z145-360(LHS)**
L. Holmes Stringfellow
(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 April 7, 2016.**
Applicant: Dave Williams/W.G. Properties
Representative: Dave Williams
U/A From: November 19, 2015 and December 17, 2015
7. **Z156-105(OTH)**
Olga Torres Holyoak
(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: **Denial without prejudice.**
Applicant: Ali & Sons Enterprises Inc.
Representative: Parvez Malik, Business Zoom
U/A From: December 3, 2015 and January 7, 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 and March 3, 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, February 18, 2016 and March 3, 2016
10. **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: **Approval** of a Specific Use Permit for a mini-warehouse use for a ten-year period, subject to a site plan, landscape plan, elevation plans, and conditions; and **approval** of 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 for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions; and **approval** of an amendment to deed restrictions including additional restrictions volunteered by the applicant.
Applicant: Lindsay A. Fleck, Trustee
Representative: Michael R. Coker
U/A From: March 3, 2016

Zoning Cases – Individual:

11. **Z156-120(MP)**
Marsha Prior
(CC District 7)
- An application for an Historic Overlay on property zoned Subarea 1 (Texas Horse Park) of Planned Development District No. 883 with Specific Use Permit No. 383 for a sand and gravel mine on a portion west of the intersection of Pemberton Hill Road and Sarah Lee Drive.
Staff Recommendation: **Approval**, subject to preservation criteria.
Landmark Commission Recommendation: **Approval**, subject to preservation criteria.
Applicant: City of Dallas, Trinity Watershed Management
Representative: Sarah Standifer

12. **Z156-166(WE)**
Warren Ellis
(CC District 2)
- An application for an amendment to Planned Development Subdistrict No. 104 within Planned Development District No. 193, the Oak Lawn Special Purpose District on the northwest line of Hawthorne Avenue, between Production Drive and Afton Street.
Staff Recommendation: **Approval**, subject to pavement width exhibit and conditions.
Applicant: Texas in Town Homes, LLC
Representative: Audra Buckley – Permitted Development
13. **Z156-124(RB)**
Richard Brown
(CC District 2)
- An application for a Planned Development Subdistrict for I-2 Industrial-2 Subdistrict Uses on property zoned an I-2 Industrial-2 Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the southeast line of Reagan Street, east of Harry Hines Boulevard.
Staff Recommendation: **Approval**, subject to staff's recommended conditions.
Applicant: Broadbill Partners, LP
Representative: Barry Knight and Brad Williams

Authorization of a Hearing:

- Donna Moorman
(CC District 2 & 14)
- Consideration of an authorized hearing to determine the proper zoning on property zoned Planned Development District No. 462 with consideration given to appropriate zoning for the area including appropriate development regulations to establish an enhanced pedestrian and resident experience, minimize motor vehicle related impact, and improve safety and walkability. The area is generally located along the northeast side of Henderson Avenue between Central Expressway and Glencoe Street and between McMillan Avenue and Ross Avenue and along the southwest side of Henderson Avenue between Central Expressway and the alley between Milam Street and Alcott Street and between the alley between Belmont Street and Capitol Avenue and Ross Avenue except for four lots between Capitol Avenue and Fuqua Street and two lots between Monarch Street and Ross Avenue. This is a hearing to consider the request to authorize the hearing and not the rezoning of property at this time.

Other Matters:

Minutes: January 28, 2016, CPC Bus Tour
March 3, 2016

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]