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DALLAS, TEXAS



CITY OF DALLAS

PUBLIC HEARING POSTING

**CITY PLAN COMMISSION
HEARING**

Thursday, April 7, 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, April 7, 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: Paul Nelson

Consent Items:

- (1) **S156-123**
(CC District 13)
- An application to replat a 0.6510-acre tract of land to create one lot from the remainder of Lot 1 in City Block E/4975, and all of Lot 1 in City Block A/5679 on property fronting on Lovers Lane between Taos Street and Elsby Avenue.
Applicant/Owner: 4401 West LL Partners, LP
Surveyor: Kimley-Horn and Associates, Inc.
Application Filed: March 10, 2016
Zoning: PD 326, Area A
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (2) **S156-128**
(CC District 8)
- An application to create one 26.108-acre lot, one 31.495-acre lot, one 1.680-acre lot, and 2.442 acres of land for right-of-way dedications from a 61.725-acre tract of land in City Block 8314 on property located on Bonnie View Road between IH-20 and Wintergreen Road.
- Applicant/Owners: Joseph H. and Jewel Bluit, DPF TXI Bonnieview, LLC
- Surveyor: Kimley-Horn and Associates, Inc.
- Application Filed: March 10, 2016
- Zoning: PD 761 (LI)
- Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (3) **S156-129**
(CC District 6)
- An application to create one 8.410-acre lot and one 9.266-acre lot from a 17.676-acre tract of land located in City Block 8466 on property located on Cypress Waters Boulevard at Olympus Boulevard.
- Applicant/Owner: Cypress Waters Land A, Ltd.
- Surveyor: Peiser & Mankin Surveying, LLC
- Application Filed: March 10, 2016
- Zoning: PD 741, A-2
- Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S156-130**
(CC District 14)
- An application to create a 0.509-acre lot from a tract of land located in City Block 2/243 on property located on N. St. Paul Street between Federal Street and San Jacinto Street.
- Applicant/Owner: First Baptist Church of Dallas, Texas, William E. Dalton, Jr.
- Surveyor: Texas Heritage Surveying, LLC
- Application Filed: March 10, 2016
- Zoning: CA-1(A)
- Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S156-131**
(CC District 3)
- An application to create one 35.498-acre lot and one 42.570 acre lot from a 78.068-acre tract of land in City Blocks 8722 and 8723 on property located on Mountain Creek Parkway at Camp Wisdom Road, northeast corner.
- Applicant/Owner: First Industrial, LP
- Surveyor: Pacheco Koch Engineers
- Application Filed: March 10, 2016
- Zoning: PD 521, S-1C and S-1D, South Zone
- Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (6) **S156-133**
(CC District 14)
An application to create an 8.7224-acre lot from a tract of land in City Blocks 2886 and 2887 on property bordered by Matilda Street, Mockingbird Lane, Del Mar Avenue and Anita Street.
Applicant/Owner: Dallas Independent School District
Surveyor: BDS Technologies
Application Filed: March 10, 2016
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (7) **S156-134**
(CC District 5)
An application to create a 9.440-acre lot from a tract of land containing part of City Block 6349 on property located on Holcomb Road at Odom Drive, southeast corner.
Applicant/Owner: Dallas Independent School District
Surveyor: ARS Engineers, Inc.
Application Filed: March 10, 2016
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (8) **S156-135**
(CC District 6)
An application to replat a 4.600-acre tract of land containing all of Lots 1 through 4, and Lots 7 through 10, and part of Lot 6 all in City Block 1/7268; all of Lots 1 through 5 in City Block 6/7268; all of Lots 13 through 24 and Lot 54 in City Block 7087; abandoned Bataan Street, Bedford Avenue, and Beeville Street rights-of-way, and various alley abandonments to create one lot on property located on Singleton Boulevard between Bataan Street and Herbert Street.
Applicant/Owner: West Dallas Investments, LP
Surveyor: Bury –DFW, Inc.
Application Filed: March 10, 2016
Zoning: PD 891, IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (9) **S156-136**
(CC District 6)
An application to replat a 2.381-acre tract of land containing all of Lots 1 through 3 in City Block A/6820, all of Robert's and West Addition, and all of Lots 13, 14, 25 and 26, 47, 48, 49, and 50, and a called 67.5 foot wide tract of land lying on the west side of Lots 14, 25, 26, 47, 48, 49, and 50 in City Block 6819, to create one lot on property located on West Commerce Street at Guest Street, northwest corner.
Applicant/Owner: Commerce Properties West, LC; Trinity Groves, LLC
Surveyor: Bury-DFW, Inc.
Application Filed: March 11, 2016
Zoning: PD 714, Subdistrict 1B
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (10) **S156-137**
(CC District 6)
- An application to create one 8.1623-acre lot, one 3.3407-acre lot, one 3.3197 acre lot, one 1.3475 acre lot, one 0.4961-acre lot, and 5.9001 acres of dedicated right-of-way from a 22.5664-acre tract of land in City Block 8466 on property located north of Hackberry Road and east of Belt Line Road.
- Applicant/Owner: Billingsley Company
Surveyor: Kimley-Horn
Application Filed: March 11, 2016
Zoning: PD 741, Sub-district A-2
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (11) **S156-138**
(CC District 2)
- An application to replat a 0.605-acre tract of land containing part of Lot 2 in City Block 10/740 to create one lot on property located on Haskell Avenue northwest of Swiss Avenue.
- Applicant/Owner: Rainier Swiss Avenue
Surveyor: Bury-DFW, Inc.
Application Filed: March 11, 2016
Zoning: PD 298, Subarea 11
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (12) **S156-139**
(CC District 2)
- An application to replat a 0.875-acre tract of land containing part of Lot 2 in City Block 10/740 to create a 22 lot Shared Access Development with lot sizes ranging from 1,434-square feet in size to 2,173-square feet in size on property located on Haskell Avenue at Swiss Avenue.
- Applicant/Owner: Rainier Swiss Avenue
Surveyor: Bury-DFW, Inc.
Application Filed: March 11, 2016
Zoning: PD 298, Subarea 11
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (13) **S156-141**
(CC District 6)
- An application to replat a 0.570-acre tract of land containing part of City Block 8/3985 to create one lot on property located at Seale Street and Ormsby Street, northeast corner.
- Applicant/Owner: Dioncio Martines
Surveyor: Gonzalez & Schneeberg
Application Filed: March 11, 2016
Zoning: CS
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (14) **S156-142**
(CC District 14)
- An application to replat a 0.721-acre tract of land containing part of Lot 3 and all of Lot 13 in City G/1319 to create a Shared Access Area Development with 16 lots ranging in size from 1,407-square feet to 2,076-square feet in size with 1 common area on property located on Hall Street between Throckmorton Street and Reagan Street.
- Applicant/Owner: HP13911 Investments, LLC
Surveyor: A&W Surveyors, LLC
Application Filed: March 11, 2016
Zoning: PD 193(MF-2)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replats:

- (15) **S156-124**
(CC District 13)
- An application to replat a 17,554-square foot tract of land containing part of Lots 16 and 18, and all of Lot 17 in City Block 9/4945 to create one lot on property located at 5423 Neola Drive between West Greenway Drive and East Greenway Drive.
- Applicant/Owner: Steven and Jennifer Jorns
Surveyor: Texas Heritage Surveying , LLC
Application Filed: March 9, 2016
Zoning: CD 10
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (16) **S156-126**
(CC District 2)
- An application to replat a 0.775-acre tract of land containing Lots 5A through 5E, Lots 6A through 6E, Lots 7A through 7E, and Lots 8A through 8E in City Block E/5713 to revise the Shared Access Easement for Evening Star Place reducing the size of the Shared Access Easement on property located on Kimsey Drive, between Maple Avenue and Denton Drive.
- Applicant/Owner: Weekley Homes, LLC
Surveyor: Votex Surveying Company
Application Filed: March 9, 2016
Zoning: PD 907
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (17) **S156-132**
(CC District 10) An application to replat a 1.031-acre tract of land containing all of Lots 5 and 6A in City Block 10/5445 into one 16,075-square foot lot, one 15,250-square foot lot, and one 13,625 square foot lot on property located at 8020 and 8028 Forest Trail between White Rock Trail and Shoreview Road.
Applicant/Owner: Powell and Moon Investments
Surveyor: Peiser & Mankin Surveying LLC
Application Filed: March 10, 2016
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (18) **S156-140**
(CC District 5) An application to replat a 0.556-acre tract of land containing all of Lots 52 and 53 in City Block 7885 to create one lot on property located at Old Seagoville Road and September Lane, northeast corner.
Applicant/Owner: Humberto Hernandez
Surveyor: Xavier Chapa
Application Filed: March 11, 2016
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Miscellaneous Items:

- M156-017**
Olga Torres Holyoak
(CC District 14) An application for a minor amendment to Specific Use Permit No. 1374 for a private school and an open-enrollment charter school on property zoned Tract 1 of Conservation District No. 6, the Hollywood/Santa Monica Conservation District on the east corner of Tenison Memorial Road and Lindsley Avenue.
Staff Recommendation: **Approval**
Applicant: Lumin Education Inc.
Representative: Michael R. Cocker Company
- W156-006**
Warren Ellis
(CC District 6) An application for a waiver of the two-year waiting period to submit an application for an amendment and expansion of Planned Development District No. 945 on the south corner of Regal Row and John W. Carpenter Service Road.
Staff Recommendation: **Approval**
Applicant: Bubion Investment Co., LLC
Representative: Robert Miklos
- D156-009**
Laura Evans
(CC District 13) An application for a development plan on property zoned Subarea B of Planned Development District No. 885, on the west side of Midway Road, south of Lyndon B. Johnson Freeway.
Staff Recommendation: **Approval**
Applicant: Howard Johnson, Pollo Tropical
Representative: Larae Tucker, Vertical Construction Management

Miscellaneous Items – Under Advisement:

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
U/A From: March 17, 2016

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 and March 17, 2016

Zoning Cases – Consent:

1. **Z156-167(RB)**
Richard Brown
(CC District 2)
 2. **Z156-177(RB)**
Richard Brown
(CC District 13)
- An application for a Specific Use Permit for a Pedestrian skybridge on property zoned an IR Industrial/Research District, on public right-of-way crossing Denton Drive, west of Wyman Street and crossing Wyman Street, south of Denton Drive.
Staff Recommendation: **Approval** for a forty-year period, subject to a site plan and conditions.
Applicant: Southwest Airlines
Representative: Gladys Bowens
- An application for a Specific Use Permit for a Hotel or motel on property zoned a CR Community Retail District, on property along the south line of Forest Lane, east of Dennis Road.
Staff Recommendation: **Approval** for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan and conditions.
Applicant: Coventry Hospitality, LLC
Representative: Stephen Lindsey

3. **Z156-201(OTH)**
Olga Torres Holyoak
(CC District 5)
- 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 on the east side of North St. Augustine Drive, south of Lake June Road.
- 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: Peymon Enterprises Corp.
- Representative: Audra Buckley, Permitted Development

Zoning Cases – Under Advisement:

4. **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: **Approval**, subject to a revised conceptual plan and revised conditions.
- 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 and March 17, 2016
5. **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/landscape plan and conditions.
- Applicant: Glen Lakes Holdings, LLC
- Representative: Robert Reeves
- U/A From: March 17, 2016
6. **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, February 18, 2016 and March 3, 2016

7. **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 May 5, 2016.**
Applicant: Ruth Hunsinger
U/A From: February 18, 2016 and March 17, 2016
8. **Z145-360(LHS)**
L. Holmes Stringfellow
(CC District 8)
- An application for an IR Industrial/Research District on property zoned an MF-1(A) Multifamily District, generally north of South Belt Line Road and northeast of Foothill Road.
Staff Recommendation: **Approval**
Applicant/Representative: Dave Williams
U/A From: November 19, 2015, December 17, 2015 and March 17, 2016
9. **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: **Hold under advisement until April 21, 2016.**
Applicant: Croesus Greenville Avenue L.P.
Representative: Suzan Kedron and Steven Dimitt, LLP, Jackson Walker
U/A From: March 3, 2016
10. **Z156-174(SM)**
Sarah May
(CC District 11)
- 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.
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.
U/A From: March 3, 2016

Zoning Cases – Individual:

11. **Z156-173(SH)**
Sharon Hurd
(CC District 10)
An application for an amendment to Subarea D of Planned Development District No. 758 on the east line of Skillman Street, south of Sedgwick Drive.
Staff Recommendation: **Approval**, subject to a revised conceptual plan, conceptual lot layout and conditions.
Applicant: David Weekley Homes/PC LH Land Partners, LP
Representative: Rob Baldwin, Baldwin Associates
12. **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 line of James Temple Drive, east of Noel Road.
Staff Recommendation: **Denial**
Applicant: Dallas Galleria Hotel Venture, LLC
Representative: Jonathan Vinson, Jackson Walker, LLP

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 and March 3, 2016

Other Matters:

Minutes: March 17, 2016

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, April 7, 2016

URBAN DESIGN COMMITTEE (UDC) MEETING - Thursday, April 7, 2016, City Hall, 1500 Marilla Street, in Room 5BN, at 8:00 a.m. to consider (1) Preston Center Area Plan

ZONING ORDINANCE COMMITTEE (ZOC) MEETING - Thursday, April 7, 2016, City Hall, 1500 Marilla Street, in Room 5ES, at 9:00 a.m., to consider (1) **DCA 145-001** - Consideration of amending the Dallas Development Code to amend fence requirements to regulate materials used for non-required fences and (2) **DCA 156-002** - Consideration of amending the Dallas Development Code to allow little free library structures within setbacks.

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]