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CITY OF DALLAS

PUBLIC HEARING POSTING
CITY PLAN COMMISSION
HEARING
Thursday, April 21, 2016

Public Notice

160420

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, April 21, 2016
AGENDA

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.

David Cossum, Director
Neva Dean, Interim Assistant Director of Current Planning

BRIEFINGS:

Preston Center Area Plan

Luis Tamayo, Chief Planner, Office of Planning and Urban Design

Subdivision Docket

Zoning Docket

ACTION ITEMS:

Subdivision Docket

Planner: Sharon Hurd

Consent Items:

(1) **S156-144**
(CC District 9)

An application to create one lot from a 6.942-acre tract of land in City Block 5283 on property located at San Leandro Drive and St. Francis Avenue, east corner.

Applicant/Owner: Dallas Independent School District

Surveyor: Gonzalez & Schneeberg, Engineers & Surveyors, Inc.

Application Filed: March 23, 2016

Zoning: R-10 (A)

Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (2) **S156-145**
(CC District 2)
- An application to replat a 0.414-acre tract of land containing all of Lots 3 and 4 in City Block 5/695 into a Shared Access Development with 13 lots ranging in size from 1,265 square feet to 1,900 square feet on property located on N. Fitzhugh Avenue, between Fuqua Street and Chambers Street.
Applicant/Owner: Marcelino and Tranquilino Beltran
Surveyor: Blue Star Land Surveying
Application Filed: March 23, 2016
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (3) **S156-146**
(CC District 9)
- An application to replat a 14.178-acre tract of land containing the remainder of Lot A and all of Lot B in City Block I/5414, all of City Block 5415, and all of Quality Lane to be abandoned, into one lot on property located at 6411 E. Northwest Highway and 6310 Theater Way.
Applicant/Owner: 6411 East Northwest LLC % Well Stone Corporation
Surveyor: Halff Associates, Inc.
Application Filed: March 23, 2016
Zoning: RR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S156-147**
(CC District 6)
- An application to create one lot from a 7.486-acre tract of land in City Block 6508 on property located at Walnut Hill Lane and Spangler Road, southeast corner.
Applicant/Owner: Tricycle Lane USA, LLC
Surveyor: A&W Surveyors
Application Filed: March 23, 2016
Zoning: IM
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S156-149**
(CC District 1)
- An application to replat a 0.736-acre tract of land containing all of Lots 1-5 in City Block 26/3146 into one lot on property located at Melba Street and Adams Avenue, northeast corner.
Applicant/Owner: Deborah Lynne Wicker, Eberto Mendez, Jose Filemon Guardado, Moises Cano, Felix Soto, and Magdalena Delgado Soto
Surveyor: Blue Star Land Surveying
Application Filed: March 24, 2016
Zoning: PD 830 (Subdistrict 3)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (6) **S156-150**
(CC District 2)
- An application to create one lot from a 2.421-acre tract of land in City Block 5754 on property located at Redfield Street and Butler Street, north corner.
Applicant/Owner: The Family Place
Surveyor: Pacheco Koch, LLC
Application Filed: March 24, 2016
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (7) **S156-152**
(CC District 14)
- An application to replat a 2.1895-acre tract of land containing part of Lots 1-3 and an unplatted tract of land in City Block 289 into one lot on property bounded by Texas Street, Bryan Street, Cantegral Street, and Live Oak Street.
Applicant/Owner: Greystar GP II, LLC
Surveyor: Kimley-Horn and Associates, Inc.
Application Filed: March 24, 2016
Zoning: PD 298 (Subareas 5 and 10)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (8) **S156-153**
(CC District 8)
- An application to replat a 5.063-acre tract of land containing all of Lots 47B and 48 in City Block 8262 into one lot on property located north of Cedardale Drive and east of Bonnie View Road.
Applicant/Owner: Blue Beacon USA, LP
Surveyor: Jaster-Quintanilla Dallas, LLP
Application Filed: March 24, 2016
Zoning: CS
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (9) **S156-154**
(CC District 14)
- An application to replat a 0.873-acre tract of land containing all of Lots 4 and 17-21 in City Block 2/638 into one 0.553-acre lot, one 0.167-acre lot and one 0.153-acre lot on property with frontage on McKinney Avenue, Boren Street and Oak Grove Avenue.
Applicant/Owner: McKinney Avenue Contemporary LC
Surveyor: Salcedo Group, Inc.
Application Filed: March 25, 2016
Zoning: PD 193 (LC)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (10) **S156-155**
(CC District 9) An application to replat a 1.05-acre tract of land containing all of Lots 1-6 in City Block 1/5222 into one lot on property located at Garland Road and Lakeland Drive, east corner.
Applicant/Owner: Condor K Ltd.
Surveyor: Texas Heritage Surveying, LLC
Application Filed: March 25, 2016
Zoning: CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (11) **S156-157**
(CC District 8) An application to create three 0.15 acre lots from a 0.44-acre tract of land in City Block 4/6870 on property located on Silverhill Drive between Bonnie View Road and Baraboo Drive.
Applicant/Owner: Brian O'Neal and Dejuana Hamilton
Surveyor: Davis Land Surveying Co., Inc.
Application Filed: March 24, 2016
Zoning: R-5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replats:

- (12) **S156-143**
(CC District 3) An application to remove existing building lines from part of Lots 4, 5, 26, 27, and all of Lots 1, 2, 3, 29, and 30 in City Block 1C/6045; part of Lots 7, 8, 9, 27, 28, and 29, and all of Lots 1 through 6, and all of Lots 30 through 35 in City Block B/6045; part of Lots 10, 11, 12, 20, 21, and 22, and all of Lots 1 through 9, and all of Lots 23 through 31 in City Block C/6045; and to replat a 1,105.41-acre tract of land containing all of City Blocks 6043, 6050 and 6052, into one lot on property generally bounded by Ledbetter Drive on the north, Hampton Road on the east, U.S. Highway 67 on the southeast, Red Bird Lane on the south, east of Redbird Center Drive and Westmoreland Road on the west .
Applicant/Owner: City of Dallas
Surveyor: Dal-Tech Engineering Corp.
Application Filed: March 23, 2016
Zoning: R-10(A), IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (13) **S156-148**
(CC District 14) An application to replat a 5.205-acre tract of land containing all of Lot 1A in City Block 3/2064, all of Lots 6-14 in City Block 2064, an unplatted tract of land in City Block 2064, and all of Newton Court to be abandoned, into one lot on property located at Wycliffe Avenue and Oak Lawn Avenue, southeast corner.
Applicant/Owner: Park Cities Presbyterian Church
Surveyor: JPH Land Surveying, Inc.
Application Filed: March 24, 2016
Zoning: PD 193 (R-7.5) and (GR)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (14) **S156-151**
(CC District 13) An application to replat a 1.00-acre tract of land containing all of Lot 9 in City Block G/5518 by revising the natural channel setback line on property located at 10643 Bridge Hollow Court.
Applicant/Owner: William G. Payne
Surveyor: Pacheco Koch, LLC
Application Filed: March 24, 2016
Zoning: R-1ac(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Miscellaneous Items:

- M156-015**
Jennifer Muñoz
(CC District 2) An application for a minor amendment to the development and landscape plans for Planned Development Subdistrict No. 107 of Planned Development District No. 193, the Oak Lawn Special Purpose District, on property on the north corner of Cedar Springs Road and Crestview Drive.
Staff Recommendation: **Approval**
Applicant: Will Henderson/Dominic Lacy
Representative: Michael Delgado, Cross Architects
- M156-020**
Jennifer Muñoz
(CC District 12) An application for a minor amendment to the site plan for Specific Use Permit No. 1937 for an Open-enrollment charter school on property zoned an MC-3 Multiple Commercial District on the north line of Frankford Road, east of Coit Road.
Staff Recommendation: **Approval**
Applicant: Harmony School of Dallas
Representative: Karl A. Crawley, Masterplan
- D156-010**
Jennifer Muñoz
(CC District 6) An application for a development plan and a landscape plan on property within Subarea A-2 of Planned Development District No. 741, on the north side of Ranch Trail at the northwest terminus of Ashford Drive.
Staff Recommendation: **Approval**
Applicant: Billingsley Development Corp.
Representative: Bradley Moss, Kimley-Horn

W156-007
Warren Ellis
(CC District 14)

An application for a waiver of the two-year waiting period to submit an application for an amendment and an expansion of Planned Development Subdistrict No. 111 within Planned Development District No. 193, the Oak Lawn Special Purpose District on the northwest side of McKinney Avenue, northeast of Bowen Street.

Staff Recommendation: **Approval**
Applicant: Dallas C.F. Hospitality Associates, LLC
Representative: Karl A. Crawley, Masterplan

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 and April 7, 2016

Zoning Cases – Consent:

1. **Z156-172(WE)**
Warren Ellis
(CC District 2)
 2. **Z156-206(SM)**
Sarah May
(CC District 7)
- An application for a Specific Use Permit for a child-care facility on property zoned an MF-2(A) Multifamily District on the southeast line of Munger Avenue, between Annex Avenue and North Prairie Avenue.
- Staff Recommendation: **Approval** for a five-year period, subject to a site plan and conditions.
Applicant: Exodus Ministries
Representative: Preston Jones, Divine Homes
- An application for a Specific Use Permit for a community service center on property zoned an R-7.5(A) Single Family District on the southwest corner of Oates Drive and Michael Lane.
- 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: Mission East Dallas
Representative: Rob Baldwin, Baldwin Associates

3. **Z145-339(OTH)** An application for the renewal of Specific Use Permit No. 1864 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property zoned a CR Community Retail District with a D-1 Liquor Control Overlay northwest of the intersection of Centerville Road and Aledo Drive.
Olga Torres Holyoak (CC District 9)
Staff Recommendation: **Approval** for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions.
Applicant: John Mathews
Representative: Parvez Malik, Business Zoom
4. **Z156-209(OTH)** An application for the renewal of Specific Use Permit No. 2029 for an alcoholic beverage establishment limited to a bar, lounge, or tavern and a commercial amusement (inside) limited to a dance hall on property zoned Planned Development District No. 619 with Historic Overlay No. 48 (Tract A), the Harwood Historic District on the southwest corner of Pacific Avenue and North Harwood Street.
Olga Torres Holyoak (CC District 14)
Staff Recommendation: **Approval** for three-year period, subject to conditions.
Applicant: Old Town Ranchers, Inc.
Representative: Tailim Song Law Firm

Zoning Cases – Under Advisement:

5. **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
U/A From: January 21, 2016, February 18, 2016, March 3, 2016 and April 7, 2016
6. **Z134-301(WE)** 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.
Warren Ellis (CC District 14)
Staff Recommendation: **Hold under advisement until June 16, 2016.**
Applicant: Greenway /Cedar Springs L.P.
Representative: Larry Good, Good Fulton & Farrell
U/A From: March 17, 2016

7. **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
U/A From: March 17, 2016
8. **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 and a Specific Use Permit for a mini-warehouse on property zoned an MU-2 Mixed Use District on the south side of Meadow Road, west of Greenville Avenue.
Staff Recommendation: **Approval** of a Planned Development District, subject to a development plan and staff's recommended conditions; and **approval** of a Specific Use Permit for a mini-warehouse use for a ten-year period, subject to a site plan and conditions.
Applicant: Croesus Greenville Avenue L.P.
Representative: Suzan Kedron and Steven Dimitt, LLP, Jackson Walker
U/A From: March 3, 2016 and April 7, 2016
9. **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
U/A From: March 17, 2016
10. **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 and April 7, 2016

11. **Z156-177(RB)**
Richard Brown
(CC District 13)
- 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
U/A From: April 7, 2016

Zoning Cases – Individual:

12. **Z156-191(RB)**
Richard Brown
(CC District 11)
- An application for a Planned Development District for MU-3 Mixed Use District Uses on property zoned an MU-3 Mixed Use District within the northeast quadrant of Churchill Way and Coit Road.
Staff Recommendation: **Approval**, subject to a development plan, landscape plan, elevations, and conditions.
Applicant: Costco Wholesale
Representative: Michael Clark and Dallas Cothrum
13. **Z156-195(SM)**
Sarah May
(CC District 13)
- An application for a Planned Development District for R-7.5(A) Single Family District, public school, and private recreation center, club, or area uses on property zoned an R-7.5(A) Single Family District on the southwest corner of West Northwest Highway and Durham Street.
Staff Recommendation: **Hold under advisement until May 19, 2016.**
Applicant: Highland Park ISD
Representative: Dallas Cothrum, Masterplan
14. **Z156-199(SM)**
Sarah May
(CC District 13)
- 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 property bound by Welch Road, Harvest Hill Road, Harriet Drive, and Mill Creek Road.
Staff Recommendation: **Approval**, subject to a development plan, traffic management plan, and conditions.
Applicant: Dallas Independent School District
Representative: Karl A. Crawley, Masterplan
15. **Z156-196(WE)**
Warren Ellis
(CC District 8)
- An application for an amendment to Planned Development District No. 512 on the south corner of Woody Road and Seagoville Road.
Staff Recommendation: **Approval**, subject to a revised development plan, revised traffic management plan, and conditions.
Applicant: Dallas I.S.D.
Representative: Karl Crawley, MASTERPLAN

16. **Z156-203(WE)**
Warren Ellis
(CC District 12)
- An application for an amendment to Planned Development District No. 555 on the southwest corner Frankford Road and Hillcrest Road.
- Staff Recommendation: **Approval**, subject to a revised development plan, traffic management plan, and conditions.
- Applicant: Tom Elieff
- Representative: Kristin Green, VerdUnity, Inc.

Authorization of a Hearing – Under Advisement:

- 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.
- U/A From: March 17, 2016

Other Matters:

Consideration of amendments to the City Plan Commission Rules of Procedure

Minutes: April 7, 2016

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, April 21, 2016

ZONING ORDINANCE COMMITTEE (ZOC) MEETING - Thursday, April 21, 2016, City Hall, 1500 Marilla Street, in Room 5ES, at 9:00 a.m., to consider (1) **DCA 156-001** - 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]