

RECEIVED

2016 JUN 10 PM 3:45

CITY SECRETARY
DALLAS, TEXAS



CITY OF DALLAS

Public Notice

16 06 34

POSTED CITY SECRETARY
DALLAS, TX

PUBLIC HEARING POSTING
CITY PLAN COMMISSION
HEARING
Thursday, June 16, 2016

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, June 16, 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) **S156-200**
(CC District 5)
- An application to replat a 1.393-acre tract of land containing all of Lot 3, City Block A/6194 and a tract of land in City Block 6194 to create one lot on property located at 2658 and 2702 Buckner Boulevard, north of Hume Drive.
Applicant/Owner: RSVG Holding, LLC
Surveyor: Texas Heritage Surveying, Inc.
Application Filed: May 19, 2016
Zoning: PD 366, Sub Area 6
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (2) **S156-202**
(CC District 12)
- An application to replat all of Lots 17 and 18 in City Block F/8728 to create one 1.220-acre lot on property located on Mapleshade Lane at Wind Mill Lane, northwest corner.
Applicant/Owner: Shakeel Ahmed / 5Shakeel, LP
Surveyor: Pacheco Koch
Application Filed: May 19, 2016
Zoning: NO(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (3) **S156-203**
(CC District 6)
- An application to create one 15.717-acre lot from a tract of land located in City Block 8466 on property located on Olympus Boulevard at Rombauer Road.
Applicant/Owner: Billingsley Development Corporation / Cypress Waters Land A, Ltd.
Surveyor: Peiser & Mankin Surveying, LLC
Application Filed: May 19, 2016
Zoning: PD 741, A-2
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S156-204**
(CC District 2)
- An application to replat 0.172-acre tract of land containing all of Lot 1, City Block 1/1539 to create five, 1,300-square foot lots, and one 753-square foot common area on property located on 2318 Carroll Avenue at Rusk Avenue.
Applicant/Owner: Singh Konark
Surveyor: Texas Pioneer Mapping
Application Filed: May 20, 2016
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S156-206**
(CC District 8)
- An application to create a 17.195-acre lot from a tract of land in City Block 8284 on property located on Langdon Road east of Bonnie View Road.
Applicant/Owner: Premier Trucking Group / Southport Properties, LP
Surveyor: Yazel Peebles and Associates
Application Filed: May 20, 2016
Zoning: PD 761 (LI)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (6) **S156-207**
(CC District 2)
- An application to replat a 40.934-acre tract of land containing all of Lots 1A, 2, and 3 in City Block A/5772, and part of Lot 1 in City Block B/5772 to create one lot on property located on Denton Drive southeast of Shorecrest Drive.
Applicant/Owner: Southwest Airline Co.
Surveyor: Pacheco-Koch
Application Filed: May 20, 2016
Zoning: IR, IM
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (7) **S156-208**
(CC District 4)
- An application to create a 0.803-acre lot from a tract of land in City Block 6035 on property located at 1150 Kiest Boulevard, west of Polk Street.
- Applicant/Owner: AMB Real Estate, Inc., Jee Hyung Chung
Surveyor: Texas Heritage Surveying, LLC Inc.
Application Filed: May 20, 2016
Zoning: CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Building Line Removal:

- (8) **S156-201**
(CC District 9)
- An application to remove the existing 35 foot platted building line parallel to Pasteur Avenue from a 0.808-acre tract of land containing all of Lot 8, City Block E/7396 and located at 9324 Vinewood Drive at Pasteur Avenue, southwest corner.
- Applicant/Owner: Clint and Debbi Meyers
Surveyor: Texas Heritage Surveying, Inc.
Application Filed: May 19, 2016
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Miscellaneous Items:

- M156-034**
Warren Ellis
(CC District 8)
- An application for a minor amendment to the landscape plan of Planned Development District No. 928 for RR Regional Retail District uses and a truck stop on the northwest corner of R.L. Thornton Freeway and West Wheatland Road.
- Staff Recommendation: **Approval**
Applicant/Representative: Mario Gonzalez
- M156-036**
Olga Torres Holyoak
(CC District 4)
- An application for a minor amendment to Specific Use Permit No. 132, on the northeast line of Sargent Road, north of Overton Road.
- Staff Recommendation: **Approval**
Applicant: City of Dallas
Representative: Dan Nolen

Zoning Cases – Consent:

1. **Z156-239(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 less than 3,500 square feet on property zoned Subdistrict 3 within Planned Development District No. 366 with a D-1 Liquor Control Overlay, on the northeast corner of South Buckner Boulevard and 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: Circle K Stores Inc.
Representative: Audra Buckley, Permitted Development
2. **Z156-249(LE)**
Laura Evans
(CC District 14)

An application for a Specific Use Permit for installation of a non-premise district activity videoboard on property zoned Planned Development District No. 619 on the northwest corner of Main Street and Field Street.
Staff Recommendation: **Approval** for a six-year period, subject to a site plan and conditions.
Special Provision Sign District Committee: **Approval** for a six-year period, subject to a site plan and conditions.
Applicant: Radiant Outdoor, LLC
Representative: Suzan Kedron
3. **Z156-154(SM)**
Sarah May
(CC District 3)

An application for a CR Community Retail District and a Specific Use Permit for a commercial amusement (inside) use limited to a dance hall on property zoned an MF-1(A) Multifamily District on the northwest line of Marvin D Love Freeway, north of West Camp Wisdom Road.
Staff Recommendation: **Approval** of a CR Community Retail District; and **approval** of Specific Use Permit for a commercial amusement (inside) use limited to a dance hall for a three-year period, subject to a site plan and conditions.
Applicant: Jose Garcia
Representative: Anna Mojica
4. **Z156-176(SM)**
Sarah May
(CC District 14)

An application for an amendment to Planned Development District No. 740 on property on the southeast corner of East Mockingbird Lane and North Central Expressway.
Staff Recommendation: **Approval**, subject to a revised development plan and conditions.
Applicant: THI VI Dallas Mockingbird, LLC
Representative: William S. Dahlstrom, Jackson Walker L.L.P.

5. **Z156-228(SM)**
Sarah May
(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 northeast line and terminus of Hi Line Drive, northwest of Oak Lawn Avenue.
Staff Recommendation: **Approval**, subject to a tower exhibit and conditions.
Applicant: FF Realty III, LLC
Representative: Barry Knight and Laura Hoffman, Winstead PC
6. **Z156-248(SM)**
Sarah May
(CC District 12)
- An application for a CS Commercial Services District with deed restrictions volunteered by the applicant and a Specific Use Permit for an animal shelter or clinic with outside runs on property zoned an NS(A) Neighborhood Services District on the north line of Timberglen Drive and west of Marsh Lane.
Staff Recommendation: **Approval**, subject to deed restrictions volunteered by the applicant; and **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: Ben Sae

Zoning Cases – Under Advisement:

7. **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, April 7, 2016 and May 19, 2016
8. **Z156-124(SH)**
Sharon Hurd
(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 a development plan and conditions.
Applicant: Broadbill Partners, LP
Representative: Barry Knight and Brad Williams
U/A From: March 17, 2016, April 21, 2016 and May 19, 2016

9. **Z145-358(LE)**
Laura Evans
(CC District 14)
An application for a development plan and landscape plan on property zoned Planned Development District No. 466 generally bounded by North Hall Street, Flora Street, Watkins Avenue, and Cochran Street.
Staff Recommendation: **Approval**, subject to a development plan and landscape plan.
Applicant/Representative: Michael Clark, Winkelmann & Associates
U/A From: November 5, 2015, February 4, 2016 and May 19, 2016
10. **Z156-208(OTH)**
Olga Torres Holyoak
(CC District 7)
An application for a Specific Use Permit for a commercial amusement (inside) for a dance hall on property zoned Subarea 6 with a D-1 Liquor Control Overlay within Planned Development District No. 366 on the east side of South Buckner Boulevard, south of Scyene Circle.
Staff Recommendation: **Approval** for a three-year period, subject to a site plan and staff's recommended conditions.
Applicant: Teresa Hernandez
U/A From: May 19, 2016
11. **Z156-240(OTH)**
Olga Torres Holyoak
(CC District 1)
An application to renew Specific Use Permit No. 2066 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned CR-D-1 Community Retail with a D-1 Liquor Control Overlay, on the northwest corner of West Jefferson Boulevard and North Brighton Avenue.
Staff Recommendation: **Approval** for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions.
Applicant: Moe Barakat
Representative: Parvez Malik, Business Zoom
U/A From: June 2, 2016
12. **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: **Denial without prejudice**
Applicant: Greenway /Cedar Springs L.P.
Representative: Larry Good, Good Fulton & Farrell
U/A From: March 17, 2016 and April 21, 2016

13. **Z156-212(WE)**
Warren Ellis
(CC District 10)
- An application for an amendment to Tract 2 of Planned Development District No. 795, on the west line of Skillman Street, south of Church Road.
Staff Recommendation: **Approval**, subject to a development plan and conditions.
Applicant: David Weekley Homes, LLC
Representative: Dallas Cothrum, MASTERPLAN
U/A From: May 19, 2016

Zoning Cases – Individual:

14. **Z156-247(WE)**
Warren Ellis
(CC District 11)
- An application for an amendment to Planned Development District No. 878 for MU-1 Mixed District uses on the northeast corner of Arapaho Road and Knoll Trail Drive.
Staff Recommendation: **Approval**, subject to staff's recommended conditions.
Applicant: PV Prestonwood II, Robert W. Kennedy
Representative: Dallas Cothrum, MASTERPLAN
15. **Z156-242(JM)**
Jennifer Munoz
(CC District 14)
- An application for a Specific Use Permit for a liquor store on property zoned Subarea 1 within Planned Development District No. 298, the Bryan Area Special Purpose District, on the southeast side of Ross Avenue, northeast of Hall Street.
Staff Recommendation: **Approval** for a two-year period, subject to a site plan and staff's recommended conditions.
Applicant: Bar and Garden; BSK Schwartz, Ltd.
Representative: Rob Baldwin
16. **Z156-166(MD)**
Mark Doty
(CC District 14)
- A Landmark Commission Authorized Hearing to consider an Historic Overlay for Lakewood Theater on property zoned Subdistrict J in Planned Development District No. 281, the Lakewood Special Purpose District on the northwest side of Abrams Road, southwest of La Vista Drive.
Staff Recommendation: **Approval**, subject to staff's recommended preservation criteria.
Landmark Commission Recommendation: **Approval**, subject to preservation criteria.
Applicant: W. W. Willingham III
Representative: Santos Martinez

Landmark Commission Appeal:

- CA156-247(MP)**
Marsha Prior
(CC District 2)
- An appeal of the Landmark Commission's condition that the fence is re-constructed to allow for visibility triangle and a two-foot setback from the sidewalk in conjunction with the approval of the completed work to the 9 foot fence at 5835 Reiger Avenue.
Staff Recommendation: **Approve** with conditions.
Landmark Commission Recommendation: **Approve** with conditions.

Other Matters:

Consideration of appointments to CPC Committees:

URBAN DESIGN COMMITTEE (UDC)

Minutes: June 2, 2016

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, June 16, 2016

ZONING ORDINANCE COMMITTEE (ZOC) MEETING - Thursday, June 16, 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, and (2) **DCA156-003** - Consideration of amending the Dallas Development Code to create regulations to allow for some temporary uses not currently allowed by the Dallas Development Code

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]