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CITY OF DALLAS

Public Notice

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DALLAS, TX

## **PUBLIC HEARING POSTING**

**CITY PLAN COMMISSION**

**HEARING**

**Thursday, June 30, 2016**

**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, June 30, 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: Paul Nelson

Consent Items:

- (1) **S156-209**  
(CC District 2)
- An application to replat a 0.511 acre tract of land containing part of Lot 7 in City Block B/2368 to create one 0.511-acre lot on property located at 2304 W. Mockingbird Lane at Forest Park Road, east corner.  
Applicant/Owner: LG Mockingbird Forest, LLC  
Surveyor: Wier & Associates, Inc.  
Application Filed: June 2, 2016  
Zoning: MU-2  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (2) **S156-210**  
(CC District 13)
- An application to create one 4.281-acre lot from a tract of land in City Block C/6154 on property located at 10727 Midway Road, between Royal Lane and Brookport Drive.  
Applicant/Owner: Providence Presbyterian Church  
Surveyor: O'Neal Surveying Co.  
Application Filed: June 3, 2016  
Zoning: R-16(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (3) **S156-211**  
(CC District 8)
- An application to create one 0.918-acre lot from a tract of land located in City Block 7577 on property located on Polk Street between Wheatland Road and Interstate 20.  
Applicant/Owner: Hoa Dinh Tran and Ann Thein Tran  
Surveyor: Texas Heritage Surveying, LLC  
Application Filed: June 3, 2016  
Zoning: PD 598, Tract 3  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S156-212**  
(CC District 6)
- An application to replat a 4.564-acre tract of land containing all of Lots 1A, 2A, 3A, and 9A in City Block 2/6810; part of Lots 1, 2, and 4, and all of Lot 3 in City Block 1/6810; all of Lots 14, 15, 18, 19, and 22 in City Block 2/6810; part of City Block 6809; and abandoned alley in City Block 2/6810; part of abandoned Commerce Street, and part of Beatrice Street; to create one lot on property located on Commerce Street between Langford Street and Beckley Avenue.  
Applicant/Owner: West Commerce Investments, LLC  
Surveyor: Kimley-Horn  
Application Filed: June 3, 2016  
Zoning: PD 714, Sub District 1A  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S156-213**  
(CC District 6)
- An application to replat a 7.825-acre tract of land containing all of Lot 1 in City Block F/7202 into one 3.379-acre lot, and one 4.446-acre lot on property located on Cockrell Hill Road at La Reunion Parkway, southeast corner.  
Applicant/Owner: Kessler Hospitality, L.L.C.  
Surveyor: CBG Surveying, Inc.  
Application Filed: June 3, 2016  
Zoning: IM, RR  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (6) **S156-214**  
(ETJ)
- An application to create 83 single-family lots ranging in size from 7,341-square feet to 19,492-square feet in size, and one common area from a 20.136-acre tract of land on property located in the vicinity of FM 548 and University Drive in Kaufman County.  
Applicant/Owner: WS – DDV Development, LLC  
Surveyor: J. Volk Consulting  
Application Filed: June 3, 2016  
Zoning: None  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Miscellaneous Items:

- W156-008**  
Neva Dean  
(CC District 4)
- An application for a waiver of the two-year waiting period to submit a request for an amendment Planned Development District No. 937 for R-7.5(A) Single Family District and open-enrollment charter school uses on the southwest corner of Korgan Street and South Ewing Avenue.  
Staff Recommendation: **Denial**  
Applicant: KIPP Dallas-Fort Worth, Inc.  
Representative: Tommy Mann, Winstead, PC
- M156-037**  
Warren Ellis  
(CC District 14)
- An application for a minor amendment to the development plan and landscape plan on property zoned Planned Development Subdistrict No. 100, within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the northeast line of Fitzhugh Avenue, between Cole Avenue and McKinney Avenue.  
Staff Recommendation: **Approval**  
Applicant: TRG McKinney Fitzhugh, LLC  
Representative: Tommy Mann & David Martin Winstead

Zoning Cases – Consent:

1. **Z156-218(SM)**  
Sarah May  
(CC District 13)
- An application to amend Planned Development District No. 553 to increase height, amend landscaping and parking conditions, and amend the development plan on property on the southeast corner of Preston Road and Orchid Lane.  
Staff Recommendation: **Approval**, subject to a revised development/landscape plan and conditions.  
Applicant: Suzanne Townsend, St. Mark's School of Texas  
Representative: William S. Dahlstrom, Jackson Walker L.L.P.
2. **Z156-229(OTH)**  
Olga Torres Holyoak  
(CC District 2)
- An application to amend and expand Planned Development Subdistrict No. 78 for MF-2 Multiple-Family Subdistrict use on property zoned an MF-2 Multiple Family Subdistrict and Planned Development Subdistrict No. 78 within Planned Development District No. 193, the Oak Lawn Special Purpose District, in an area generally bounded by Fairmount Street, Knight Street, Brown Street and Reagan Street excluding the property on the west corner of Brown Street and Reagan Street.  
Staff Recommendation: **Approval**, subject to a conceptual plan and staff's recommended conditions.  
Applicant: Maple Multi-family, LLC  
Representative: Rob Baldwin, Baldwin Associates

3. **Z156-257(OTH)** An application for an R-5(A) Single Family District on property  
Olga Torres Holyoak zoned an R-7.5(A) Single Family District, on the north line of Nolte  
(CC District 1) Drive, east of South Edgefield Avenue.  
Staff Recommendation: **Approval**  
Applicant: Salvador Perez

Zoning Cases – Under Advisement:

4. **Z145-320(OTH)** An application for an amendment to Specific Use Permit No. 1785  
Olga Torres Holyoak for an alcoholic beverage establishment limited to a bar, lounge, or  
(CC District 13) tavern on property zoned Planned Development District No. 85, on  
the northeast corner of Greenville Avenue and Pineland Drive.  
Staff Recommendation: **Approval** for a three-year period, subject  
to a revised site plan and conditions.  
Applicant: Don Booker  
Representative: Peter Kavanaugh, Zone Systems, Inc.  
U/A From: May 5, 2016 and June 2, 2016.
5. **Z156-197(OTH)** An application for an R-7.5(A) Single Family District and deed  
Olga Torres Holyoak restrictions volunteered by the applicant on property zoned an R-  
(CC District 11) 1ac(A) Single Family District on the north line of Churchill Way,  
west of Hillcrest Road.  
Staff Recommendation: **Approval**, subject to deed restrictions  
volunteered by the applicant.  
Applicant: Arthur Hollingsworth  
Representative: Kyle Shrubert  
U/A From: June 2, 2016
6. **Z156-208(OTH)** An application for a Specific Use Permit for a commercial  
Olga Torres Holyoak amusement (inside) for a dance hall on property zoned Subarea 6  
(CC District 7) 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 and June 16, 2016

7. **Z156-186(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  
U/A From: June 16, 2016
8. **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 Weekly Homes, LLC  
Representative: Dallas Cothrum, MASTERPLAN  
U/A From: May 19, 2016 and June 16, 2016
9. **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  
U/A From: June 16, 2016

Zoning Cases – Individual:

10. **Z156-219(SM)**  
Sarah May  
(CC District 1)
- An application for a new tract for instructional arts studio and theatre uses within Tract I of Planned Development District No. 87 and a Specific Use Permit for a theatre use on the northeast corner of South Windomere Avenue and West 12<sup>th</sup> Street with consideration being given to a Specific Use Permit for a theatre and instructional arts studio uses.  
Staff Recommendation: **Approval** of a new tract, subject to staff's recommended conditions; and **approval** of a Specific Use Permit for instructional arts studio and theatre uses for a two-year period, subject to a site plan and staff's recommended conditions.  
Applicant: Nostalgic Habitats, LLC  
Representative: Jonathan G. Vinson, Jackson Walker, LLP

11. **Z156-243(OTH)**  
Olga Torres Holyoak  
(CC District 7)  
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 CR-D-1 Community Retail with a D-1 Liquor Control Overlay, on the northwest corner of Bruton Road and North St. Augustine Drive.  
Staff Recommendation: **Denial**  
Applicant: Fawaz Albatainah  
Representative: Hisham Awadelkariem
12. **Z156-245(OTH)**  
Olga Torres Holyoak  
(CC District 2)  
An application for a Specific Use Permit for an alcoholic beverage establishment limited to a bar, lounge or tavern and a commercial amusement (inside) limited to a live music venue on property zoned Tract A within Planned Development District No. 269, on the southeast corner of Commerce Street and Murray Street.  
Staff Recommendation: **Approval** for a three-year period, subject to a site plan and staff's recommended conditions.  
Applicant: John LaRue—Deep Ellum Art Co  
Representative: Audra Buckley, Permitted Development
13. **Z156-236(JM)**  
Jennifer Munoz  
(CC District 6)  
An application for a Specific Use Permit for a private recreation center, club, or area on property zoned Planned Development District 508, Tracts 7 & 10, at the northwest corner of Hampton Road and Bickers Street.  
Staff Recommendation: **Approval** for a six-year period with eligibility for automatic renewals for additional six-year periods, subject to a site plan and conditions.  
Applicant: Mercy Street; Dallas Housing Authority  
Representative: Cliff Spruill, AIA
14. **Z156-258(WE)**  
Warren Ellis  
(CC District 2)  
An application for renewal of Specific Use Permit No. 2111 for a tattoo parlor and body piercing studio on property zoned Tract A of Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, on the north line of Main Street, west of Exposition Avenue.  
Staff Recommendation: **Approval** for a three-year period, subject to staff's recommended conditions.  
Applicant: Billyjack Gunter  
Representative: Tom Metcalfe

Development Code Amendment:

- DCA156-002**  
Vasavi Pilla  
Consideration of amending Chapter 51 and Chapter 51A of the Dallas Development Code, Section 51-4.217 and Section 51A-4.217, "Accessory Uses," providing regulations for book exchange structures as accessory outside storage.  
Staff Recommendation: **Approval**  
Zoning Ordinance Committee Recommendation: **Approval**

Authorization of a Hearing:

Donna Moorman (CC District 6)	Consideration of an authorized hearing to determine the proper zoning on property zoned Planned Development District No. 891 and nine areas zoned Industrial Research (IR) with consideration to be given to incorporating the nine areas into and expanding Planned Development District No. 891 in an area generally bounded by Singleton Boulevard, Parvia Avenue, Muncie Street, and Beckley Avenue. This is a hearing to consider the request to authorize the hearing and not the rezoning of property at this time.
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Authorization of a Hearing – Under Advisement:

Donna Moorman (CC District 10)	<p>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 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.</p> <p><u>U/A From:</u> February 18, 2016, March 3, 2016; April 7, 2016 and May 19, 2016</p>
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Greater Casa View Area Plan

Peer Chacko Luis Tamayo (CC District 9)	<p>Consideration of adoption of the Greater Casa View Area Plan. This Area Plan, if adopted, will be used as a planning and implementation guide for future development in the area generally bounded by Garland Road to the west; Interstate 635 to the north; La Prada Drive, Oates Drive, and Ferguson Road to the east; and Peavy Road and Buckner Road to the south.</p> <p><u>Staff Recommendation:</u> <b>Approval</b> of Urban Design Committee recommendations.</p> <p><u>Urban Design Committee Recommendation:</u> <b>Approval</b> with the following modifications: 1) Add an aspirational goal for connectivity in the area, 2) Remove shared bus/bike lane strategy, 3) State that there is a desire for a bicycle accommodation along Ferguson Road, 4) Have a succinct, prioritized implementation section with clear language and goals and target dates in the implementation schedule, and 5) Include discussion on funding.</p>
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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 the rear façade of the main structure.

Staff Recommendation: **Denial**

Landmark Commission Recommendation: **Denial**

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Other Matters:

Consideration of appointments to CPC Committees:

**SUBDIVISION REVIEW COMMITTEE (SRC)**

**SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC)**

**ARTS SIGN DISTRICT ADVISORY COMMITTEE (ASDAC)**

Minutes: June 16, 2016

Adjournment

**CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**

**Thursday, June 30, 2016**

**ZONING ORDINANCE COMMITTEE (ZOC) MEETING** - Thursday, June 30, 2016, City Hall, 1500 Marilla Street, in Room 5ES, at 8:00 a.m., to consider (1) **DCA145-002** - 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 retail uses not currently allowed by the Dallas Development Code.

**URBAN DESIGN COMMITTEE (UDC) MEETING** - Thursday, June 30, 2016, City Hall, 1500 Marilla Street, in Room 5BN, at 8:30 a.m. to consider (1) Introduction of New Committee Member Allison Baker, (2) Neighbor Plus Area Plans, (3) Preston Center Update, and (4) Committee Website

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]