

RECEIVED

2016 JUL 29 PM 4:30

CITY SECRETARY
DALLAS, TEXAS



CITY OF DALLAS

PUBLIC HEARING POSTING

CITY PLAN COMMISSION

HEARING

Thursday, August 4, 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."

Public Notice

16 07 77

[Edited on: 07/29/16 2:24 PM]

POSTED CITY SECRETARY
DALLAS, TX



CITY OF DALLAS
CITY PLAN COMMISSION
Thursday, August 4, 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) **S156-235**
(CC District 2)
- An application to replat a 0.93-acre tract of land containing part of Lots 8, 9, 10, and all of Lots 11, 12, 13, and 14, and 10-feet of part of an alley to be abandoned in City Block 11/193 to create one lot on property located on St. Louis Street between Crowds Street and Malcolm X Boulevard.
Applicant/Owner: Deep Ellum Brewing Company
Surveyor: Davis Land Surveying
Application Filed: July 7, 2016
Zoning: PD 269
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (2) **S156-236**
(CC District 10)
- An application to replat the remainder of Lot 1A in City Block B/8053 to create one 17.497-acre lot on property located on Miller Road at Sanden Drive, southwest corner.
Applicant/Owner: Gateway East, LLC
Surveyor: Halff & Associates
Application Filed: July 8, 2016
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (3) **S156-237**
(CC District 2)
- An application to replat all of Lots 2, 3, 4, 5, and 6 in City Block 3/2059 to create one 0.9490-acre lot on property located on Fairmount Street at Knight Street, west corner.
Applicant/Owner: Fair-Knight Partners, Ltd.
Surveyor: Pogue Engineering
Application Filed: July 8, 2016
Zoning: PD193 (MF-2)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S156-238**
(CC District 14)
- An application to create one lot from a 3.009-acre tract of land in City Block 1035 on property located at 3015 Cedar Springs Road at Turtle Creek Boulevard, west corner.
Applicant/Owner: Turtle Creek Campus, LP
Surveyor: Pacheco Koch
Application Filed: July 8, 2016
Zoning: PD193 (O-2)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S156-240**
(CC District 14)
- An application to replat a 0.466-acre tract of land containing all of Lot 5A and a tract of land on property located on Wood Street between Record Street and Houston Street.
Applicant/Owner: Equity Hotel Group, LLC
Surveyor: CBG Surveying, Inc.
Application Filed: July 8, 2016
Zoning: CA-1(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (6) **S156-241**
(CC District 6)
- An application to create a 1.797-acre lot from a tract of land situated in City Block 3956 and located between Fort Worth Avenue and Interstate Highway 30, east of Montclair Avenue.
Applicant/Owner: Self Storage Solutions
Surveyor: Pioneer Mapping
Application Filed: July 8, 2016
Zoning: PD 714, Sub district 2B, SUP 2183
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (7) **S156-242**
(CC District 8)
- An application to create a 2.410-acre lot from a tract of land situated in City Block A/8516 and located on Teagarden Road, south of Lipton Lane.
- Applicant/Owner: Ramon Payan
Surveyor: Carroll Consulting Group, Inc.
Application Filed: July 11, 2016
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replats:

- (8) **S156-234**
(CC District 2)
- An application to replat a 3.926-acre tract of land containing all of Lots 1A, 10, 11, 12, 13, 14, and 15 in City Block 8/4839; and all of Lots 1, 2, 3, 4, 5, and a portion of an alley to be abandoned in City Block 12/4843 to create one 3.64-acre lot, and one 0.285-acre lot on property located on Newmore Avenue between Inwood Road and Robin Road.
- Applicant/Owner: Inwood National Bank of Dallas
Surveyor: Winkelmann & Associates
Application Filed: July 6, 2016
Zoning: R-7.5(A), P(A), LO-1,
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Miscellaneous Items:

- W156-010**
Neva Dean
(CC District 13)
- An application for a waiver of the two-year waiting period to submit an application to amend Subarea B within Planned Development District No. 745 on the northeast quadrant of Manderville Lane and Meadow Road.
- Staff Recommendation: **Approval**
Applicant: HT Midtown LP
- D156-016**
Andrew Ruegg
(CC District 6)
- An application for a development plan and landscape plan for office uses on property zoned Planned Development District No. 741, Subdistrict A-2 on the southwest corner of Olympus Boulevard and Cypress Waters Boulevard.
- Staff Recommendation: **Approval**
Applicant: Cypress Water Land A LTD
Representative: Robert Baldwin
- D156-017**
Laura Evans
(CC District 9)
- An application for a development plan on property zoned Planned Development District No. 287, Tract 3 on the west line of Garland Road at Lakeland Avenue, east of East Lawther Drive.
- Staff Recommendation: **Approval**
Applicant: City of Dallas Parks and Recreation Department
Representative: Robert Reeves

Certificates of Appropriateness for Signs:

- 1605130003**
Laura Evans
(CC District 6)
- An application for a Certificate of Appropriateness, by Kuni Shimizu of Texas Pro Signs, for a 400 square foot detached sign at 222 Continental Avenue (eastern elevation).
Staff Recommendation: **Approval**
Special Sign District Advisory Committee: **Approval**
Applicant: Kuni Shimizu
- 1606200014**
Laura Evans
(CC District 1)
- An application for a Certificate of Appropriateness, by William Halbrook of Mister Sign Man, for a 323.25 square foot attached sign at 729 W. Jefferson Boulevard (southern elevation).
Staff Recommendation: **Approval**
Special Sign District Advisory Committee: **Approval**
Applicant: William Halbrook
- 1606200015**
Laura Evans
(CC District 1)
- An application for a Certificate of Appropriateness, by William Halbrook of Mister Sign Man, for a 493.5 square foot attached sign at 729 W. Jefferson Boulevard (eastern elevation).
Staff Recommendation: **Approval**
Special Sign District Advisory Committee: **Approval**
Applicant: William Halbrook
- 1606200016**
Laura Evans
(CC District 1)
- An application for a Certificate of Appropriateness, by William Halbrook of Mister Sign Man, for a 59.35 square foot attached sign at 729 W. Jefferson Boulevard (eastern elevation).
Staff Recommendation: **Approval**
Special Sign District Advisory Committee: **Approval**
Applicant: William Halbrook
- 1606200017**
Laura Evans
(CC District 1)
- An application for a Certificate of Appropriateness, by William Halbrook of Mister Sign Man, for a 59.35 square foot attached sign at 729 W. Jefferson Boulevard (northern elevation).
Staff Recommendation: **Approval**
Special Sign District Advisory Committee: **Approval**
Applicant: William Halbrook

Zoning Cases – Consent:

- 1. Z156-270(JM)**
Jennifer Muñoz
(CC District 7)
- An application for a Specific Use Permit for a mini-warehouse use on property zoned a CR Community Retail District with a D Liquor Control Overlay on the southeast corner of Military Parkway and North St. Augustine Drive.
Staff Recommendation: **Approval** for a ten-year period, with eligibility for automatic renewals for additional ten-year periods, subject to a revised site plan, revised elevations, and conditions.
Applicant: DFW Advisors Ltd. Co.; Military Parkway Joint Venture
Representative: Michael R. Coker

2. **Z156-226(WE)**
Warren Ellis
(CC District 2)
- An application for an amendment to Tract 3 to allow single family or multifamily uses within Planned Development District No. 324 on the east corner of Scurry Street and Burlew Street.
Staff Recommendation: **Approval**, subject to a revised development plan and conditions.
Applicant: Green Brick Partners
Representative: Robert Baldwin
3. **Z156-193(SM)**
Sarah May
(CC District 14)
- An application for a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, with deed restrictions volunteered by the applicant; and to repeal Specific Use Permit No. 551 for an Instruction of Charitable and Philanthropic Nature for Special Education, to include a private school use on property zoned an MF-2 Multiple-Family Subdistrict within Planned Development District No. 193 on the southwest corner of Irving Avenue and Oak Lawn Avenue.
Staff Recommendation: **Approval**, subject to deed restrictions volunteered by the applicant; and **approval** of repealing Specific Use Permit No. 551.
Applicant: Shahab Salehoun
Representative: Rob Baldwin

Zoning Cases – Under Advisement:

4. **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
U/A From: June 16, 2016

5. **Z156-222(SM)**
Sarah May
(CC District 1)
- An application for a new subdistrict and the reduction of Shopfront Overlay No. 7 on properties zoned Subdistrict E, WMU-8 within Planned Development District No. 468, the Oak Cliff Gateway Special Purpose District, generally on the north side of East Davis Street, between North Zang Boulevard and North Beckley Avenue and on the northeast corner of West Neely Street and North Zang Boulevard.
- Staff Recommendation: **Approval** of a new subdistrict, subject to a development plan and conditions; **approval** of the reduction of Shopfront Overlay No. 7.
- Applicant: Crescent Communities
- Representative: Rob Baldwin
- Bus Tour Date: July 21, 2016
- U/A From: July 21, 2016
6. **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
- U/A From: June 30, 2016 and July 21, 2016
7. **Z156-268(AR)**
Andrew Ruegg
(CC District 2)
- An application for a CR Community Retail District with deed restrictions volunteered by the applicant on property zoned an LO-3 Limited Office District, on the western corner of North Haskell Avenue and Worth Street.
- Staff Recommendation: **Approval**, subject to deed restrictions volunteered by the applicant.
- Applicant: Owen Malloy Investments
- Representative: Viggo Ulrich
- U/A From: July 21, 2016
8. **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
- U/A From: June 16, 2016

9. **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 revised development plan and conditions.
Applicant: David Weekly Homes, LLC
Representative: Dallas Cothrum, MASTERPLAN
U/A From: May 19, 2016, June 16, 2016, June 30, 2016 and July 21, 2016
10. **Z156-237(WE)**
Warren Ellis
(CC District 13)
- An application for a Planned Development District for CR Community Retail District uses on property zoned a CR Community Retail District on the south line of W. Northwest Highway, east of Lemmon Avenue.
Staff Recommendation: **Approval**, subject to a revised development plan, revised landscape plan and staff's recommended conditions.
Applicant: QuikTrip Corporation
Representative: Tonya Meier and Matthew Sanderson, Gray Reed & McGraw, PC
Bus Tour Date: July 21, 2016
U/A From: June 2, 2016
11. **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, a traffic management plan, and conditions.
Applicant: Mercy Street; Dallas Housing Authority
Representative: Cliff Spruill, AIA
U/A From: July 21, 2016

Zoning Cases – Individual:

12. **Z156-266(JM)**
Jennifer Muñoz
(CC District 6)
- An application to create a new Tract and amend Tract 2 within Planned Development District No. 508, on property zoned Planned Development District No. 508, Tracts 7 & 2, and at the northwest and southwest corners of Hampton Road and Bickers Street.
Staff Recommendation: **Approval**, subject to a conceptual plan and conditions.
Applicant: Mercy Street; Dallas Housing Authority
Representative: Cliff Spruill, AIA

13. **Z156-281(OTH)**
Olga Torres Holyoak
(CC District 9)
- An application for: 1) a CR Community Retail District; and 2) a D-1 Liquor Control Overlay for the lot on the southwest corner of Beachview Street and Garland Road, on property zoned an LO-1 D Light Office District with a D Liquor Control Overlay, on the northwest side of Garland Road, southwest of Buckner Boulevard.
Staff Recommendation: **Approval** of the CR Community Retail District; and **denial** of the D-1 Liquor Control Overlay on the southwest corner of Beachview Street and Garland Road.
Applicant: Onyx Holdings, LLC
Representative: Robert Reeves & Associates, Inc.

Development Code Amendment:

- DCA156-003**
Diana Lowrance
- Consideration of amending the Dallas Development Code, Sec. 51A-4.210 "Retail and Personal Service Uses" to create regulations to allow for some temporary retail uses not currently allowed by the Dallas Development Code
Staff Recommendation: **Approval**
Zoning Ordinance Committee Recommendation: **Approval**
-

Other Matters:

Minutes: July 21, 2016 CPC Bus Tour
July 21, 2016

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, August 4, 2016

ZONING ORDINANCE COMMITTEE (ZOC) MEETING - Thursday, August 4, 2016, City Hall, 1500 Marilla Street, in Room 5ES, at 8:00 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.

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]