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DALLAS, TEXAS



CITY OF DALLAS

PUBLIC HEARING POSTING

CITY PLAN COMMISSION

HEARING

Thursday, September 1, 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, September 1, 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) **S156-257**
(CC District 14)
- An application to replat a 0.9917-acre tract of land containing all of Lots 14 and 15A in City Block D/5187 to create one lot on property located on SMU Boulevard at Prentice Street, northwest corner.
Applicant/Owner: Peruna East Corporation
Surveyor: Raymond Goodson, Jr., Inc.
Application Filed: August 3, 2016
Zoning: MU-3
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (2) **S156-258**
(CC District 5)
- An application to create one 1.5445-acre lot and one 2.1925-acre lot from a 3.737-acre tract of land in City Block 6235 on property located on Lake June Road at Guard Drive.
Applicant/Owner: 6343 Lake June, LLC and 786 Charco Blanco, LLC
Surveyor: Probeck Land Surveyors
Application Filed: August 4, 2016
Zoning: LI
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (3) **S156-260**
(CC District 6)
- An application to replat a 24.254-acre lot from a tract of land containing part of City Blocks 6574, 6575, 6576, A/6576, 6577, and 6579 to create one lot on property located on IH-635 at IH-35E, northwest corner.
- Applicant/Owner: Mercer Crossing Industrial Land , Ltd.
Surveyor: Peiser & Mankin
Application Filed: August 4, 2016
Zoning: LI
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Building Line Removal:

- (4) **S156-262**
(CC District 1)
- An application to replat a 6.291-acre tract of land containing part of City Block 6/4736 to create a Shared Access Development containing 60 lots ranging in size from 1,215-square feet in size to 5,902-square feet in size, and to remove the existing 25-foot platted building line along the west line of Stevens Village Drive on property located on Stevens Village Drive, north of Davis Street.
- Applicant/Owner: David Weekly Homes
Surveyor: Stantec Engineers & Surveyors, Inc.
Application Filed: August 5, 2016
Zoning: PD 768, Tracts 1 & 2
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replats:

- (5) **S156-261**
(CC District 13)
- An application to replat a 2.142-acre tract of land containing part of Lot 2 and all of Lot 3 in City Block 1/5517 to create one lot on property located on Hollow Way, north of Walnut Hill Lane.
- Applicant/Owner: Waterside Properties / Joel & Terry Ray
Surveyor: Pacheco Koch, Engineers & Surveyors, Inc.
Application Filed: August 5, 2016
Zoning: R-1ac.(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (6) **S156-263**
(CC District 6)
- An application to replat a 0.254-acre tract of land containing all of Lot 15 and part of Lot 16 in City Block 13/7265 to create two 5,535-square foot lots on property located on Duluth Street at Crossman Avenue.
- Applicant/Owner: KH Solutions, Inc.
Surveyor: Gonzalez & Schneeberg, Engineers & Surveyors, Inc.
Application Filed: August 5, 2016
Zoning: TH-3(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(7) **S156-264**
(CC District 1)

An application to replat a 0.254-acre tract of land containing all of Lot 4 in City Block C/3386 and a tract of land in City Block 3386 to create one lot on property located on Kessler Springs Drive, west of Cedar Hill Drive.

Applicant/Owner: Scott Siekielski

Surveyor: Texas Heritage, Inc.

Application Filed: August 5, 2016

Zoning: R-7.5(A)

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

Zoning Cases – Consent:

1. **Z156-296(SH)**
Sharon Hurd
(CC District 6)

An application to 1) expand Subarea A within Planned Development District No. 741 by adding approximately 36.984 acres of land that were reclaimed from North Lake on property zoned an A(A) Agricultural District, and 2) change 36.984 acres of land generally along the edges of North Lake in Subarea A within Planned Development District No. 741 to an A(A) Agricultural District on property generally on the north side of Ranch Trail, east of Belt Line Road.

Staff Recommendation: **Approval**, subject to a revised conceptual plan and conditions.

Applicant: Billingsley Company

Representative: Rob Baldwin, Baldwin Associates

2. **Z156-282(WE)**
Warren Ellis
(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 an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay on the southwest corner of North Jim Miller Road and East R.L. Thornton Freeway.

Staff Recommendation: **Approval** for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to site plan and conditions.

Applicant: RaceTrac Petroleum, Inc.

Representative: Wes Hoblit

3. **Z156-293(LE)**
Laura Evans
(CC District 2)

An application for the renewal of, and an amendment to Specific Use Permit No. 2150 for an alcoholic beverage establishment limited to a bar, lounge, or tavern with the addition of an inside commercial amusement limited to a live music venue on property zoned Tract A of Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, at the northeast corner of Elm Street and South Good Latimer Expressway.

Staff Recommendation: **Approval** for a two-year period, subject to conditions.

Applicant: Eleven Entertainment, LLC

Representative: Audra Buckley, Permitted Development

4. **Z156-295(AR)**
Andrew Ruegg
(CC District 2)
- An application for the renewal of, and amendment to Specific Use Permit No. 1767 for an alcoholic beverage establishment limited to a bar, lounge or tavern and the addition of an inside commercial amusement limited to a live music venue on property zoned Tract A of Planned Development District No. 269, the Deep Ellum/Near East Side District, north of Commerce Street, east of South Good Latimer Expressway.
Staff Recommendation: **Approval** for a four-year period, subject to conditions.
Applicant/Representative: Tammy Moss
5. **Z156-302(PT)**
Pam Thompson
(CC District 6)
- A City Plan Commission authorized hearing to determine the proper zoning on property zoned Planned Development District No. 891 and an IR Industrial Research District with consideration given to expanding the Planned Development District, in an area generally bounded by Singleton Boulevard, Parvia Avenue, Muncie Street, and Beckley Avenue.
Staff Recommendation: **Approval**, subject to a revised Area Regulating Plan and conditions.
6. **Z156-234(JM)**
Jennifer Muñoz
(CC District 7)
- An application for a CS Commercial Service District on property zoned an LI-D-1 Light Industrial District with a D-1 Liquor Control Overlay on the southwest corner of Forney Road and North Prairie Creek Road.
Staff Recommendation: **Approval**
Applicant: West Texas Rebar Placers, Inc.
Representative: Marco A. Hernandez
7. **Z156-261(JM)**
Jennifer Muñoz
(CC District 5)
- An application to 1) create a new subarea to allow an alternative financial establishment use by Specific Use Permit within Subarea 2 within Planned Development District No. 366, the Buckner Boulevard Special Purpose District, and 2) for a Specific Use Permit for an alternative financial establishment use on the southeast corner of Lake June Road and South Buckner Boulevard.
Staff Recommendation: **Approval** of a new subarea, subject to conditions; and **approval** of a Specific Use Permit for a three-year period with eligibility for automatic renewals for additional three-year periods, subject to a site plan and conditions.
Applicant: PLS Check Cashers of Texas / Realeins Properties, LTD
Representative: Karl Crawley, Masterplan
8. **Z156-284(JM)**
Jennifer Muñoz
(CC District 13)
- An application for a Planned Development District for MF-1(A) Multifamily District uses on property zoned an R-10(A) Single Family District, on the north side of Modella Avenue, east of Dennis Road.
Staff Recommendation: **Approval**, subject to a conceptual plan and conditions.
Applicant: Delmar & Marlowe Hermanovski
Representative: Rob Baldwin

Zoning Cases – Under Advisement:

9. **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 and August 4, 2016
10. **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, traffic management plan and conditions.
- Applicant: Mercy Street; Dallas Housing Authority
- Representative: Cliff Spruill, AIA
- U/A From: August 4, 2016
11. **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
- U/A From: August 18, 2016
12. **Z156-283(JM)**
Jennifer Muñoz
(CC District 2)
- 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 northwest corner of Ross Avenue and North Haskell Avenue.
- Staff Recommendation: **Approval** for a two-year period, subject to a site plan and conditions.
- Applicant: Alain Karatepeyan; 4101-11 Ross Avenue Joint Venture
- Representative: Alain Karatepeyan
- U/A From: August 18, 2016

Zoning Cases – Individual:

14. **Z156-259(SH)**
Sharon Hurd
(CC District 9)
- An application for a Planned Development District for a local utility and single family uses on property zoned an R-7.5(A) Single Family District, on the east corner of Barnes Bridge Road and Ferguson Road.
Staff Recommendation: **Approval**, subject to a development plan and staff's recommended conditions.
Applicant: North Texas Municipal Water District
Representative: Karl Crawley, MASTERPLAN
13. **Z156-267(SM)**
Neva Dean
(CC District 2)
- An application for a Planned Development District for an R-7.5(A) Single Family District and multifamily uses on property zoned an R-7.5(A) Single Family District with Historic Overlay No. 63 (David Crockett Elementary School) on the southwest side of North Carroll Avenue, southeast of Worth Street.
Staff Recommendation: **Pending**
Applicant: Crocket School Multifamily LLC
Representative: Suzan Kedron, Jackson Walker, LLP
Bus Tour Date: July 21, 2016
-

Other Matters:

Minutes: August 18, 2016

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, September 1, 2016

ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING - Thursday, September 1, 2016, City Hall, 1500 Marilla Street, in Room 5ES, at 9:00 a.m., to consider (1) **DCA 156-004** - Consideration of an amendment to the Dallas Development Code to define a new use, "Paraphernalia Shop," and related regulations, and (2) **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]