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CITY OF DALLAS

PUBLIC HEARING POSTING

CITY PLAN COMMISSION
HEARING

Thursday, September 15, 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 15, 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) **S156-267**
(CC District 2) An application to replat a 3.684-acre tract of land containing all of Lot 2A in City Block B/6374 to create three lots ranging in size from 0.824-acre to 1.472-acres on property located at 8830 North Stemmons Freeway at Regal Row, southeast corner.
Applicant/Owner: Northwest Hospitality, LLC
Surveyor: A&W Surveyors Inc.
Application Filed: August 18, 2016
Zoning: MU-3
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (2) **S156-268**
(CC District 2) An application to replat a 0.408-acre tract of land containing all of Lots 38 and 39 into one lot on property located at 2023 and 2027 Prairie Avenue, northwest of Monarch Avenue.
Applicant/Owner: AHC Development Dallas 1, LLC
Surveyor: Kirkman Engineering
Application Filed: August 18, 2016
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (3) **S156-269**
(CC District 14)
- An application to replat a 0.391-acre tract of land containing all of Lots 5 and 6 in City Block A/5432 to create one lot on property located on Abrams Road at Lontos Drive, southwest corner.
Applicant/Owner: Kert Platner
Surveyor: Gonzalez and Schneeberg, Engineering and Surveyors.
Application Filed: August 18, 2016
Zoning: CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S156-271**
(CC District 7)
- An application to replat a 11.523-acre tract of land containing all of Lots 1 through 5 in City Block A/8476 into 5 lots ranging in size from 0.896-acre to 5.293-acres on property located on Buckner Boulevard at Samuell Boulevard, northeast corner.
Applicant/Owner: Quiktrip Corporation
Surveyor: Arthur Surveying Co., Inc.
Application Filed: August 18, 2016
Zoning: RR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S156-272**
(CC District 14)
- An application to replat a 2.689-acre tract of land containing all of Lot 1 in City Block I/1626, all of Lots 9 through 16 in City Block H/1625, all of Lots 1 through 4 in City Block 1/1625, all of abandoned portion of Mabry Street, and all of two abandoned portions of alleys into one 0.124-acre lot, one 0.066-acre lot, one 0.070-acre lot, and one 2.429-acre lot on property located on Hester Avenue, between Cole Avenue and the Katy Trail.
Applicant/Owner: Provident Realty Advisors
Surveyor: Pacheco Koch
Application Filed: August 18, 2016
Zoning: PD 193 (PDS 106)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (6) **S156-273**
(CC District 3)
- An application to create one 3.829-acre lot from a tract of land in City Block 8032 on property located on Ledbetter Drive, west of Duncanville Road.
Applicant/Owner: DV Realm Co.
Surveyor: CBG Surveying Inc.
Application Filed: August 18, 2016
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (7) **S156-276**
(CC District 2)
- An application to replat a 3.6297-acre tract of land containing all of Lots 14 through 22 in City Block 9/730, part of Lots 9 through 11 in City Block 9/730, all of Lots 13 and 14 in City Block 10/730, part of Lots 9 through 12 in City Block 10/730, and Lots 14 through 16 in City Block 10/730, and a portion of abandoned Bennett Avenue to create three lots ranging in size from 0.0394-acre to 2.4036-acre on property located on Live Oak Street between Collett Avenue and Fitzhugh Avenue.
- Applicant/Owner: Larkspur Capital Partners , LLC
Surveyor: Kimley-Horn
Application Filed: August 19, 2016
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (8) **S156-278**
(CC District 2)
- An application to replat a 2.995-acre tract of land containing all of Lot 4 in City Block A/6061 into one 0.989-acre lot and one 2.006-acre lot on property located at 1717 West Mockingbird Lane, west of Harry Hines Boulevard.
- Applicant/Owner: Sycamore-Mockingbird, LLC
Surveyor: Brittain & Crawford Land Surveying and Topographic Mapping
Application Filed: August 19, 2016
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (9) **S156-279**
(CC District 14)
- An application to create one 0.522-acre lot from a tract of land in City Block 1500 on property located at 4116 and 4122 Rawlins Street, southeast of Douglas Avenue.
- Applicant/Owner: Larkspur Rawlins, LP
Surveyor: Gonzalez & Schneeberg, Engineers & Surveyors, Inc.
Application Filed: August 19, 2016
Zoning: PD 193 (MF-2)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Building Line Reduction:

- (10) **S156-277**
(CC District 2) An application to replat a tract of land containing all of Lot 22 in City Block 6/6176 to reduce a portion of the existing platted 30-foot building line along the north line of Davila Drive to 27-feet on property located at 3889 Davila Drive, west of Lenel Drive.
Applicant/Owner: Boguslaw Liczkowski and James Hughes
Surveyor: Xavier Chapa Engineering/Surveying
Application Filed: August 18, 2016
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replat:

- (11) **S156-274**
(CC District 1) An application to create one 0.156-acre lot from part of Block 14 in City Block 4255 of the Suburban Home Addition on property located at 1313 Nolte Drive, east of Edgefield Avenue.
Applicant/Owner: Salvador Perez
Surveyor: CBG Surveying Inc.
Application Filed: August 19, 2016
Zoning: R-5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Miscellaneous Items:

- W156-012**
Neva Dean
(CC District 3) An application for a waiver of the two-year waiting period to submit an application for an amendment and expansion of Planned Development District No. 938 for MF-1(A) Multifamily District uses on the south line of Clarkwood Drive, the east line of Clark Springs Drive, and north of West Camp Wisdom Road.
Staff Recommendation: **Approval**
Applicant: Clark Ridge Canyon Ltd.
- D156-019**
Laura Evans
(CC District 6) An application for a development plan and landscape plan on property zoned Subdistrict A-2 within Planned Development District No. 741, northeast of the intersection of Olympus Boulevard and Cypress Waters Boulevard.
Staff Recommendation: **Approval**
Applicant: Billingsley Company
Representative: Ryan Conway – HLR Architects

Zoning Cases – Consent:

1. **Z145-156(OTH)**
Olga Torres Holyoak
(CC District 5)
An application to renew and amend Specific Use Permit No. 1805 for an open-enrollment school on property zoned an R-7.5(A) Single Family District on the southwest corner of Scyene Road and Prichard Lane.
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a revised site plan, traffic management plan, and conditions.
Applicant: Donna H. Woods
Representative: Don E. Miles
2. **Z156-300(WE)**
Warren Ellis
(CC District 14)
An application for the renewal of Specific Use Permit No. 1905 for a late-hours establishment limited to an alcoholic beverage establishment limited to a restaurant without drive-in or drive-through use on property within Planned Development District No. 842 for CR Community Retail District use with a MD-1 Modified Delta Overlay, on the west line of Greenville Avenue, south of Sears Street.
Staff Recommendation: **Approval** for a four-year period, subject to conditions.
Applicant/Representative: Sammy J. Mandell III
3. **Z156-307(WE)**
Warren Ellis
(CC District 7)
An application for a Specific Use Permit for local utilities limited to utilities services on property zoned an MF-2(A) Multifamily District, on the southwest line of Bank Street, southeast of Herndon Street.
Staff Recommendation: **Approval** for a permanent period, subject to a site plan, landscape plan and conditions.
Applicant: City of Dallas
Representative: Milton Brook Trinity Watershed Management
4. **Z156-289(JM)**
Jennifer Muñoz
(CC District 8)
An application for 1) a CR Community Retail District with deed restrictions volunteered by the applicant and 2) a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise store 3,500 square feet or less on property zoned an NS(A)-D-1 Neighborhood Service District with a D-1 Liquor Control Overlay, on the west corner of South Beltline Road and Garden Grove Drive.
Staff Recommendation: **Approval** of a CR Community Retail District with deed restrictions volunteered by the applicant; and **approval** of a Specific Use Permit for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a revised site plan and conditions.
Applicant: 1500 S. Beltline, LLC
Representative: Michael R. Coker Company

Zoning Cases – Under Advisement:

5. **Z156-263(JM)**
Jennifer Muñoz
(CC District 6)
- An application for a Planned Development District for a water pump station on property zoned an R-10(A) Single Family District, on the south line of Walnut Hill Lane, east of Marsh Lane.
Staff Recommendation: **Approval**, subject to a development plan and conditions.
Applicant: Dallas Water Utilities
Representative: Madonna Smith, Nathan D. Maier Consulting Engineers, Inc.
U/A From: July 21, 2016 and August 18, 2016
6. **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
U/A From: September 1, 2016
7. **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
U/A From: September 1, 2016

Zoning Cases – Individual:

8. **Z156-294(JM)**
Jennifer Muñoz
(CC District 14)
- An application for the renewal of Specific Use Permit No. 1912 for a late-hours establishment limited to an alcoholic beverage establishment for a bar, lounge, or tavern on property zoned Planned Development District No. 842 for CR Community Retail District Uses on the west side of Greenville Avenue, south of Sears Street.
Staff Recommendation: **Approval** for a three-year period, subject to staff's recommended conditions.
Applicant: The Old Crow-Brian Hankins, President
Representative: Audra Buckley

9. **Z156-208(OTH)** An application for a Specific Use Permit for a commercial amusement (inside) for a dance hall and for the sale or service of alcohol in conjunction with a commercial amusement inside use on property zoned Subarea 6 within Planned Development District No. 366—D-1 with a D-1 Liquor Control Overlay on the east side of South Buckner Boulevard, south of Scyene Circle.
Olga Torres Holyoak Staff Recommendation: **Approval** for a three-year period, subject to a site plan and staff's recommended conditions.
(CC District 7) Applicant: Teresa Hernandez
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Other Matters:

Consideration of the 2017 City Plan Commission Calendar

Minutes: September 1, 2016

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, September 15, 2016

URBAN DESIGN ADVISORY COMMITTEE (UDAC) MEETING - Thursday, September 15, 2016, City Hall, 1500 Marilla Street, in Room 5BN, at 8:30 a.m., to consider (1) Presentation on Dallas Complete Streets Manual and (2) Neighborhood Planning Guide Draft

ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING - Thursday, September 15, 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.

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]