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CITY OF DALLAS

## PUBLIC HEARING POSTING

CITY PLAN COMMISSION  
HEARING

Thursday, October 6, 2016

Public Notice

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POSTED CITY SECRETARY  
DALLAS, TX

**BRIEFINGS:**

5ES\*

9:00 a.m.

(The City Plan Commission may be briefed on any item on the agendas if it becomes necessary.)

**BREAK:**

11:00 a.m.

**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**

Handgun Prohibition Notice for Meetings of Governmental Entities

"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, October 6, 2016  
AGENDA

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BRIEFINGS:	5ES	9:00 a.m.
BREAK:		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.

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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) **S156-282**  
(CC District 3)
- An application to create one 8.103-acre lot from a tract of land in City Block 8032 on property located on Ledbetter Drive at Duncanville Road, northwest quadrant.  
Applicant/Owner: REI Leasing Management, LLC  
Surveyor: CBG Surveying Inc.  
Application Filed: September 8, 2016  
Zoning: IR  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (2) **S156-283**  
(CC District 8)
- An application to create one 13.315-acre lot from a tract of land in City Block 6882 on property located on Simpson Stuart Road at Bonnie View Road, south corner.  
Applicant/Owner: Matt Kotter, Manager, The Charter School Fund, LLC  
Surveyor: O'Neal Surveying Co.  
Application Filed: September 9, 2016  
Zoning: CR  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (3) **S156-285**  
(CC District 2)
- An application to replat a 2.230-acre tract of land containing all of Lots 1 and 2 in City Block 2570 to create one 1.008-acre lot and one 1.221-acre lot on property located on Maple Avenue at Mockingbird Lane, north corner.  
Applicant/Owner: LG Mockingbird, LLC  
Surveyor: Kimley-Horn & Associates, Inc.  
Application Filed: September 9, 2016  
Zoning: CS  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S156-290**  
(CC District 2)
- An application to replat a 0.874-acre tract of land containing part of Lot 7, and all of Lots 8, 9, 10, and 11 in City Block 466 to create one lot on property located on Harwood Street at Corinth Street, north corner.  
Applicant/Owner: Charter Investments, LLC  
Surveyor: CBG Surveying Inc.  
Application Filed: September 9, 2016  
Zoning: PD 317, Sub-district 2  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S156-291**  
(CC District 2)
- An application to create one 0.965-acre lot from a tract of land in City Block A/5719 on property located on 3140 W. Mockingbird Lane, northeast of Cedar Springs Road.  
Applicant/Owner: TICO Properties, Inc.  
Surveyor: Raymond L. Goodson Jr., Inc.  
Application Filed: September 9, 2016  
Zoning: IR  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (6) **S156-292**  
(CC District 11)
- An application to create one 12.055-acre lot from a tract of land in City Block 8041 on property bounded by Village Trail Drive, Birchridge Drive, Cliffbrook Drive, and Meandering Way.  
Applicant/Owner: Richardson Independent School District  
Surveyor: Raymond L. Goodson Jr., Inc.  
Application Filed: September 9, 2016  
Zoning: R-10(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(7) **S156-293**  
(CC District 7)

An application to create one 19.922-acre lot from a tract of land in City Block 6213 on property located on Samuell Boulevard between Buckner Boulevard and Shoe Drive.

Applicant/Owner: First Baptist Academy

Surveyor: Pacheco Koch

Application Filed: September 9, 2016

Zoning: R-7.5(A)

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

Building Line Reduction:

(8) **S134-154BR**  
(CC District 2)

An application to replat a 2.5361-acre tract of land containing part of Lot 1A in City Block 10/740 to remove the existing platted 10-foot building line along the southwest line of Peak Street on property located on Peak Street between Live Oak Street and Swiss Avenue.

Applicant/Owner: Borderplex Swiss Avenue, LLC

Surveyor: Brockette/Davis/Drake, Inc.

Application Filed: September 7, 2016

Zoning: PD 298, Sub-district 10

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

Residential Replats:

(9) **S156-281**  
(CC District 13)

An application to replat a 1.6178-acre tract of land containing all of Lot 2A in City Block 6225 to create one 16,392-square foot (0.3763-ac.) lot, one 16,613-square foot (0.3814-ac.) lot, and one 37,465-square foot (0.8601-acre) lot on property located at 10062 Betty Jane Lane between Walnut Hill Lane and Merrell Road.

Applicant/Owner: Doug Caudill

Surveyor: Texas Heritage Surveying, LLC

Application Filed: September 8, 2016

Zoning: R-16(A)

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

(10) **S156-288**  
(CC District 6)

An application to replat a 14,675-square foot (0.337 ac.) tract of land containing all of Lot 15 in City Block 13/7158 to create one 8,587.5-square foot lot, and one 6,087-square foot lot on property located on Weisenberger Drive at Pueblo Street, southeast corner.

Applicant/Owner: Valentin Arrambide

Surveyor: Xavier Chapa Engineering/Survey

Application Filed: September 9, 2016

Zoning: R-5(A)

Staff Recommendation: **Denial**

Miscellaneous Items:

**D156-018**

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 Rombauer Road and Byron Bay Street.

Staff Recommendation: **Approval**

Applicant: Cypress Water Land A LTD

Representative: Robert Baldwin

Certificates of Appropriateness for Signs:

**1608290004**

Laura Evans  
(CC District 2)

An application for a Certificate of Appropriateness by Marie Byrum of Byrum Signs & Lighting, Inc. for a 2,016 square-foot attached sign at 1011 S. Akard Street (southeastern elevation).

Staff Recommendation: **Approval**

SSDAC Recommendation: **Approval**

Applicant: Marie Byrum

**1608290006**

Laura Evans  
(CC District 2)

An application for a Certificate of Appropriateness by Marie Byrum of Byrum Signs & Lighting, Inc. for a 2,016 square-foot attached sign at 1011 S. Akard Street (northwestern elevation).

Staff Recommendation: **Approval**

SSDAC Recommendation: **Approval**

Applicant: Marie Byrum

**1609060018**

Laura Evans  
(CC District 2)

An application for a Certificate of Appropriateness by Michael Bones of Byrum Signs & Lighting, Inc. for an 88 square-foot attached sign at 1011 S. Akard Street (eastern elevation).

Staff Recommendation: **Approval**

SSDAC Recommendation: **Approval**

Applicant: Michael Bones

**1609060019**

Laura Evans  
(CC District 2)

An application for a Certificate of Appropriateness, by Michael Bones of Byrum Signs & Lighting, Inc. for an 88 square-foot attached sign at 1011 S. Akard Street (western elevation).

Staff Recommendation: **Approval**

SSDAC Recommendation: **Approval**

Applicant: Michael Bones

Zoning Cases – Consent:

1. **Z156-288(SH)**  
Sharron Hurd  
(CC District 2)

An application for a new subarea on property zoned Subarea C within Planned Development District No. 326, the West Lovers Lane Planned Development District, on the south side of West Lovers Lane, east of Taos Road.  
Staff Recommendation: **Approval**, subject to a development plan and conditions.  
Applicant: 4402 Lovers Lane Partners, LP  
Representative: Suzan Kedron with Jackson Walker, L.L.P.
2. **Z156-314(PD)**  
Pamela Daniel  
(CC District 7)

An application for the renewal of Specific Use Permit No. 1907 for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property zoned a RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay on the southeast corner of Samuel Boulevard and North Jim Miller Road.  
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site/landscape plan and conditions.  
Applicant: CVS Corporation  
Representative: Santos Martinez, Masterplan
3. **Z156-319(ND)**  
Neva Dean  
(CC District 6)

An application for an MU-3 Mixed Use District on property zoned an IR Industrial Research District on the south side of Quaker Street at the terminus of Iberia Avenue.  
Staff Recommendation: **Approval**  
Applicant: Zang Real Estate, LLC  
Representative: Audra Buckley
4. **Z156-292(JM)**  
Jennifer Muñoz  
(CC District 12)

An application for an RR Regional Retail District on property zoned an MC-3 Multiple Commercial District, on the south side of the President George Bush Turnpike, and the north side of Frankford Road, east of Coit Road.  
Staff Recommendation: **Approval**  
Applicant: 1-90/Frankford Partners LTD  
Representative: Brad Williams, Winstead PC
5. **Z156-315(JM)**  
Jennifer Muñoz  
(CC District 9)

An application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a restaurant on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay on the southwest side of Peavy Road, northwest of Garland 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: Peavy Plaza, LLC  
Representative: Sammy J. Mandell III

6. **Z156-317(JM)**  
Jennifer Muñoz  
(CC District 6)
- An application for a Specific Use Permit for a tattoo studio on property within the Subdistrict 1A portion of Planned Development District No. 621, the Old Trinity and Design District Special Purpose District, on the south line of East Levee Street, between Manufacturing Street and Express Street.  
Staff Recommendation: **Approval** for a two-year period, subject to a site plan and conditions.  
Applicant: Freddie Trevino
7. **Z156-279(WE)**  
Warren Ellis  
(CC District 2)
- An application for an amendment to Planned Development District No. 759 for RR Regional Retail District uses in the location generally bounded by West Mockingbird Lane, Forest Park Road, Empire Central and Maple Avenue.  
Staff Recommendation: **Approval**, subject to a revised conceptual plan and conditions.  
Applicant: Mockingbird Venture Partners, LLC M & M Venture, LLC  
Representative: Bill Dahlstrom - Jackson Walker
8. **Z156-320(WE)**  
Warren Ellis  
(CC District 5)
- An application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a restaurant without drive-in service on property within Subarea 6 of Planned Development District No. 366-D-1, the Buckner Boulevard Special Purpose District, with a D-1 Liquor Control Overlay on the east side of South Buckner Boulevard, between Scyene Road and Bearden Lane.  
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: Mariana Roman  
Representative: Audra Buckley - Permitted Development
9. **Z156-328(WE)**  
Warren Ellis  
(CC District 4)
- An application for an amendment to Planned Development District No. 937 for R-7.5(A) Single Family District and an open-enrollment charter school on the southwest corner of Korgan Street and South Ewing Avenue.  
Staff Recommendation: **Approval**, subject to conditions.  
Applicant: KIPP Dallas – Fort Worth, Inc.  
Representative: Tommy Mann and Laura Hoffman, Winstead, PC

Zoning Cases – Under Advisement:

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 and August 4, 2016
11. **Z145-140(OTH)**  
Olga Torres Holyoak  
(CC District 14)
- An application for a Specific Use Permit for a tower/antenna for cellular communication limited to a monopole cellular tower on property zoned a CR Community Retail District south of Goodwin Avenue, east of Greenville Avenue.
- Staff Recommendation: **Approval** for a ten-year period with eligibility for automatic renewals of additional ten-year periods, subject to a site/tower elevation plan, and conditions.
- Applicant: Verizon Wireless
- Representative: Kathy Zibilich, Griffin Harris PLLC
- U/A From: February 19, 2015, April 2, 2015, June 4, 2015, August 20, 2015, October 15, 2015, November 19, 2015, January 21, 2016 and May 5, 2016.
12. **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 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.
- Staff Recommendation: **Approval** for a three-year period, subject to a site plan and staff's recommended conditions.
- Applicant: Teresa Hernandez
- U/A From: September 15, 2016
13. **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 15, 2016

14. **Z145-358(LE)**  
Laura Evans  
(CC District 14)
- An application for a new subdistrict for mixed uses on property zoned subdistrict A within Planned Development District No. 466 and a portion of Planned Development District No. 466 (not assigned a subdistrict), on property generally bounded by North Hall Street, Flora Street, Watkins Avenue, and Cochran Street.  
Staff Recommendation: **Hold under advisement until November 10, 2016.**  
Applicant/Representative: Tommy Mann, Winstead PC  
U/A From: November 5, 2015, February 4, 2016, May 19, 2016, June 16, 2016 and August 18, 2016

Zoning Cases – Individual:

15. **Z156-285(SH)**  
Sharron Hurd  
(CC District 14)
- An application for a new subarea within Planned Development District No. 99, on property zoned Area I within Planned Development District No. 99, on the east corner of Gaston Avenue and Glasgow Drive.  
Staff Recommendation: **Approval**, subject to a development plan and conditions.  
Applicant: MPC Gaston, LLC  
Representative: Rob Baldwin with Baldwin Associates

Development Code Amendment:

- DCA156-004**  
Diana Lowrance
- Consideration of an amendment to Chapter 51 and Chapter 51A of the Dallas Development Code, Section 51-4.211 Retail Uses and Section 51A-4.210 Retail and Personal Service Uses, to define a new use, called "Paraphernalia Shop," and related regulations.  
Staff Recommendation: **Approval**  
Zoning Ordinance Advisory Committee: **Approval**
- 

Other Matters:

Consideration of the 2017 City Plan Commission Calendar

Minutes: September 15, 2016

Adjournment

**CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**

**Thursday, October 6, 2016**

**ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING** - Thursday, October 6, 2016, City Hall, 1500 Marilla Street, in Room 5ES, at 11:00 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.

**Tuesday, October 11, 2016**

**SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC) MEETING** - Thursday, October 11, 2016, City Hall, 1500 Marilla Street, in Room 5BN, at 2:00 p.m., to consider (1) **CA 1609200013** – An application by Kenneth Waits of City Sign Services, Inc. for a 105 square-foot attached sign at 1919 McKinney Avenue on the north elevation in the Downtown Perimeter SPSP, (2) **CA 1609200023** - An application by Scott Reynolds of Reynolds FM LLC for a 1200 square-foot roof sign at 1011 Pearl Street on the north elevation in the Farmer's Market SPSP, and (3) **CA 1609200025** - An application by Scott Reynolds of Reynolds FM LLC for a 490 square-foot supergraphic sign at 1011 Pearl Street on the east elevation in the Farmer's Market SPSP

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]