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CITY SECRETARY
DALLAS, TEXAS



CITY OF DALLAS

PUBLIC HEARING POSTING

CITY PLAN COMMISSION

HEARING

Thursday, November 10, 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**

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."

Public Notice

161163

[Edited on: 11/04/16 3:16 PM]

POSTED CITY SECRETARY
DALLAS, TX



CITY OF DALLAS
CITY PLAN COMMISSION
Thursday, November 10, 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, Assistant Director of Current Planning

BRIEFINGS:

Subdivision Docket
Zoning Docket

ACTION ITEMS:

Subdivision Docket Planner: Paul Nelson

Consent Items:

- (1) **S167-001**
(CC District 3)
- An application to create four 0.274-acre lots lot from a 1.209-acre tract of land in City Block C/6040 on property located on Crow Creek Drive and Bridal Wreath Lane between Franklin Street and Pyka Street.
- Applicant/Owner: Santos Monsivais, Micaela Monsivais, Santos Monsivais, Jr.
Surveyor: MC Surveying Inc.
Application Filed: October 12, 2016
Zoning: R-10(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (2) **S167-002**
(CC District 8)
- An application to create one 3.106-acre lot from a tract of land in City Block 1/5717 on property located on Cedar Springs Road, southeast of Manor Way.
- Applicant/Owner: PPA Realty, Ltd.
Surveyor: Spiars Engineering, Inc.
Application Filed: October 12, 2016
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (3) **S167-003**
(CC District 2)
- An application to create one 1.244-acre lot, and one 3.485-acre lot from a 4.729-acre tract of land containing part of abandoned portions of Hawkins Street, and a variable width alley in City Blocks 270½, 280 and G3/280 on property located at 2505 Elm Street and fronting on Pacific Avenue, Good-Latimer Expressway, Elm Street, and Hawkins Street.
- Applicant/Owner: Westdale Asset Management, Ltd. / Westdale Properties America, Ltd.
- Surveyor: Kimley-Horn & Associates, Inc.
- Application Filed: October 13, 2016
- Zoning: PD 269, CA-2 (A)
- Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S167-004**
(CC District 2)
- An application to create a 1.260 acre lot from a tract of land containing part of City Block G3/280 and a portion of an abandoned alley on property located on Elm Street between N. Hawkins Street and Good-Latimer Expressway.
- Applicant/Owner: Westdale Properties America I, Ltd
- Surveyor: Kimley-Horn & Associates, Inc.
- Application Filed: October 13, 2016
- Zoning: PD 269 Tract B, CA-2(A)
- Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S167-005**
(CC District 9)
- An application to create one 3.983-acre lot, one 8.051-acre lot and one 1.224-acre common area from a 13.258-acre tract of land located within the cities of Mesquite, Garland, and Dallas and located on Interstate Highway 30 (I-30), east of Northwest Drive.
- Applicant/Owner: I30/Northwest GMD, Ltd.
- Surveyor: Ringley & Associates
- Application Filed: October 14, 2016
- Zoning: A(A)
- Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (6) **S167-006**
(CC District 14)
- An application to create one 0.914-acre lot from a tract of land containing all of Lots 4 through 9 and a tract of land within City Block 127 on property located on Jackson Street between Harwood Street and Pearl Street.
- Applicant/Owner: CADG Harwood, LLC; City of Dallas; and CADG Jackson Parking A, LLC
- Surveyor: Viewtech, Inc.
- Application Filed: October 14, 2016
- Zoning: PD 357, Sub area 4
- Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (7) **S167-007**
(CC District 5)
- An application to replat a 0.5754-acre tract of land containing part of City Block 6772 on property located on Bruton Road east of Nantucket Village Drive.
Applicant/Owner: Cosme & Reyna Gallegos /Roy Clark
Surveyor: Davis Land Surveying Co. Inc.
Application Filed: October 14, 2016
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (8) **S167-008**
(CC District 6)
- An application to replat a 1.044-acre tract of land containing part of Lots 5 and 7 in City Block 36/7888 on property located on Turtle Creek Boulevard at Hi-Line Drive, southwest corner.
Applicant/Owner: DD Dunhill Land LLC.
Surveyor: Stantec Consulting Services, Inc.
Application Filed: October 14, 2016
Zoning: PD 621, Subarea 1E
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (9) **S167-009**
(CC District 6)
- An application to create one 0.483-acre lot from a tract of land in City Block 5084 on property located on Lakemont Drive, south of Wembly Terrace.
Applicant/Owner: H.A.S. Renovations & Investments, LLC
Surveyor: CBG Surveying Inc.
Application Filed: October 14, 2016
Zoning: R-10(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (10) **S167-011**
(CC District 8)
- An application to create one 0.514-acre lot, and one 0.530-acre lot from a 1.044-acre tract of land in City Block 7861 on property located on Cabot Drive and Dowdy Ferry Road, north of Queensway Drive.
Applicant/Owner: Jose Ernesto Guzman
Surveyor: CBG Surveying Inc.
Application Filed: October 14, 2016
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replat:

- (11) **S167-010**
(CC District 9)
- An application to replat a 15,200-square foot tract of land containing all of Lot 7 and part of Lot 8 in City Block 20/5247 to create two 7,600-square foot lots on property located on 9027 Eustus Avenue, southwest of Old Gate Lane.
- Applicant/Owner: Superior Acquisitions
Surveyor: CBG Surveying Inc.
Application Filed: October 14, 2016
Zoning: R-7.5(A)
Staff Recommendation: **Denial**

Miscellaneous Items:

- M156-045**
Pamela Daniel
(CC District 9)
- An application for a minor amendment to the development plan for Planned Development District No. 896 for an R-7.5(A) Single Family District and public school uses on the east corner of Farola Drive and Monterrey Avenue.
- Staff Recommendation: **Approval**
Applicant: Dallas Independent School District
Representative: Karl A. Crawley, Masterplan

- W167-001**
Neva Dean
(CC District 14)
- An application for a waiver of the two-year waiting period to submit an application for an amendment to Subdistrict B within Planned Development District No. 466, the Hall Street Special Purpose District on the east side of North Central Expressway, north of Cochran Street.
- Staff Recommendation: **Approval**
Applicant: Leslie Ford

Certificates of Appropriateness for Signs:

- 1609200013**
Laura Evans
(CC District 14)
- An application for a Certificate of Appropriateness by Kenneth Waits of City Sign Services, Inc. for a 105 square-foot attached sign at 1919 McKinney Avenue (north elevation).
- Staff Recommendation: **Approval**
Special Sign District Advisory Committee: **Approval**
Applicant: Kenneth Waits

- 1609200023**
Laura Evans
(CC District 2)
- An application for a Certificate of Appropriateness by Scott Reynolds of Reynolds FM LLC for a 1,200 square-foot rooftop sign at 1011 S. Pearl Street (north elevation).
- Staff Recommendation: **Approval**
Special Sign District Advisory Committee: **Approval**
Applicant: Scott Reynolds

1609200025
Laura Evans
(CC District 2)

An application for a Certificate of Appropriateness by Scott Reynolds of Reynolds FM LLC for a 455 square-foot supergraphic sign at 1011 S. Pearl Street (east elevation).

Staff Recommendation: **Approval**

Special Sign District Advisory Committee: **Approval**

Applicant: Scott Reynolds

Thoroughfare Plan Amendments:

<https://www.dropbox.com/sh/u3zq21d3n01go2m/AADLPIQjd-TPpH6cfH5i-EDRa?dl=0>

Pearl Expressway from Pacific Avenue to Live Oak Street Amendments

<https://www.dropbox.com/sh/u3zq21d3n01go2m/AADLPIQjd-TPpH6cfH5i-EDRa?dl=0&preview=Pearl++Carpenter+Park+Report+-+FINAL+-+8-25-16.pdf>

Tanya Brooks
(CC District 14)

An amendment to the City of Dallas Central Business District Streets and Vehicular Circulation Plan to change the operational characteristic on Pearl Expressway between Pacific Avenue and Live Oak Street from five-lanes southbound in 85-146 feet of right-of-way to two-lanes northbound and two-lanes southbound in 85 feet of right-of-way.

Staff Recommendation: **Approval** of the amendment to change the operational characteristic on Pearl Expressway between Pacific Avenue and Live Oak Street from five-lanes southbound in 85-146 feet of right-of-way to two-lanes northbound and two-lanes southbound in 85 feet of right-of-way.

CPC Transportation Committee Recommendation: **Approval**

McKinney Avenue between Allen Street and Harvard Avenue; Allen Street between McKinney Avenue and Carlisle Street; Carlisle Street between Allen Street and Cole Avenue; and Cole Avenue between Carlisle Street and Harvard Avenue Amendments

<https://www.dropbox.com/sh/u3zq21d3n01go2m/AAB1HOYhx7NtXRRmODvecpxna/McKinney-Cole%20Feasibility%20Study%20and%20Exhibits?dl=0>

Tanya Brooks
(CC District 14)

Amendments to the City of Dallas Thoroughfare Plan to change the dimensional classification of: (1) McKinney Avenue between Allen Street and Harvard Avenue from an existing couplet (EXST CPLT) to a special three-lane undivided (SPCL 3U) roadway within 60-80 feet of right-of-way; (2) Allen Street between McKinney Avenue and Carlisle Street from an existing couplet (EXST CPLT) to a special three-lane undivided (SPCL 3U) roadway within 60 feet of right-of-way; (3) Carlisle Street between Allen Street and Cole Avenue from an existing couplet (EXST CPLT) to a special three-lane undivided (SPCL 3U) roadway within 60 feet of right-of-way; and (4) Cole Avenue between Carlisle Street and Harvard Avenue from an existing couplet (EXST CPLT) to a special three-lane undivided (SPCL 3U) roadway within 60-80 feet of right-of-way.

Staff Recommendation: **Approval** based on the projected two-way conversion safety benefits, conformity with the Dallas Complete Streets Manual, and community support, staff recommends approval of the amendments to the City of Dallas Thoroughfare Plan to change the dimensional classification of: (1) McKinney Avenue

between Allen Street and Harvard Avenue from an existing couplet (EXST CPLT) to a special three-lane undivided (SPCL 3U) roadway within 60-80 feet of right-of-way; (2) Allen Street between McKinney Avenue and Carlisle Street from an existing couplet (EXST CPLT) to a special three-lane undivided (SPCL 3U) roadway within 60 feet of right-of-way; (3) Carlisle Street between Allen Street and Cole Avenue from an existing couplet (EXST CPLT) to a special three-lane undivided (SPCL 3U) roadway within 60 feet of right-of-way; and (4) Cole Avenue between Carlisle Street and Harvard Avenue from an existing couplet (EXST CPLT) to a special three-lane undivided (SPCL 3U) roadway within 60-80 feet of right-of-way.

CPC Transportation Committee Recommendation: **Approval**

Zoning Cases – Consent:

1. **Z156-347(LE)**
Laura Evans
(CC District 8)
An application for an R-7.5(A) Single Family District on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay with deed restrictions on the northwest corner of Haymarket Road and Oakwood Drive.
Staff Recommendation: **Approval** with retention of the D-1 Liquor Control Overlay
Applicant: Pedro F. Alvarez
2. **Z156-235(JM)**
Jennifer Muñoz
(CC District 13)
An application for an MU-3 Mixed Use District and termination of existing deed restrictions on property zoned a GO(A) General Office District on the southwest corner of LBJ Freeway and Montfort Drive.
Staff Recommendation: **Approval**
Applicant: Bolour Trust #3 & 333 West 22nd Associates, LLC
Representative: David Bolour
3. **Z156-334(OTH)**
Olga Torres Holyoak
(CC District 2)
An application for a Planned Development District for R-7.5(A) Single Family District uses and a child-care facility and repealing Specific Use Permit No. 597 for a day nursery on property zoned an R-7.5(A) Single Family District, on the northwest corner of Inwood Road and Oriole Drive.
Staff Recommendation: **Approval**, subject to a development plan and conditions; and **approval** of repealing Specific Use Permit No. 597.
Applicant: Park Cities Pre School LLC
Representative: Karl A. Crawley, MASTERPLAN

4. **Z156-338(OTH)**
Olga Torres Holyoak
(CC District 13)
An application to amend Planned Development District No. 623 for R-10(A) Single Family District uses to allow for a private school by right on property located on the southeast corner of Webb Chapel Road and Royal Lane.
Staff Recommendation: **Approval**, subject to a development plan, a traffic management plan, and conditions.
Applicant: The Cambridge School
Representative: Karl A. Crawley, MASTERPLAN
5. **Z156-346(OTH)**
Olga Torres Holyoak
(CC District 5)
An application to amend and expand Specific Use Permit No. 88 for an electric substation on property zoned an R-7.5(A) Single Family District on the southeast corner of North Jim Miller Road and Scyene Road.
Staff Recommendation: **Approval**, subject to a site plan and conditions.
Applicant: Oncor Electric Delivery Co.
Representative: Mark Housewright, MASTERPLAN
6. **Z156-335(WE)**
Warren Ellis
(CC District 7)
An application for a Specific Use Permit for a tower/antenna for cellular communication on property zoned a CC Community Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District on the northwest line of Pennsylvania Avenue, southwest of J.B. Jackson Jr. Boulevard.
Staff Recommendation: **Approval** for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a revised site plan and conditions.
Applicant: SBA 2012 TC Assets, LLC
Representative: Jacob Hamilton

Zoning Cases – Under Advisement:

7. **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 West 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, August 4, 2016 and October 6, 2016

8. **Z156-329(OTH)**
Olga Torres Holyoak
(CC District 11)
- An application to amend Planned Development District No. 676 for MF-1(A) Multifamily District and public school uses on property zoned Planned Development District No. 676 with Specific Use Permit No. 1277 for a tower/antenna for cellular communication limited to one monopole cellular tower on property bounded by Verde Valley Lane, Montfort Drive, Celestial Road and Noel Road.
Staff Recommendation: **Approval**, subject to a development plan, landscape plan and conditions.
Applicant: Dallas Independent School District
Representative: Michael R. Coker
U/A From: October 20, 2016
9. **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: **Approval**, subject to a development plan, landscape plan and conditions.
Applicant/Representative: Tommy Mann, Winstead PC
U/A From: November 5, 2015, February 4, 2016, May 19, 2016, June 16, 2016, August 18, 2016 and October 6, 2016
10. **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-D 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 4, 2016, August 18, 2016 and September 1, 2016

11. **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
- U/A From: September 15, 2016 and October 20, 2016
12. **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
- U/A From: October 6, 2016

Zoning Cases – Individual:

13. **Z145-157(WE)**
Warren Ellis
(CC District 13)
- An application for an amendment to, and an expansion of, Planned Development District No. 400 for R-16(A) Single Family District and private school uses on property zoned an R-16(A) Single Family District and Planned Development District No. 400 on the west line of Midway Road, north of South Better Drive.
- Staff Recommendation: **Approval**, subject to a revised development plan, buffer landscape plan, buffer landscape plan detail, tree preservation list, traffic management plan and staff's recommended conditions.
- Applicant: The Episcopal School of Dallas, Inc., & WBL Family Investments, Inc.
- Representative: Kirk Williams and Laura Hoffmann, Winstead PC
- Bus Tour Date: July 21, 2016

14. Z156-250(WE)
Warren Ellis
(CC District 1)

An application to create a new subdistrict within Planned Development District No. 830 and the removal of a D Liquor Control Overlay on a portion on property zoned Subdistrict 3 within Planned Development District No. 830 in an area generally bounded by West 10th Street, both sides of North Bishop Avenue, both sides of Melba Street and both sides of North Madison Avenue.

Staff Recommendation: **Approval**, subject to staff's recommended conditions; and **denial** of the removal of the Dry Liquor Control Overlay

Applicant: Bishop Arts Village, LLC

Representative: Robert Baldwin, Baldwin and Associates

Bus Tour Date: July 21, 2016

Other Matters:

Minutes: October 20, 2016

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Tuesday, November 8, 2016

SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC) MEETING - Tuesday, November 8, 2016, City Hall, 1500 Marilla Street, in Room 5BN, at 2:00 p.m., to consider (1) **1610140035** - An application for a Certificate of Appropriateness by Monti Heflin of Alltex Sign, for a 13.3 square-foot attached sign at 1920 McKinney Avenue (north elevation), (2) **1610190025** - An application for a Certificate of Appropriateness by Andre Rowbotham of Signs Up for a 15 square-foot projecting attached sign at 400 N. St. Paul Street (southeast elevation), (3) **1610190026** - An application for a Certificate of Appropriateness by Andre Rowbotham of Signs Up for a 7 square-foot projecting attached sign at 400 N. St. Paul Street (southwest elevation), (4) **1610190027** - An application for a Certificate of Appropriateness by Andre Rowbotham of Signs Up for a 7 square-foot projecting attached sign at 400 N. St. Paul Street (southeast elevation), (5) **1610190028** - An application for a Certificate of Appropriateness by Andre Rowbotham of Signs Up for a 7 square-foot projecting attached sign at 400 N. St. Paul Street (southwest elevation), (6) **1610190030** - An application for a Certificate of Appropriateness by Andre Rowbotham of Signs Up for a 15 square-foot projecting attached sign at 400 N. St. Paul Street (northwest elevation).

Thursday, November 10, 2016

ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING - Thursday, November 10, 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]