

RECEIVED

2016 NOV 11 PM 2:41

CITY SECRETARY
DALLAS, TEXAS



CITY OF DALLAS

PUBLIC HEARING POSTING

CITY PLAN COMMISSION

HEARING

Thursday, November 17, 2016

Public Notice

16 118 7

POSTED CITY SECRETARY
DALLAS, TX

Briefings:

5ES*

10:30 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."



CITY OF DALLAS
CITY PLAN COMMISSION
Thursday, November 17, 2016
AGENDA

BRIEFINGS:	5ES	10:30 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) **S167-012**
(CC District 8)
- An application to create one 3.4954-acre lot from a tract of land in City Block 6863 on property located on Bird Lane, southwest of Central Expressway.
Applicant/Owner: Juventino Rosales
Surveyor: Bruce Geer
Application Filed: October 20, 2016
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (2) **S167-013**
(CC District 3)
- An application to replat a 0.466-acre tract of land containing all of Lots 16 and 17 in City Block 5/6028 to create one lot on property located on Hampton Road, north of Glenfield Road.
Applicant/Owner: Joyce Florist of Dallas, Inc.
Surveyor: North Texas Surveying, LLC
Application Filed: October 20, 2016
Zoning: CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(3) **S167-014**
(CC District 1)

An application to replat a 2.9064-acre tract of land containing part of Lot 5 and all of Lots 6 through 9 in City Block 89/3072 to create one lot on property located on Marsalis Avenue, between Eighth Street and Ninth Street.

Applicant/Owner: Blessed Sacrament Parish

Surveyor: Texas Heritage Surveying, LLC

Application Filed: October 21, 2016

Zoning: RR

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

(4) **S167-015**
(CC District 2)

An application to create one 2.811-acre lot from a tract of land containing part of City Block 120 and an abandoned alley on property located on Cadiz Street between Harwood Street and Park Avenue.

Applicant/Owner: Combs Properties, Ltd

Surveyor: Raymond L. Goodson Jr., Inc.

Application Filed: October 21, 2016

Zoning: PD 357, Subarea 2

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

(5) **S167-016**
(CC District 3)

An application to replat a 3.172-acre tract of land containing all of Lots 1 through 3 in City Block 4/6962 to create one lot on property located on Joseph Hardin Drive, at Country Creek Drive, northwest corner.

Applicant/Owner: Eagle Advantage Schools, Inc.

Surveyor: Raymond L. Goodson Jr., Inc.

Application Filed: October 21, 2016

Zoning: IR

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

Thoroughfare Plan Amendments – Under Advisement:

<https://www.dropbox.com/sh/u3zg21d3n01go2m/AADLPIQjd-TPpH6cfH5i-EDRa?dl=0>

Pearl Expressway from Pacific Avenue to Live Oak Street Amendments

<https://www.dropbox.com/sh/u3zg21d3n01go2m/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**
U/A From: November 10, 2016

Zoning Cases – Consent:

1. **Z156-345(PD)**
Pamela Daniel
(CC District 7)
An application for an MF-1(A) Multifamily District on property zoned an NS(A) Neighborhood Service District, on the south corner of Sam Houston Road and Masters Drive.
Staff Recommendation: **Approval**
Applicant/Representative: Dr. Don Any, ADI Engineering Inc.
2. **Z156-280(OTH)**
Olga Torres Holyoak
(CC District 13)
An application to amend and expand Specific Use Permit No. 30 for cemetery burial sites and a maintenance facility, on property zoned an R-7.5(A) Single Family District, on the northwest corner of West Northwest Highway and Boedeker Street.
Staff Recommendation: **Approval**, subject to a revised site plan and conditions.
Applicant: SCI Texas Funeral Services, Inc., a DE corporation
Representative: Robert Reeves & Associates, Inc.
3. **Z156-310(OTH)**
Olga Torres Holyoak
(CC District 8)
An application to renew Specific Use Permit No. 2099 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay on the southwest corner of Great Trinity Forest Way and North Jim Miller Road.
Staff Recommendation: **Approval** for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to conditions.
Applicant: Mohammad Sidiqi
Representative: Parvez Malik, Business Zoom

4. **Z156-359(OTH)**
Olga Torres Holyoak
(CC District 5)
- An application to renew Specific Use Permit No. 2137 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 CR-D-1 Community Retail District with D-1 Liquor Control Overlay on the south side of Lake June Road, west of Oak Hill Circle.
Staff Recommendation: **Approval** for a two-year period with eligibility for automatic renewals of additional five-year periods, subject to conditions
Applicant: Sikka Investments, LLC
Representative: Tailim Song and Jin Kim, Tailim Song Law Firm
5. **Z156-356(JM)**
Jennifer Muñoz
(CC District 2)
- An application to amend and expand Planned Development District No. 248 for a public school and a public park or playground use on property zoned Planned Development District No. 98 and Planned Development District No. 248, on the east intersection of North Carroll Avenue and Worth Street.
Staff Recommendation: **Approval**, subject to a revised development plan, a revised landscape plan, a traffic management plan, and conditions.
Applicant: Dallas ISD
Representative: Karl A. Crawley, Masterplan
6. **Z156-361(JM)**
Jennifer Muñoz
(CC District 3)
- An application for a CR Community Retail District with deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District, on the west line of Altaire Avenue, south of East Millett Drive.
Staff Recommendation: **Approval**, subject to deed restrictions volunteered by the applicant.
Applicant: Aaron & Iris Logan
Representative: Versie Logan Merchant
7. **Z156-362(JM)**
Jennifer Muñoz
(CC District 14)
- An application for a Planned Development District for MU-3 Mixed Use District and animal shelter or clinic with outside runs uses on property zoned an MU-3 Mixed Use District on the north line of Dyer Street, west of Greenville Avenue.
Staff Recommendation: **Approval**, subject to a development plan and conditions.
Applicant: Barking Hound Village (Texas), LLC
Representative: Laura Hoffmann & Tommy Mann, Winstead PC

8. **Z156-327(SH)**
Sharon Hurd
(CC District 3)
- An application for 1) an amendment to, and an expansion of the Subdistrict S-1c, South Zone portion on property zoned Subdistricts S-1c, S-1d, and S-2a, South Zone, within Planned Development District No. 521 and 2) rezone a portion of Subdistrict S-1d, South Zone into Subdistrict S-2a, South Zone on property generally along the east line of Mountain Creek Parkway, north of Camp Wisdom Road.
Staff Recommendation: **Approval**, subject to conceptual plan and conditions.
Applicant: First Industrial LP
Representative: Santos Martinez with Masterplan
9. **Z156-342(SH)**
Sharon Hurd
(CC District 8)
- An application for a Planned Development District for a mixed use development and termination of Specific Use Permit No. 1373 for a college, child-care facility, and public or private school on property zoned an R-7.5(A) Single Family District with Specific Use Permit No. 1373 on a portion and a CR Community Retail District generally on the northeast corner of Simpson Stuart Drive and Highland Hills Drive.
Staff Recommendation: **Approval**, subject to conceptual plan, Subarea A development plan, traffic management plan, and conditions; and **approval** of the termination of Specific Use Permit No. 1373.
Applicant: Paul Quinn College
Representative: Rob Baldwin
10. **Z156-354(SH)**
Sharon Hurd
(CC District 8)
- An application for a Planned Development District for nonresidential uses on property zoned an A(A) Agricultural District generally on the south line of Cedardale Road, west of Cleveland Road.
Staff Recommendation: **Approval**, subject to conceptual plan and conditions.
Applicant/Representative: TCDFW Acquisitions, LLC
11. **Z156-355(WE)**
Warren Ellis
(CC District 4)
- An application for a renewal of Specific Use Permit No. 1824 for an open enrollment charter school on property zoned an RR Regional Retail District on the west line of South R.L. Thornton Frontage Road, south of West Kiest Boulevard.
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan, traffic management plan, and conditions.
Applicant: Faith Family Academy
Representative: Dean McGuire

Zoning Cases – Under Advisement:

12. **Z145-157(WE)** 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.
Warren Ellis
(CC District 13)
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
U/A From: November 10, 2016
13. **Z156-334(OTH)** 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.
Olga Torres Holyoak
(CC District 2)
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
U/A From: November 10, 2016
14. **Z156-346(OTH)** 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.
Olga Torres Holyoak
(CC District 5)
Staff Recommendation: **Approval**, subject to a site plan and conditions.
Applicant: Oncor Electric Delivery Co.
Representative: Mark Housewright, MASTERPLAN
U/A From: November 10, 2016

Zoning Cases – Individual:

15. **Z156-272(SH)** An application for a Planned Development District for single family uses on property zoned an NO(A) Neighborhood Office District, north of Forest Lane, east of Abrams Road.
Sharon Hurd
(CC District 10)
Staff Recommendation: **Approval**, subject to a conceptual plan and conditions.
Applicant: Disk Development, LLC
Representative: Peter Kavanaugh, Zone Systems, Inc.

16. **Z156-299(SH)**
Sharon Hurd
(CC District 14)
- An application for a Planned Development Subdistrict for MF-2 Multifamily Subdistrict uses on property zoned an MF-2 Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District and along the northwest line of McKinney Avenue, south of Monticello Avenue.
Staff Recommendation: **Approval**, subject to a development plan, landscape plan and staff's recommended conditions
Applicant: Trinsic Acquisition Company, LLC
Representative: Tommy Mann & Laura Hoffman, Winstead PC
17. **Z156-353(SH)**
Sharon Hurd
(CC District 2)
- An application for a new subdistrict for Subdistrict 3A uses and an alcoholic beverage manufacturing use on property zoned Subdistrict 3A within Planned Development District No. 317, the Cedars Area Special Purpose District, southeast of Cadiz Street, between South Austin Street and South Lamar Street.
Staff Recommendation: **Approval**, subject to conditions
Applicant: TOD Dallas Acquisition, LLC
Representative: William S. Dahlstrom
-

Other Matters:

Consideration of appointments to CPC Committees:
SUBDIVISION REVIEW COMMITTEE (SRC)

Minutes: November 10, 2016

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, November 17, 2016

URBAN DESIGN ADVISORY COMMITTEE (UDAC) MEETING - Thursday, November 17, 2016, City Hall, 1500 Marilla Street, in Room 5BN, at 8:30 a.m., to consider (1) Preston Center – Plan Updates

ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING - Thursday, November 17, 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]