

RECEIVED

2016 NOV 22 PM 4: 33

CITY SECRETARY
DALLAS, TEXAS



CITY OF DALLAS

PUBLIC HEARING POSTING

CITY PLAN COMMISSION

HEARING

Thursday, December 1, 2016

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."

Public Notice

16 1229

[Edited on: 11/22/16 3:55 PM]

POSTED CITY SECRETARY
DALLAS, TX



CITY OF DALLAS
CITY PLAN COMMISSION
Thursday, December 1, 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) **S167-018**
(CC District 2)
- An application to replat a 0.5049-acre tract of land containing all of Lots 7 and 8 in City Block 15/646 and a portion of a 15 foot alley into one lot on property located on San Jacinto Street between Peak Street and Haskell Avenue.
Applicant/Owner: HB Capital Dallas, LP
Surveyor: Brockette/Davis/Drake, Inc.
Application Filed: November 2, 2016
Zoning: PD 298 Subarea 1
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (2) **S167-019**
(CC District 6)
- An application to replat a 1.18-acre tract of land containing all of Lot 1 in City Block 11/4003 to create one 0.339-acre lot, and one 0.841-acre lot on property bounded by Seale Street, Topeka Avenue, Pollard Street, and Evanston Avenue.
Applicant/Owner: MPC Pollard
Surveyor: Davis Land Surveying Co., Inc.
Application Filed: November 2, 2016
Zoning: PD 714 Subarea 1B
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (3) **S167-020**
(CC District 5)
- An application to create a 1.46-acre lot from a tract of land in City Block 6339 on property located on Buckner Boulevard, south of Alto Garden Drive.
Applicant/Owner: Morelia Mexican Restaurant, Inc.
Surveyor: Texas Heritage
Application Filed: November 3, 2016
Zoning: PD 366 Subarea 2, Tract 3
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S167-023**
(CC District 3)
- An application to create one 87.985-acre lot from a tract of land in City Block 8720 on property located on Mountain Creek Parkway, north of Grady Niblo Road.
Applicant/Owner: Mountain Creek Land, LLC
Surveyor: Pacheco Koch Consulting Engineering
Application Filed: November 3, 2016
Zoning: PD 521(E) North Zone
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S167-024**
(CC District 6)
- An application to replat a 3.968-acre tract of land containing all of Lot 1 in City Block 6610 and part of City Block 6609 into one lot on property located on Royal Lane, between Harry Hines Boulevard and Denton Drive.
Applicant/Owner: The Kim Family Partnership, Ltd., and I.P. Investments, Ltd.
Surveyor: Bannister Engineering
Application Filed: November 3, 2016
Zoning: PD 498, Sub-district 1, Tract 3
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (6) **S167-025**
(CC District 2)
- An application to replat a 3.607-acre tract of land containing all of Lot 1A in City Block 1/405 to create one lot on property located on Houston Street, South of Continental Avenue.
Applicant/Owner: Victory Brewery 2013, LP
Surveyor: Pacheco Koch Consulting Engineering
Application Filed: November 4, 2016
Zoning: PD 193 (CA-2)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replat:

(7) S167-021
(CC District 5)

An application to replat a 1.576-acre tract of land containing all of Lots 1 through 4 and a tract of land in City Block 1/6119 to create one lot on property located on Jim Miller Road at Scyene Road, southeast corner.

Applicant/Owner: Oncor Electric Delivery Company, LLC

Surveyor: Halff Associates, Inc.

Application Filed: November 3, 2016

Zoning: R-7.5(A)

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

Miscellaneous Items:

M156-048
Andrew Ruegg
(CC District 6)

An application for a minor amendment to the development/landscape plan for Planned Development District No. 404 on the southeast corner of Walnut Hill Lane and Ables Lane.

Staff Recommendation: **Approval**

Applicant: Parker University

Representative: Alex Sanchez, Cole Design Group

M167-001
Pamela Daniel
(CC District 11)

An application for a minor amendment to the development plan, landscape plan, and concept warehouse elevations for Planned Development District No. 960 for an auto service center, motor vehicle fueling station, and a general merchandise or food store 100,000 square feet or more uses on the northeast corner of Coit Road and Churchill Way.

Staff Recommendation: **Approval**

Applicant: Costco Wholesale

Representative: Michael Clark, Winkelmann & Associates Inc.

D167-003
Pamela Daniel
(CC District 6)

An application for a development plan on property within Subarea B of Planned Development District No. 933, on property generally bounded by Singleton Boulevard, Obenchain Street, Duluth Street, and Borger Street.

Staff Recommendation: **Approval**

Applicant: TG Singleton POA, Inc.

Representative: Santos T. Martinez, Masterplan Consultants

W167-002
Neva Dean
(CC District 11)

An application for a waiver of the two-year waiting period to submit an application for an amendment to Planned Development District No. 703, in an area bounded by Hillcrest Road, Lakehurst Avenue, Airline Road, and Aberdeen Avenue.

Staff Recommendation: **Approval**

Applicant: Dallas Independent School District

Representative: Karl Crawley, Masterplan

Miscellaneous Items – Under Advisement:

D134-019

Laura Evans
(CC District 2)

An application for a development/landscape plan on property zoned Planned Development Subdistrict No. 67 within Planned Development District No. 193, on the east corner of Wheeler Street and Holland Avenue.

Staff Recommendation: **Approval**

Applicant: Wes Homeyer, Weekley Homes, LLC

Representative: Robert Baldwin, Baldwin Associates

U/A From: September 18, 2014

Zoning Cases – Consent:

1. Z156-274(LE)

Laura Evans
(CC District 5)

An application for the renewal of Specific Use Permit No. 1559 for an open-enrollment charter school on property zoned D(A) Duplex and R-7.5(A) Single Family Districts, on the northwest corner of Scyene Road and Glover Pass.

Staff Recommendation: **Approval** for a three-year period with eligibility for automatic renewals for additional three-year periods, subject to a traffic management plan and conditions.

Applicant: Nova Academy

Representative: Don Miles

2. Z156-364(AR)

Andrew Ruegg
(CC District 5)

An application for the renewal of Specific Use Permit No. 2129 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned CR-D-1 Community Retail District with D-1 Liquor Control Overlay, on the north side of Lake June Road at the terminus of McElree Street, east of Oak Hill Circle.

Staff Recommendation: **Hold under advisement until December 15, 2016.**

Applicant: Gilberto Bedolla Jr.

3. Z156-370(JM)

Jennifer Muñoz
(CC District 6)

An application for an MU-3 Mixed Use District on property zoned an IR Industrial Research District on the southwest line of Farrington Street, northwest of Crampton Street.

Staff Recommendation: **Approval**

Applicant: 2519 Farrington, LLC

Representative: Audra Buckley

4. **Z156-254(WE)**
Warren Ellis
(CC District 14)
- An application for a Planned Development Subdistrict for LC Light Commercial Subdistrict uses on property zoned an LC Light Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District on the southeast corner of McKinney Avenue and Boll Street.
Staff Recommendation: **Approval**, subject to a development plan, landscape plan and conditions.
Applicant: Mockingbird Venture Partners, LLC & M & M Venture, LLC
Representative: Dallas Cothrum, MASTERPLAN
5. **Z156-316(WE)**
Warren Ellis
(CC District 1)
- An application for a Specific Use Permit for a motor vehicle fueling station on property zoned an NS(A) Neighborhood Service District on the east side of South Hampton Road, north of Mountain Lake Road.
Staff Recommendation: **Approval** for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan and conditions.
Applicant: Saleem Makani
Representative: S.I. Abed
6. **Z156-340(WE)**
Warren Ellis
(CC District 6)
- An application for an MU-3 Mixed Use District on property zoned an IR Industrial Research District on the northeast line of Irving Boulevard, west of Wycliff Avenue.
Staff Recommendation: **Approval**
Applicant/Representative: Robert Romano
7. **Z156-309(OTH)**
Olga Torres Holyoak
(CC District 8)
- An application for a Specific Use Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store greater than 3,500 square feet on property zoned an RR-D-1 Regional Retail District with D-1 Liquor Control Overlay on the northeast corner of Murdock Road and Elkton Circle, southwest of C.F. Hawn Freeway.
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: Sikka Investments, LLC
Representative: S. I. Abed

8. **Z156-367(OTH)**
Olga Torres Holyoak
(CC District 2)
- An application for the renewal of Specific Use Permit No. 1953 for a restaurant with drive-in or drive-through service on property zoned Cedars West Subdistrict 1, Urban Village Form District within Planned Development District No. 784, the Trinity River Corridor Special Purpose District, on the south corner of East R.L. Thornton Freeway (Interstate 35E) and South Riverfront Boulevard.
Staff Recommendation: **Approval** for a five-year period, subject to conditions.
Applicant: Global Sky Properties
Representative: Patrick Gallagher
9. **Z167-102(OTH)**
Olga Torres Holyoak
(CC District 7)
- An application to amend Specific Use Permit No. 1501 for a private recreation center, club, or area and private elementary school use to include a middle school and a high school and to revise the existing site plan on property zoned an R-7.5(A) Single Family District on the south line of Samuell Boulevard, east of South Buckner Boulevard.
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.
Applicant: First Baptist Academy
Representative: Peter Kavanagh, Zone Systems, Inc.

Zoning Cases – Under Advisement:

10. **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 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
U/A From: November 10, 2016
11. **Z156-197(OTH)**
Olga Torres Holyoak
(CC District 11)
- An application for an R-7.5(A) Single Family District and deed restrictions volunteered by the applicant to: 1) restrict lot size to be not less than 8,000 square feet; and 2) prohibit access to the lots from Churchill Way, on property zoned an R-1ac(A) Single Family District on the north line of Churchill Way, west of Hillcrest Road.
Staff Recommendation: **Approval**, subject to deed restrictions volunteered by the applicant.
Applicant: Arthur Hollingsworth
Representative: Kyle Shrubert
U/A From: June 2, 2016 and June 30, 2016
Bus Tour Date: March 17, 2016

12. **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, September 1, 2016 and November 10, 2016
13. **Z156-272(SH)**
Sharon Hurd
(CC District 10)
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.
Staff Recommendation: **Approval**, subject to a conceptual plan and conditions.
Applicant: Disk Development, LLC
Representative: Peter Kavanaugh, Zone Systems, Inc.
U/A From: November 17, 2016
14. **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 a 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
U/A From: November 17, 2016

Zoning Cases – Individual:

15. **Z156-333(SH)**
Sharon Hurd
(CC District 14)
An application for a WR-20 Walkable Urban Residential District with a Height Map Overlay on property zoned Subdistrict B-1, West Residential Subzone within Planned Development District No. 305 bounded by Blackburn Street, Cole Avenue, Travis Street, and Lemmon Avenue East.
Staff Recommendation: **Approval**, subject to a height map overlay.
Applicant: LG Cityplace, LP
Representative: Susan Mead and Suzan Kedron, Jackson Walker LLP

16. **Z156-223(SM)**
Sarah May
(CC District 1)
An application for a new subdistrict for Light Commercial/Office and restaurant with drive-in or drive-through service uses within the Light Commercial/Office Subdistrict of Planned Development District No. 631, the West Davis Special Purpose District and an R-7.5(A) Single Family District on property on the southwest corner of West Davis Street and North Westmoreland Road.
Staff Recommendation: **Denial**
Applicant: POP Holdings, LP – Guillermo Perales, Sole owner
Representative: Marty Brown
17. **Z156-369(JM)**
Jennifer Muñoz
(CC District 6)
An application to create a new subdistrict and amend conditions within Subdistricts 1 & 1C in Planned Development District No. 621, the Old Trinity and Design District Special Purpose District, at the southwest intersection of Inspiration Drive and North Stemmons Freeway.
Staff Recommendation: **Approval**, subject to staff's recommended conditions.
Applicant: Radical Inspiration GP, LLC
Representative: William S. Dahlstrom, Jackson Walker, LLP
18. **Z156-363(OTH)**
Olga Torres Holyoak
(CC District 8)
An application for an MF-2(A) Multifamily District on property zoned an R-7.5(A) Single Family District on the west line of Leigh Ann Drive, north of West Wheatland Road.
Staff Recommendation: **Denial**
Applicant: Ravi Komari
Representative: Elsie Thurman
19. **Z145-209(WE)**
Warren Ellis
(CC District 2)
An application for a Specific Use Permit for an open enrollment charter school on property zoned Tract A of Planned Development District No. 269, the Deep Ellum/Near East Side District with an H/30 Historic District Overlay, on the east line of Trunk Avenue, north of Elm Street.
Staff Recommendation: **Approval** for a two-year period, subject to a site plan, traffic management plan, and staff's recommended conditions.
Applicant: Tail Cotton Properties, Ltd.
Representative: Robert Baldwin - Baldwin and Associates
-

Other Matters:

Minutes: November 17, 2016

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, December 1, 2016

URBAN DESIGN ADVISORY COMMITTEE (UDAC) MEETING - Thursday, December 1, 2016, City Hall, 1500 Marilla Street, in Room 5BN, at 8:30 a.m., to consider (1) **Preston Center** – Briefing by Advisory Task Force

ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING - Thursday, December 1, 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.

Tuesday, December 13, 2016

SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC) MEETING - Tuesday, December 13, 2016, City Hall, 1500 Marilla Street, in Room 5BN, at 2:00 p.m., to consider (1) **1611100004** - An application for a Certificate of Appropriateness by Taylor Tompkins of Willowcreek Signs, for a 225 square-foot upper level attached sign at 301 S Akard (east elevation), (2) **1611100005** - An application for a Certificate of Appropriateness by Taylor Tompkins of Willowcreek Signs, for a 625 square-foot upper level attached sign at 208 S Akard (west elevation), (3) **1611100006** - An application for a Certificate of Appropriateness by Taylor Tompkins of Willowcreek Signs, for a 196 square-foot upper level attached sign at 301 S Akard (north elevation) and (4) **1611100008** - An application for a Certificate of Appropriateness by Taylor Tompkins of Willowcreek Signs, for a 65 square-foot lower level attached sign at 2400 Ross Ave (west elevation).

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]