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CITY SECRETARY
DALLAS, TEXAS



CITY OF DALLAS

PUBLIC HEARING POSTING
CITY PLAN COMMISSION
HEARING
Thursday, March 1, 2018

Public Notice

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POSTED CITY SECRETARY
DALLAS, TX

BRIEFINGS:

5ES*

10:00 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."



CITY OF DALLAS
CITY PLAN COMMISSION
Thursday, March 1, 2018
AGENDA

BRIEFINGS:	5ES	10:00 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:

"Dallas Market Value Analysis"

Raquel Favela, Chief of Economic Development and Neighborhood Services
Peer Chacko, Director of Planning & Urban Design Department

Subdivision Docket
Zoning Docket

ACTION ITEMS:

Subdivision Docket

Planner: Paul Nelson

Consent Items:

(1) **S156-129R**
(CC District 6)

An application to revise a 19.213-acre tract of land containing a previously approved plat (S156-129) to create one 8.406-acre lot, one 9.66-acre lot, and to create 1.541-acres of right-of-way dedication on property located on Olympus Boulevard between Cypress Waters Boulevard and Water Mill Road, to be extended.

Applicant/Owner: CW08 Land, Ltd.

Surveyor: Peiser & Mankin Surveying

Application Filed: January 31, 2018

Zoning: PD 741

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

- (2) **S178-097**
(CC District 8) An application to create one 4.465-acre lot from a tract of land in City Block H/8820 on property located on property located on Woody Road at C.F.Hawn Freeway (U.S. Highway 175).
Applicant/Owner: Capeti Properties, LLC
Surveyor: CBG Surveying, Inc.
Application Filed: January 31, 2018
Zoning: R-10(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (3) **S178-098**
(CC District 14) An application to replat a 0.721-acre tract of land containing part of Lot 3 and all of Lot 13 in City Block G/1319 to create one lot on property located on Hall Street, northwest of Reagan Street.
Applicant/Owner: HP13911 Investments, LLC
Surveyor: A&W Surveyors, Inc.
Application Filed: January 31, 2018
Zoning: PD 193 (MF-2)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S178-099**
(CC District 1) An application to replat a 0.653-acre tract of land containing all of Lots 1 and 2 in City Block 3/3459 to create a 13 lot Shared Access Area Development on property located on Tyler Street at Fouraker Street, northwest corner, if extended.
Applicant/Owner: Green Brick Partners
Surveyor: Texas Heritage Surveying, LLC
Application Filed: January 31, 2018
Zoning: CD-1, Subarea 2
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S178-101**
(CC District 8) An application to replat a 3.370-acre tract of land containing all of Lots 1 and 2 in City Block D/8830 to create one 0.409-acre lot and one 2.961-acre lot on property fronting on Seagoville Road and Rylie Crest Road.
Applicant/Owners: City of Dallas / Barbara Good and Mathew Smith
Surveyor: Piburn & Carson, LLC
Application Filed: February 1, 2018
Zoning: CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (6) **S178-102**
(CC District 2)
- An application to replat a 1.097 -acre tract of land containing all of Lot 9 and the remainder of Lot 2 in City Block A/2303 to create a 26 lot Shared Access Development on property located on Cedar Springs Road at Hawthorne Street, south corner.
Applicant/Owner: Urban Lofts XXI, Ltd.
Surveyor: Gonzalez & Schneeberg
Application Filed: February 1, 2018
Zoning: PD 193, PDS 119
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (7) **S178-103**
(CC District 6)
- An application to create one 7.789-acre lot from a tract of land in City Block 6832 on property located on Riverfront Boulevard at Parkhouse Street.
Applicant/Owner: Oncor Electric Delivery Company, LLC
Surveyor: Halff & Associates, Inc.
Application Filed: February 1, 2018
Zoning: PD 621, Subdistrict 1A
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (8) **S178-104**
(CC District 3)
- An application to create one 1.035-acre lot, 1.252-acre lot, and one 2.009-acre lot from a 4.296-acre tract of land in City Block 6045 on property located on Westmoreland Road at Red Bird Lane, southwest corner.
Applicant/Owner: KPP Treasure, LLC
Surveyor: CBG Surveying, Inc.
Application Filed: February 1, 2018
Zoning: CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (9) **S178-105**
(CC District 4)
- An application to create one 0.351-acre lot and one 0.419-acre lot from a 0.770-acre tract of land in City Block 6006 on property located on Idaho Avenue, north of Ann Arbor Avenue.
Applicant/Owner: King Home Builders, LLC
Surveyor: 360 Surveying.
Application Filed: February 1, 2018
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (10) **S178-106**
(CC District 6) An application to replat a 1.7100-acre tract of land containing all of Lot 1 in City Block 7193 to create a new floodway easement, establish a Natural Channel Setback, and to create an offsite drainage easement on a 1.7100-acre tract of land located on Irving Boulevard at Inwood Road.
Applicant/Owner: Quiktrip Corporation / Adelphi Group, Ltd.
Surveyor: Survey Consultants, Inc.
Application Filed: February 1, 2018
Zoning: CS
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (11) **S178-107**
(CC District 8) An application to replat a 2.695-acre tract of land containing part of Lot 4, City Block C/8806 to create one lot from property located on C.F. Hawn Freeway southeast of S. Belt Line Road.
Applicant/Owner: RIM Investments, LLC
Surveyor: CBG Surveying, Inc.
Application Filed: February 2, 2018
Zoning: CS
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (12) **S178-108**
(CC District 2) An application to replat a 1.391-acre tract of land containing all of Lots 14, 15, 16, 17, and 18 in City Block 7/708 to create one lot on property located on Fitzhugh Avenue at San Jacinto Street, east corner.
Applicant/Owner: PGH Bennett Land, LLC
Surveyor: O'Neal Surveying Co.
Application Filed: February 2, 2018
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (13) **S178-109**
(CC District 10) An application to create one 2.766-acre lot and one 2.800-acre lot from a tract of land containing one 5.566-acre tract of land on property located on North Central Expressway (U.S. Highway 75) between Forest Lane and Interstate Highway 635.
Applicant/Owner: Central Landmark, Ltd.
Surveyor: Kadleck & Associates
Application Filed: February 2, 2018
Zoning: MU-3
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (14) **S178-110**
(CC District 6) An application to create one 2.203-acre lot from a 2.393-acre tract of land located in City Block 3960 on property located on Vilbig Road at Seale Street, southeast corner.
Applicant/Owner: Juan Z. Davila
Surveyor: Peiser & Mankin Surveying, LLC
Application Filed: February 2, 2018
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (15) **S178-111**
(CC District 6) An application to create one 1.656-acre lot from a tract of land in City Block E-3/7940 on property located on John Carpenter Freeway, northwest of I-35E.
Applicant/Owner: Mockingbird Hotels, LLC / Miguel Angel Martinez
Surveyor: Peiser & Mankin Surveying, LLC.
Application Filed: February 2, 2018
Zoning: MU-3
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (16) **S178-112**
(CC District 7) An application to replat a 6.523-acre tract of land containing all of Lot 7 in City Block D/8474 to create one 2.369-acre lot, one 2.224-acre lot, and one 1.930-acre lot on property located on the R.L. Thornton Freeway/Interstate Highway 30/St. Frances Avenue ramp southwest corner.
Applicant/Owner: Corinth Realty I-30 & St. Francis, LLC / Shiv Hospitality Group
Surveyor: Mike Churchwell
Application Filed: February 2, 2018
Zoning: RR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (17) **S178-113**
(CC District 11) An application to replat a 5.682-acre tract of land containing all of Lot 3 in City Block A/7410 to create one 1.479-acre lot, one 1.546-acre lot, and one 2.501-acre lot on property located on Preston Road at Alpha Road, northwest corner.
Applicant/Owner: Hellen Byrd/Valk Properties One, LLC
Surveyor: ARS Engineers, Inc.
Application Filed: February 2, 2018
Zoning: PD 887, Subdistrict 1, Tract 2
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (18) **S178-114**
(CC District 8) An application to create one 9.993-acre lot from a tract of land in City Block 8780 on property located at 3811 Jordan Valley Road.
Applicant/Owner: Daniel Hernandez
Surveyor: Charles Starnes
Application Filed: February 2, 2018
Zoning: A(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Public Hearing: Street Name Change:

- (19) **NC178-001**
(District 12) An application to consider changing the name of Unnamed FN3, approximately 1500 feet east of Coit Road, between President George Bush Turnpike and Frankford Road, to "Highland Springs Way".
Applicant/Owner: City of Dallas
Application Filed: October 26, 2018
Notices Sent: 2 notices sent January 23, 2018
SRC recommendation: **Approval**

Miscellaneous Items:

- M178-007**
Abraham Martinez
(CC District 13) An application for a minor amendment to the existing development plan on property zoned a Planned Development District No. 315, on the south corner of Highdale Drive and Forest Lane.
Staff Recommendation: **Approval**
Applicant: Biff McGuire, UDC Global
Representative: Tyler Adams, Greenlight

Zoning Cases – Consent:

1. **Z167-270(LC)**
Liz Casso
(CC District 2) An application to expand Historic Overlay No. 46, the Knights of Pythias Building (2551 Elm Street), and amendments to the preservation criteria on property zoned Tract B within Planned Development District No. 269, the Deep Ellum/Near East Side District, on the northwest corner of Elm Street and North Good Latimer Expressway.
Staff Recommendation: **Approval**, subject to preservation criteria.
Landmark Commission Recommendation: **Approval**, subject to preservation criteria.
Applicant: Epic Dallas Hotel, LP
Representative: Tommy Mann & Laura Hoffmann, Winstead PC

2. **Z167-309(LC)**
Liz Casso
(CC District 10)
An application for an Historic Overlay for McCree Cemetery (9930, 9934 and 9938 Audelia Road) on property zoned an R-7.5(A) Single Family District, south of Estate Lane, between Audelia Road and Queenswood Lane.
Staff Recommendation: **Approval**, subject to preservation criteria.
Landmark Commission Recommendation: **Approval**, subject to preservation criteria.
Applicant: Fanning Family & McCree Cemetery Association
3. **Z178-105(SM)**
Sarah May
(CC District 6)
An application for a Specific Use Permit for a tattoo studio on property zoned Subdistrict 1A within Planned Development District No. 621, the Old Trinity and Design District Special Purpose District, on the southeast line of Parkhouse Street, west of North Riverfront Boulevard.
Staff Recommendation: **Approval** for a two-year period, subject to a site plan and conditions.
Applicant: Jason Call, Pristine Ink, LLC
Representative: Elsie Thurman, Land Use Planning & Zoning Services.
4. **Z178-135(SM)**
Sarah May
(CC District 8)
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 south line of East Ledbetter Drive, east of South Lancaster Road.
Staff Recommendation: **Approval**
Applicant: Rusty Kasmiersky, Prestige Texas Properties, LLC
Representative: Santos Martinez, Masterplan
5. **Z178-149(SM)**
Sarah May
(CC District 1)
An application for a Specific Use Permit for a pedestrian skybridge on property zoned Subdistrict 3B within Planned Development District No. 830, on public right-of-way operating as an alley, between 9th Street and 10th Street.
Staff Recommendation: **Approval** for a 34-year period [September 12, 2052], subject to a site plan and conditions.
Applicant: UG Melba, LLC
Representative: Rob Baldwin
6. **Z178-155(SM)**
Sarah May
(CC District 8)
An application for a Specific Use Permit for a radio, television, or microwave tower on property zoned an NS(A) Neighborhood Service District and an R-5(A) Single Family District with Specific Use Permit No. 2113 for a transit passenger station or transfer center use, on the southeast corner of East Kirnwood Drive and University Hills Boulevard.
Staff Recommendation: **Approval** for a permanent period, subject to a site plan and conditions.
Applicant: Cleo Grounds, Dallas Area Rapid Transit
Representative: Stuart Johnson

Zoning Cases – Under Advisement:

7. **Z178-115(WE)**
Sarah May
(CC District 1)
An application for a CR Community Retail District with deed restrictions volunteered by the applicant on property zoned an R-5(A) Single Family District on the northeast corner of West Illinois Avenue and Andrew Street.
Staff Recommendation: **Hold under advisement until March 22, 2018.**
Applicant: Steven Rich of Brite Shine, LLC
Representative: Perren Gase and Travis Lawrie
U/A From: February 15, 2018
8. **Z167-221(SM)**
Sarah May
(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 3,500 square feet or less on property zoned Subdistrict 5 within Planned Development District No. 533, the C.F. Hawn Special Purpose District No. 1 with a D-1 Liquor Control Overlay, on the northwest corner of C.F. Hawn Freeway and Great Trinity Forest Way.
Staff Recommendation: **Approval** for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site/landscape plan and conditions.
Applicant: DFW Distributor Petroleum, Inc., Sami Ebrahim, President
Representative: Santos Martinez, Masterplan
U/A From: February 15, 2018
9. **Z178-145(JM)**
Jennifer Muñoz
(CC District 14)
An application for a Planned Development Subdistrict for LC Light Commercial uses on property zoned an LC Light Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, at the southeast corner of Travis Street and Knox Street.
Staff Recommendation: **Approval**, subject to a development plan, landscape plan, and conditions.
Applicant: Weir's Plaza Partnership, LLC/ Weir Family Investments
Representative: William S. Dahlstrom, Jackson Walker LLP
U/A From: February 15, 2018
10. **Z167-388(PD)**
Pamela Daniel
(CC District 7)
An application for a Specific Use Permit for a community service center on property zoned an R-7.5(A) Single Family District, on the southeast corner of Oates Drive and Marimont Lane.
Staff Recommendation: **Approval** for a three-year period, subject to a site plan and conditions.
Applicant: Dallas Christian Women's Job Corp, Inc.
Representative: Peter Kavanagh
U/A From: February 15, 2018

11. **Z178-152(PD)**
Pamela Daniel
(CC District 5)
- An application for the renewal of Specific Use Permit No. 2191 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned an MU-1-D-1 Mixed Use District with a D-1 Liquor Control Overlay on the northeast corner of Lake June Road and Guard Drive.
Staff Recommendation: **Approval** for a two-year period, subject to a revised site plan and revised conditions.
Applicant: 6343 Lake June, LLC
Representative: Roger Albright
U/A From: February 15, 2018

Zoning Cases – Individual:

12. **Z156-281(OTH)**
Pamela Daniel
(CC District 9)
- An application for: 1) a CR Community Retail District with deed restrictions volunteered by the applicant; 2) a D-1 Liquor Control Overlay for the lot on the southwest corner of Beachview Street and Garland Road; and 3) a Specific Use Permit for the sale and service of alcoholic beverages in conjunction with a restaurant without drive-through windows for the lot on the southwest corner of Beachview Street and Garland Road, on property zoned an LO-1-D Light Office District with a D Liquor Control Overlay, on the northwest side of Garland Road, southwest of Buckner Boulevard.
Staff Recommendation: **Approval** of the CR Community Retail District with deed restrictions volunteered by the applicant; **approval** of the D-1 Liquor Control Overlay; and **approval** of a Specific Use Permit for a two-year period, subject to a site plan and staff's recommended conditions.
Applicant: Onyx Holdings, LLC
Representative: Robert Reeves & Associates, Inc.
13. **Z167-336(PD)**
Pamela Daniel
(CC District 14)
- An application for a Planned Development Subdistrict for LC Light Commercial Subdistrict, restaurant and personal service uses on property zoned an LC Light Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District with a D Liquor Control Overlay, on the east line of McKinney Avenue, north of Knox Street.
Staff Recommendation: **Denial**
Applicant: Weitzman Management Corp.
Representative: Jack Fiedler, MasterPlan Consultants

Other Matters:

Minutes: February 15, 2018

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Tuesday, March 13, 2018

SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC) MEETING – Tuesday, March 13, 2018, City Hall, 1500 Marilla Street, in Conference Room 5CN, at 9:00 a.m.

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]
7. deliberating security assessments or deployments relating to information resources technology, network security information, or the deployment or specific occasions for implementations of security personnel, critical infrastructure, or security devices. [Tex. Govt. Code §551.089]