



CITY OF DALLAS
CITY PLAN COMMISSION
Thursday, April 19, 2018
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) **S178-023R**
(CC District 13)
- An application to revise a previously approved plat (S178-023) to create one 4.938-acre lot from a tract of land in City Block 6388 on property located on Northaven Road, east of Quincy Lane.
Applicant/Owner: Oncor Electric Delivery Company
Surveyor: Halff Associates, Inc.
Application Filed: March 24, 2018
Zoning: R-16(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (2) **S178-152**
(CC District 1)
- An application to replat a 2.661-acre tract of land containing all of Lots 1 through 10 in City Block 4/3144 and all of Lots 11 through 19 in City Block 25/3145 to create one 1.4210-acre lot and one 1.2401-acre lot on property located on Eighth Street, between Llewellyn Avenue and Adams Avenue.
Applicant/Owner: Oak Properties, LLC
Surveyor: Brockette, Davis, Drake, Inc.
Application Filed: March 21, 2018
Zoning: PD 830, Subdistrict 3
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (3) **S178-153**
(CC District 14)
- An application to create a 0.741-acre lot from a tract of land located in City Block 1005 on property located on Routh Street at Wilson Street, west corner.
Applicant/Owner: Katy Trail Ice House LP
Surveyor: CBG Surveying, Inc.
Application Filed: March 21, 2018
Zoning: PD 193 (GR)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S178-154**
(CC District 9)
- An application to create one 1.9065-acre lot, one 3.1413-acre lot, and one 0.5400-acre lot from a 5.5878-acre tract of land on property located Gus Thomasson Road, between Casa View Avenue and Ferguson Road.
Owner: White Rock Retail SWG, LLC
Surveyor/Engineer: Blue Sky Surveying and Mapping Corp.
Application Filed: March 21, 2018
Zoning: CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S178-155**
(CC District 14)
- An application to replat a 2.20-acre tract of land containing all of Lots 9, 10, 11, 12, 13, 14, 16, and 17 in City Block H/1532 to create one lot on property located on Cole Avenue, between Oliver Street and Armstrong Avenue.
Applicant/Owner: Alliance Realty Partners/Ipenema Investments, Ltd.; 4438 Cole Townhomes Homeowners Association
Surveyor: Adams Surveying Company, LLC
Application Filed: March 21, 2018
Zoning: PD 193 (MF-2)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (6) **S178-156**
(CC District 2)
- An application to create one 3.633-acre lot from a tract of land in City Block 5718 on property located on Manor Way at Peeler Street, if extended, northeast of Cedar Springs Road.
Applicant/Owner: An Luxury Imports, Ltd.
Surveyor: Windrose Land Surveying
Application Filed: March 21, 2018
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (7) **S178-157**
(CC District 14) An application to replat a 0.464-acre tract of land containing part of City Blocks 597 and 1/599 to create one 0.464-acre lot on property located on Ross Avenue, southwest of Washington Avenue.
Applicant/Owner: 2DGS Holdings
Surveyor: Texas Heritage Surveying, LLC
Application Filed: March 21, 2018
Zoning: PDD 298, Subarea 1
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (8) **S178-158**
(CC District - None) An application to create 210 Lots with 5 common areas from a 72.467-acre tract of land on property located on FM 548 at University Drive, south corner.
Applicant/Owner: EQK Bridgeview Plaza, Inc.
Surveyor: BGE, Inc.
Application Filed: March 21, 2018
Zoning: None
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (9) **S178-159**
(CC District 6) An application to create one 3.888-acre lot from a tract of land in City Block 6553 on property located on Crown Road at the terminus of Cindy Lane.
Applicant/Owner: Newkirk Road, LLC
Surveyor: Texas Heritage Surveying, LLC.
Application Filed: March 22, 2018
Zoning: CS
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (10) **S178-160**
(CC District 2) An application to replat a 0.29-acre tract of land containing part of Lots 6 and 7 in City Block A/653 to create an 8-lot shared access area development ranging in size from 1,500 square feet to 1,782 square feet on property located southeast of Monarch street, between Prairie Avenue and Westburg Avenue.
Applicant/Owner: Robert Bellamy
Surveyor: Survey Group
Application Filed: March 22, 2018
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (11) **S178-161**
(CC District 9)
- An application to replat a 0.826-acre tract of land to create one lot from a tract of land containing part of Lot 2 in City Block A/4414 on property located on Gaston Parkway at Beachview Street, north corner.
Applicant/Owner: Onyx Holdings, LLC
Surveyor: A&W Surveyors, Inc.
Application Filed: March 22, 2018
Zoning: LO-1
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (12) **S178-162**
(NONE)
- An application to create 129 single-family lots and 5 common areas from a 32.190-acre tract of land in Kaufman County on property located northeast of Reeder Lane and northwest of FM 548.
Applicant/Owner: Devonshire (Dallas) ASLI VIII, LLC
Surveyor: J. Volk Consulting, Inc.
Application Filed: March 22, 2018
Zoning: NONE
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (13) **S178-163**
(CC District 2)
- An application to replat a 0.686-acre tract of land containing all of Lot 14 and part of Lot 15 in City Block C/1993 to create one 0.686-acre lot on property located on Capitol Avenue, southwest of Henderson Avenue.
Applicant/Owner: Larkspur CAP Ave II, LLC, Larkspur Capitol Avenue, LP
Surveyor: O'Neal Surveying Company
Application Filed: March 23, 2018
Zoning: PD 970
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (14) **S178-165**
(CC District 8)
- An application to create one lot from a one-acre tract of land located in City Block 7847 on property located on Rylie Road, east of Dowdy Ferry Road.
Applicant/Owner: Blanca Estella Calixto
Surveyor: Texas Heritage Surveying LLC.
Application Filed: March 23, 2018
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Building Line Reduction and Residential Replat:

- (15) **S178-167**
(CC District 13) An application to reduce the existing 20-foot building line to 13.15 feet along the south line of Northaven Road on a 0.382-acre lot being all of Lot 4 in City Block 5/5501 on property located at 11248 Jamestown Road at Northaven Road, southeast corner.
Applicant/Owner: Nolan Schutze
Surveyor: Lim & Associates, Inc.
Application Filed: March 23, 2018
Zoning: R-16(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replats:

- (16) **S178-164**
(CC District 9) An application to create one 11,343-square foot lot, one 15,360-square foot lot, and one 18,599-square foot lot from a 1.040-acre tract of land being all of Lot 1 in City Block 6133 on property located at 720 Peavy Road at Northcliff Drive, east corner.
Applicant/Owner: William Riseman, Riseman Development Company
Surveyor: CBG Surveying Inc.
Application Filed: March 23, 2018
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (17) **S178-166**
(CC District 5) An application to replat a 0.489-acre tract of land containing the remainder of Lot 4 in City Block 6665 to create two 10,640-square foot lots on property located on Haverhill Lane, north of Elam Road.
Applicant/Owner: Manuel Ornelas
Surveyor: Xavier Chapa Engineering/Surveying
Application Filed: March 23, 2018
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Development Code Amendment:

- (18) **DCA 178-010**
Lloyd Denman
(CC District All) Consideration of amendments to Article VIII in Chapter 51 and Chapter 51A of the Dallas Development Code amending regulations regarding sidewalks and the sidewalk waiver process.
Applicant: City of Dallas
Staff Recommendation: **Approval**
Subdivision Review Committee Recommendation: **Pending**

Miscellaneous Items:

D178-006

Carlos Talison
(CC District 6)

An application for a development plan and landscape plan for a five-story office building with parking garage on property zoned Subarea A within Planned Development District No. 741, on the southeast corner of Olympus Boulevard at Watermill Road.

Staff Recommendation: **Approval**

Applicant: Billingsley Company

Representative: Kyle Bennett

M178-020

Abraham Martinez
(CC District 13)

An application for a minor amendment to the existing site plan for Specific Use Permit No. 38 for a Private Social Club on property zoned an R-7.5(A) Single Family District, on the east line of Hillcrest Road, between Park Lane and Woodland Drive.

Staff Recommendation: **Approval**

Applicant: Dallas Woman's Club

Representative: Robert Baldwin

Miscellaneous Items – Under Advisement:

M178-016

Carlos Talison
(CC District 13)

An application for a minor amendment to the site plan for Specific Use Permit No. 405 for a child-care facility and private school on property zoned R-16(A) on the southeast corner of Quincy Lane at Northaven Road.

Staff Recommendation: **Hold under Advisement until May 3, 2018.**

Applicant: Claire's Christian Day School

Representative: Paul Massey – FPF Construction Inc.

U/A From: April 5, 2018

Certificates of Appropriateness for Signs:

1802160004

Neva Dean
(CC District 14)

An application for a Certificate of Appropriateness by Jacob Capetillo of Barnett Signs for a 104-square foot flat attached sign at 2121 Routh Street (south elevation).

Staff Recommendation: **Approval**

Special Sign District Advisory Committee Recommendation: **Approval**

Applicant: Jacob Capetillo, Barnett Signs

Tenant/Owner: Post Uptown Apartments/Post Apartment Homes LP

1802160005

Neva Dean
(CC District 14)

An application for a Certificate of Appropriateness by Jacob Capetillo of Barnett Signs for a 104-square foot flat attached sign at 2121 Routh Street (north elevation).

Staff Recommendation: **Approval**

Special Sign District Advisory Committee Recommendation: **Approval**

Applicant: Jacob Capetillo, Barnett Signs

Tenant/Owner: Post Uptown Apartments/Post Apartment Homes LP

1802160006
Neva Dean
(CC District 14)

An application for a Certificate of Appropriateness by Jacob Capetillo of Barnett Signs for a 104-square foot flat attached sign at 2121 Routh Street (east elevation).

Staff Recommendation: **Approval**

Special Sign District Advisory Committee Recommendation: **Approval**

Applicant: Jacob Capetillo, Barnett Signs

Tenant/Owner: Post Uptown Apartments/Post Apartment Homes LP

1802160030
Neva Dean
(CC District 14)

An application for a Certificate of Appropriateness by Mike Gary of Giant Signs for a 125.6-square foot flat attached sign at 1909 Woodall Rodgers (east elevation).

Staff Recommendation: **Approval**

Special Sign District Advisory Committee Recommendation: **Approval**

Applicant: Mike Gary, Giant Signs

Tenant/Owner: Rreaf Holdings, LLC/ L&W Real Estate LLC

Zoning Cases – Consent:

1. **Z178-194(CY)**
Carolina Yumet
(CC District 6)

An application for an MU-1 Mixed Use District on property zoned an IR Industrial Research District, south of Burgess Boulevard, east of Iberia Avenue.

Staff Recommendation: **Approval**, subject to conditions.

Applicant: NDV, INC.

Representative: Nicolas Villalba

2. **Z178-150(SM)**
Sarah May
(CC District 13)

An application to amend Planned Development District No. 706 for a public school use on property zoned Planned Development District No. 706, on the northwest corner of Walnut Hill Lane and Gooding Drive.

Staff Recommendation: **Approval**, subject to a revised development plan, landscape plan, traffic management plan, and conditions.

Applicant: Dallas ISD

Representative: Rob Baldwin

3. **Z178-158(SM)**
Sarah May
(CC District 1)

An application for 1) an MU-1 Mixed Use District with deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District and an NS(A) Neighborhood Services District and 2) termination of existing deed restrictions, on the east line of North Westmoreland Road, north of West Davis Street.

Staff Recommendation: **Approval** of an MU-1 Mixed Use District, subject to deed restrictions volunteered by the applicant, and **approval** of the termination of existing deed restrictions.

Applicant: Ash Liz Properties, Inc. and SOS Custom Homes, Inc.

Representative: Rob Baldwin

4. **Z178-163(SM)**
Sarah May
(CC District 9)
An application for a Specific Use Permit for an alcoholic beverage establishment limited to a private club-bar and a commercial amusement (inside) limited to a dance hall on property zoned a CS Commercial Service District, on the west line of McCree Road, north of East Northwest Highway.
Staff Recommendation: **Approval** for a three-year period, subject to a site plan and conditions.
Applicant: Club Azul
Representative: Jay Woo, JNF Associates
5. **Z178-190(SM)**
Sarah May
(CC District 1)
An application to amend Planned Development District No. 282 for mixed uses on property zoned Planned Development District No. 282, on the northwest corner of West Colorado Boulevard and North Beckley Avenue.
Staff Recommendation: **Approval**, subject to a development plan and conditions.
Applicant: Methodist Hospitals of Dallas
Representative: David Martin and Tommy Mann, Winstead PC
6. **Z178-192(PD)**
Pamela Daniel
(CC District 14)
An application for an amendment to Planned Development Subdistrict No. 110 within Planned Development District No. 193, the Oak Lawn Special Purpose District, in an area generally bound by North Field Street, North Akard Street, Ashland Street and Cedar Springs Street.
Staff Recommendation: **Approval**, subject to conditions.
Applicant: The Union Uptown Dallas, LLC
Representative: Santos Martinez, MasterPlan Consultants

Zoning Cases – Under Advisement:

7. **Z178-181(CY)**
Carolina Yumet
(CC District 3)
An application for a D-1 Liquor Control Overlay and 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 an RR Regional Retail District with a D Liquor Control Overlay on the northeast corner of West Camp Wisdom Road and Marvin D Love Frontage Road, east of Marvin D Love Freeway (US 67).
Staff Recommendation: **Approval** of a D-1 Liquor Control Overlay; 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 site plan and staff's recommended conditions.
Applicant: KUNVER, LLC
Representative: Karl A. Crawley, Masterplan
U/A From: April 5, 2018

8. **Z178-108(PD)**
Pamela Daniel
(CC District 10)
An application for a Planned Development District for R-7.5(A) Single Family District uses on property zoned an R-10(A) Single Family District, southeast of Vanguard Way, west of Whittenburg Gate.
Staff Recommendation: **Hold under advisement until May 17, 2018.**
Applicant: Forward Living Homes
Representative: Rob Baldwin
U/A From: March 22, 2018
9. **Z178-115(WE/SM)**
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 Andrews Street.
Staff Recommendation: **Denial**
Applicant: Steven Rich of Brite Shine, LLC
Representative: Perren Gase and Travis Lawrie
U/A From: February 15, 2018, March 1, 2018 and March 22, 2018
10. **Z178-125(SM)**
Sarah May
(CC District 2)
An application for the renewal of Specific Use Permit No. 1696 for an alcoholic beverage establishment limited to a bar, lounge, or tavern on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side District, on the south side of Elm Street, east of North Crowds Street.
Staff Recommendation: **Approval** for an 18-month period, subject to staff's recommended conditions.
Applicant: Ioannis Manettas
Representative: James N. Apostle
U/A From: February 15, 2018 and March 22, 2018

Zoning Cases – Individual:

11. **Z167-397(SM)**
Sarah May
(CC District 14)
An application for a Planned Development Subdistrict for MF-2 Multiple Family uses on property zoned an MF-2 Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the southeast corner of Cole Avenue and Armstrong Avenue.
Staff Recommendation: **Approval**, subject to a revised development plan, revised landscape plan, and staff's recommended conditions.
Applicant: Alliance Realty Partners, LLC
Representative: Tommy Mann & Laura Hoffmann - Winstead, PC

Other Matters:

Consideration of appointments to CPC Committees:

ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC)

Minutes: April 5, 2018

Adjournment