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CITY OF DALLAS

PUBLIC HEARING POSTING
CITY PLAN COMMISSION
HEARING
Thursday, May 5, 2016

Public Notice

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POSTED CITY SECRETARY
DALLAS, TX

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**

"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, May 5, 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, Interim Assistant Director of Current Planning

BRIEFINGS:

Subdivision Docket
Zoning Docket

ACTION ITEMS:

Subdivision Docket

Planner: Paul Nelson

Consent Items:

(1) **S156-158**
(CC District 2)

An application to replat an 8.2179-acre tract of land containing part of Lots 5 and 6 in City Blocks 6064, 6065, and 6066 into one 3.8952-acre lot, and one 4.3227-acre lot on property located at 7955 Harry Hines Boulevard at Adeline Street, northwest corner.

Applicant/Owner: CAM Dallas, LLC

Surveyor: Benchmark Group

Application Filed: April 6, 2016

Zoning: IR

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

(2) **S156-159**
(CC District 3)

An application to create one 0.808-acre lot from a tract of land in City Block 7216 on property located on IH-30, west of Westmoreland Road.

Applicant/Owners: Kaizen Real Estate, Inc.

Surveyor: A & W Surveyors, Inc.

Application Filed: April 6, 2016

Zoning: PD 811 (Subarea 8)

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

- (3) **S156-160**
(CC District 7)
- An application to create a 53-lot single family subdivision with one common area containing lot sizes ranging from 3,400-square feet to 11,459-square feet in size from an 8.848-acre tract of land located on property on Chariot Drive at Wimbelton Way.
Applicant/Owner: Chariot Place, LP
Surveyor: CBG Surveying, Inc.
Application Filed: April 6, 2016
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S156-162**
(CC District 10)
- An application to create a 0.7371-acre lot from a tract of land located in City Block 8417 on property located on Forest Lane at Abrams Road.
Applicant/Owner: LG Abrams & Forest, LLC
Surveyor: Davis Land Surveying Co. Inc.
Application Filed: April 7, 2016
Zoning: MU-3
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S156-164**
(CC District 14)
- An application to create one 1.389-acre lot, one 2.209-acre lot, one 2.345-acre lot, one 0.875-acre lot, one 0.375-acre lot, and 0.471-acre of right-of-way dedication from a 7.664-acre tract of land in City Block 1/5185 on property located on Central Expressway at Twin Sixties Drive, northeast corner.
Applicant/Owner: 60-80A NCX LLC
Surveyor: Pacheco Koch Engineers
Application Filed: April 7, 2016
Zoning: PD 834 (Zone 4)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (6) **S156-165**
(CC District 10)
- An application to replat a 10.121-acre tract of land containing part of Lot 3 in City Block 4/8059 into one lot on property located on Sanden Drive, south of Bekay Street.
Applicant/Owner: MVT Transportation, LLC
Surveyor: Maddox Surveying & Mapping, Inc.
Application Filed: April 8, 2016
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (7) **S156-166**
(CC District 6)
- An application to create one 3.1910-acre lot from a tract of land on property located on Saintsbury Street at Water Mill Road.
Applicant/Owner: Billingsley Company
Surveyor: Kimley-Horn
Application Filed: April 8, 2016
Zoning: PD 741 (Subdistrict A-2)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (8) **S156-167**
(CC District 2)
- An application to replat a 4.436-acre tract of land containing all of Lots 18 through 39 and a portion of an alley to be abandoned in City Block D/1979 to create one 3.562-acre lot; and to replat all of Lots 1, 2, and 3 in City Block A/1989, and all of Lot 7 in City Block E/1491 to create one 0.775-acre lot on property located on Henderson Avenue, between Glencoe Street, and McMillan Avenue.
Applicant/Owner: Henderson Residential Lands LLC
Surveyor: Kinley-Horn
Application Filed: April 8, 2016
Zoning: PD 462 (Subdistricts 4 and 5)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (9) **S156-168**
(CC District 5)
- An application to create one 9.920-acre lot from a tract of land in City Block 6681 on property located on St. Augustine Road at San Leon Avenue, northeast corner.
Applicant/Owner: Roman Catholic Diocese of Dallas
Surveyor: M.J. Thomas Engineering, LLC
Application Filed: April 8, 2016
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (10) **S156-170**
(CC District 5)
- An application to create one 0.436-acre lot from a tract of land in City Block A/6268 on property located on Buckner Boulevard, north of U.S. Highway 175 (C.F. Hawn Freeway).
Applicant/Owner: Raquel Salinas
Surveyor: Carroll Consulting Group, Inc.
Application Filed: April 8, 2016
Zoning: PD 533 (Subarea 5)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Building Line Removal:

(11) **S156-163**
(CC District 6)

An application to remove the platted 15-foot building line located along Calypso Street, Hampton Road, Bickers Street, and the west property line north of Leath Road, as well as internal to the site adjacent to abandoned Goldman Road, and to replat an 18.922-acre tract of land containing part of Lot 1 in City Block AA/7135; part of Lots 1-3 in City Block 5/7135, part of Lots 2-10 in City Block 6/7135, and part of the abandoned portions of Goldman Road and Peshera Road, on property located on Hampton Road between Bickers Street, and Calypso Street.

Applicant/Owner: Dallas Housing Authority

Surveyor: Pacheco Koch Engineers

Application Filed: April 7, 2016

Zoning: PD 508 (Tract 7)

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

Residential Replats:

(12) **S156-161**
(CC District 13)

An application to replat a 2.424-acre tract of land containing part of Lot 8, and all of Lot 7 in City Block 2/5575 into one, 1.225-acre lot, and one, 1.199-acre lot on property located at 4831 and 4911 Sunnybrook Lane between Midway Road and Inwood Road.

Applicant/Owner: Caven & Sallie Groves, and Clark & Kristen Briner

Surveyor: Dallas Mapping & Design

Application Filed: April 7, 2016

Zoning: R-1ac(A)

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

(13) **S156-169**
(CC District 13)

An application to replat a 1.281-acre tract of land containing part of Lots 15A and 16 in City Block 12/5585 to create one lot on property located at 9220 Sunnybrook Lane between Brookview Drive, and W. Northwest Highway (Loop 12).

Applicant/Owner: Carlos Gonzalez

Surveyor: Texas Heritage Surveying

Application Filed: April 8, 2016

Zoning: R-1ac(A)

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

Miscellaneous Items – Under Advisement:

M156-011
Neva Dean
(CC District 12)

An application for a minor amendment to the development/landscape plan for Planned Development District No. 943, at the southeast corner of Rosemeade Parkway and Lina Street.
Staff Recommendation: **Approval**
Applicant: MDT Caladium, LTD
Representative: Alex W. Lilley
U/A From: March 17, 2016 and April 7, 2016

Certificates of Appropriateness for Signs:

1603110029
Laura Evans
(CC District 2)

An application for a Certificate of Appropriateness, by Bobby Nichols of Chandler Signs, for a 708 square foot attached sign at 2425 Canton Street (south elevation).
Staff Recommendation: **Approval**
SSDAC Recommendation: **Approval**
Applicant: Bobby Nichols

1603110030
Laura Evans
(CC District 2)

An application for a Certificate of Appropriateness, by Bobby Nichols of Chandler Signs, for a 708 square foot attached sign at 2425 Canton Street (north elevation).
Staff Recommendation: **Approval**
SSDAC Recommendation: **Approval**
Applicant: Bobby Nichols

1603110031
Laura Evans
(CC District 2)

An application for a Certificate of Appropriateness, by Bobby Nichols of Chandler Signs, for a 200 square foot attached sign at 2425 Canton Street (south elevation).
Staff Recommendation: **Approval**
SSDAC Recommendation: **Approval**
Applicant: Bobby Nichols

1603110032
Laura Evans
(CC District 2)

An application for a Certificate of Appropriateness, by Bobby Nichols of Chandler Signs, for a 200 square foot attached sign at 2425 Canton Street (east elevation).
Staff Recommendation: **Approval**
SSDAC Recommendation: **Approval**
Applicant: Bobby Nichols

1603110033
Laura Evans
(CC District 2)

An application for a Certificate of Appropriateness, by Bobby Nichols of Chandler Signs, for a 94 square foot attached sign at 2425 Canton Street (north elevation).
Staff Recommendation: **Approval**
SSDAC Recommendation: **Approval**
Applicant: Bobby Nichols

1603110034
Laura Evans
(CC District 2)

An application for a Certificate of Appropriateness, by Bobby Nichols of Chandler Signs, for a 112 square foot attached sign at 2425 Canton Street (west elevation).
Staff Recommendation: **Approval**
SSDAC Recommendation: **Approval**
Applicant: Bobby Nichols

Zoning Cases – Consent:

1. **Z156-185(WE)**
Warren Ellis
(CC District 9)
 2. **Z156-220(WE)**
Warren Ellis
(CC District 14)
 3. **Z156-215(OTH)**
Olga Torres Holyoak
(CC District 2)
 4. **Z156-216(OTH)**
Olga Torres Holyoak
(CC District 4)
- An application for a Planned Development District for R-7.5(A) Single Family District and public school uses on property zoned an R-7.5(A) Single Family District on the east line of Hillbrook Street and the southwest line of Wendover Road.
Staff Recommendation: **Approval**, subject to a development plan, traffic management plan, and conditions.
Applicant: Dallas I.S.D.
Representative: Karl Crawley, MASTERPLAN
- An application for a Planned Development Subdistrict for GR General Retail Subdistrict uses on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District on the north corner of Oak Lawn Avenue and Bowser Avenue.
Staff Recommendation: **Approval**, subject to a development plan, and staff's recommended conditions.
Applicant: Asset Management Associates, LLC
Representative: Jonathan Vinson, Jackson Walker LLP
- An application for an MU-1 Mixed Use District on property zoned a CS Commercial Service District on the west corner of Stonewall Street and South Haskell Avenue.
Staff Recommendation: **Approval**
Applicant: Donald L. Ward
- 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 a CR Community Retail District with a D-1 Liquor Control Overlay on the northeast corner of West Illinois Avenue and Toluca Avenue.
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: John Mathews
Representative: Masterplan, Santos Martinez

Zoning Cases – Under Advisement:

5. **Z156-169(JM)**
Jennifer Munoz
(CC District 13)
- An application for a P(A) Parking District on property zoned an MF-1(A) Multifamily District, on the south line of Glen Lakes Drive, west of Manderville Lane.
Staff Recommendation: **Approval**, subject to a site/landscape plan and conditions.
Applicant: Glen Lakes Holdings, LLC
Representative: Robert Reeves
U/A From: March 17, 2016, April 7, 2016 and April 21, 2016
6. **Z145-140(OTH)**
Olga Torres Holyoak
(CC District 14)
- An application for a Specific Use Permit for a tower/antenna for cellular communication limited to a monopole cellular tower on property zoned a CR Community Retail District south of Goodwin Avenue, east of Greenville Avenue.
Staff Recommendation: **Approval** for a ten-year period with eligibility for automatic renewals of additional ten-year periods, subject to a site plan and conditions.
Applicant: Verizon Wireless
Representative: Kathy Zibilich, Griffin Harris PLLC
U/A From: February 19, 2015, April 2, 2015, June 4, 2015, August 20, 2015, October 15, 2015, November 19, 2015 and January 21, 2016.
7. **Z156-135(OTH)**
Olga Torres Holyoak
(CC District 8)
- An application for an R-5(A) Single Family District on property zoned an A(A) Agricultural District, on the southwest line of Lasater Road, northwest of Stark Road.
Staff Recommendation: **Approval**
Applicant: David Booth, DR Horton Homes
Representative: Tom John, JBI Partners
U/A From: January 21, 2016, February 18, 2016, March 3, 2016, April 7, 2016 and April 16, 2016
8. **Z156-195(SM)**
Sarah May
(CC District 13)
- An application for a Planned Development District for R-7.5(A) Single Family District, public school, and private recreation center, club, or area uses on property zoned an R-7.5(A) Single Family District on the southwest corner of West Northwest Highway and Durham Street.
Staff Recommendation: **Approval**, subject to a development plan, landscape plan, traffic management plan, and staff's recommended conditions.
Applicant: Highland Park ISD
Representative: Dallas Cothrum, Masterplan
U/A From: April 21, 2016

9. **Z156-199(SM)**
Sarah May
(CC District 13)
- An application for a Planned Development District for R-10(A) Single Family District and public school uses on property zoned an R-10(A) Single Family District, on property bound by Welch Road, Harvest Hill Road, Harriet Drive, and Mill Creek Road.
Staff Recommendation: **Approval**, subject to a development plan, traffic management plan, and conditions.
Applicant: Dallas Independent School District
Representative: Karl A. Crawley, Masterplan
U/A From: April 21, 2016

Zoning Cases – Individual:

10. **Z145-320(OTH)**
Olga Torres Holyoak
(CC District 13)
- An application for an amendment to Specific Use Permit No. 1785 for an alcoholic beverage establishment limited to a bar, lounge, or tavern on property zoned Planned Development District No. 85 on the northeast corner of Greenville Avenue and Pineland Drive.
Staff Recommendation: **Approval** for a three-year period, subject to conditions and revised site plan.
Applicant: Don Booker
Representative: Peter Kavanaugh, Zone Systems, Inc.

Special Provision Sign District Amendment:

- SPSD156-001(ND)**
Neva Dean
(CC District 14)
- An application to amend Section 51A-7.2100 Arts District Extension Area Sign District (SPSD) to allow for tenant identity signs in the One Arts Plaza Subdistrict on the northeast side of Routh Street between Woodall Rodgers Freeway and Ross Avenue.
Staff Recommendation: **Approval** of two tenant identity signs, subject to staff recommended conditions.
Arts District Sign Advisory Committee Recommendation: **Denial**
Applicant: Billingsley Arts Partners LTD.
Representative: Rob Baldwin

Other Matters:

Reconsideration

D156-007
Laura Evans
(CC District 3)

1. Suspension of the CPC Rules of Procedure to allow reconsideration of D156-007(LE).

If #1 is approved then consideration of #2.

2. Reconsideration of action taken on April 7, 2016, which was to move to **approve** a development plan on property zoned Planned Development District No. 521, South Zone, Subareas S-1C and S-1D, along the east side of Mountain Creek Parkway, north of Camp Wisdom Road.

If #2 is approved then consideration of #3.

3. An application for a development plan on property zoned Planned Development District No. 521, South Zone, Subareas S-1C and S-1D, along the east side of Mountain Creek Parkway, north of Camp Wisdom Road.

Staff Recommendation: **Approval**

Representative: Greg Gerbig, Pacheco Koch

Applicant: First Industrial, LP

U/A From: February 18, 2016 and March 17, 2016

Commissioner Neil Emmons resolution

Consideration of appointments to CPC Committees:

LANDMARK COMMISSION
URBAN DESIGN COMMITTEE (UDC)

Minutes: April 21, 2016

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, May 5, 2016

ZONING ORDINANCE COMMITTEE (ZOC) MEETING - Thursday, May 5, 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.

TRANSPORTATION COMMITTEE MEETING - Thursday, May 5, 2016, City Hall, 1500 Marilla Street, in Council Chambers at 9:30 a.m., to consider the following: (1) **Pearl Street Amendment** - Change the operational characteristics of Pearl Expressway from Pacific Avenue to 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; (2) **Tyler/Polk Amendments** - Change the dimensional classification of Tyler Street from Canty Street to Pembroke Avenue from an existing couplet (EXST CPLT) roadway to a special four-lane divided (SPCL 4D) roadway within 60 feet of right-of-way and 44 feet of pavement, and Change the dimensional classification of Polk Street from Canty Street to Pembroke Avenue from an existing couplet (EXST CPLT) roadway to a special two-lane undivided (SPCL 2U) roadway with bicycle lanes within 60 feet of right-of-way and 44 feet of pavement; and (3) **Gus Thomasson** - Change the dimensional classification of Gus Thomasson Road from Easton Road to Mesquite City Limits from an existing (EXISTING) roadway to a special four-lane divided (SPCL 4D) roadway in 80-85 feet of right-of-way.

Tuesday, May 10, 2016

ARTS DISTRICT SIGN ADVISORY COMMITTEE (ADSAC) MEETING – Tuesday, May 10, 2016, City Hall, 1500 Marilla Street, in Room 5BN, at 2:00 p.m., to consider (1) **1604080003** - An application for a Certificate of Appropriateness, by Mindi McMorris of Artografx, Inc., for a 48 square foot attached sign at 2330 Flora Street (north elevation), and (2) **1604180004** - An application for a Certificate of Appropriateness, by Jean Headen of Acme Sign Company, Inc., for a 15 square foot attached sign at 2010 Flora Street (north elevation).

SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC) MEETING – Tuesday, May 10, 2016, City Hall, 1500 Marilla Street, in Room 5BN, at 2:15 p.m., to consider (1) **Z156-249** - An application for a new SUP for a 144 square foot non-premise district activity videoboard sign, located at the northwest corner of Main Street and Field Street.

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]