



CITY OF DALLAS
CITY PLAN COMMISSION
Thursday, August 6, 2015
AGENDA

BREFINGS:	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: Sharon Hurd

Consent Items:

- (1) **S145-229**
(CC District 14)
- An application to replat a 5.409-acre tract of land containing all of Lot 1, part of an unplatted tract, all of abandoned Jewett Alley, and an abandoned 14-foot street easement in City Block 1/594 into one lot on property bounded by Cochran Street, Watkins Avenue, North Hall Street, and Flora Street
Applicant/Owner: Kroger Texas, LP
Surveyor: Winkelmann & Associates, Inc.
Application Filed: July 8, 2015
Zoning: PD 466 (Subdistrict A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (2) **S145-232**
(CC District 3) An application to replat a 3.526-acre tract of land containing part of City Block 10/4893 into one 0.787-acre lot and one 2.739-acre lot on property located on South Lancaster Road, north of Ledbetter Drive.
Owner: CVS Pharmacy, Inc.
Surveyor: Piburn & Carson, LLC
Application Filed: July 10, 2015
Zoning: CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (3) **S145-233**
(CC District 11) An application to create one lot from a 0.47-acre tract of land in City Block 7740 on property located at 7817 Forest Lane.
Applicant/Owner: Alderi, Inc.
Surveyor: Kaz Surveying
Application Filed: July 9, 2015
Zoning: MU-3
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S145-235**
(CC District 2) An application to replat a 0.733-acre tract of land containing all of Lots 7-10 in City Block E/2663 into one lot on property located at Winfield Street and Merrifield Avenue, northwest corner.
Applicant/Owner: Jesus Campa
Surveyor: Davis Land Surveying
Application Filed: July 10, 2015
Zoning: RR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Subdivision – Under Advisement:

- (5) **S145-236**
(CC District 11) An application to replat a 53.176-acre tract of land containing part of an unplatted tract of land in City Block 7014; part of City Block 7409; and part of Lot 3 and all of Lots 1A, 7A and 8 in City Block A/7409, to create one lot with 16 phases on property generally bounded by Alpha Road on the north, Preston Road on the east, Montfort Drive on the west and Interstate Highway 635 (Lyndon B. Johnson Freeway) on the south.
Applicant/Owner: 13331 Preston Rd. L.P., Algodon I, L.P.
Surveyor: Pacheco Koch
Application Filed: July 13, 2015
Zoning: PD 887
Staff Recommendation: **Denial without prejudice.**
U/A From: July 23, 2015

Apportionment Determination Appeal – Under Advisement:

Lloyd Denman
(CC District 14)

Consideration of an appeal to the director's apportionment determination associated with Plat No. S145-070 to dedicate 10 feet of right-of-way along Mockingbird Lane on property located at the northeast corner of East Mockingbird Lane and Skillman Street.
Staff Recommendation: **Denial**
U/A From: July 23, 2015

Miscellaneous Items:

D145-025
Danielle Lerma
(CC District 7 & 8)

An application for a permanent landscape plan within Subareas 2a and 2b of Planned Development District No. 883, along the north and south lines of Great Trinity Forest Way, west of Jim Miller Road.
Staff Recommendation: **Approval**
Applicant: The Company of Trinity Forest Golfers, Inc.
Representative: Robert Reeves and Associates, Inc.

M145-034
Richard Brown
(CC District 6)

An application for a minor amendment to the site plan for Specific Use Permit No. 1802 for a Machine shop on property zoned Planned Development District No. 631, the West Davis Special Purpose District at the northeast corner of Davis Street and North Dwight Avenue.
Staff Recommendation: **Approval**
Applicant: Barbara Barnes
Representative: J. T. Wiesner

M145-040
Richard Brown
(CC District 2)

An application for a minor amendment to the development plan for Planned Development District No. 820 for certain Mixed Uses on property generally bounded by Fitzhugh Avenue, Bennett Avenue, and Manett Street.
Staff Recommendation: **Approval**
Applicant: JLB Fitzhugh, LP
Representative: Rob Baldwin

M145-045
Richard Brown
(CC District 8)

An application for a minor amendment to the site plan for Specific Use Permit No. 666 for a College on property zoned an R-7.5(A) Single Family District in the northwest quadrant of Bonnie View Road and East Wintergreen Road.
Staff Recommendation: **Approval**
Applicant: Dallas Community College District
Representative: Shelley Potter

Certificates of Appropriateness for Signs:

1507021049

Carrie Gordon
(CC District 14)

An application for a Certificate of Appropriateness, by Terry Hodge of Accent Graphics, Inc., for a 949-square foot upper level attached sign at 1201 Main Street (West elevation).

Staff Recommendation: **Approval**

SSDAC Recommendation: **Approval** for a six-year period, subject to conditions.

Applicant: Terry Hodge

Thoroughfare Plan Amendments:

Community Drive from Denton Drive to Larga Drive Amendment

Tanya Brooks
(CC District 2 & 6)

An amendment to the City of Dallas Thoroughfare Plan to change the dimensional classification of Community Drive from Denton Drive to Larga Drive from a four lane undivided roadway (S-4-U) within 60 feet of right-of-way to a special three lane undivided roadway (SPCL 3U) with bicycle facilities in 60 feet of right-of-way and 44 feet of pavement.

Staff Recommendation: **Approval** of the amendment to the Thoroughfare Plan to change the dimensional classification of Community Drive from Denton Drive to Larga Drive from a four lane undivided roadway (S-4-U) within 60 feet of right-of-way to a special three lane undivided roadway (SPCL 3U) with bicycle facilities in 60 feet of right-of-way and 44 feet of pavement.

CPC Transportation Committee Recommendation: **Approval**

Hawkins Street from Canton Street to Commerce Street Amendment

Tanya Brooks
(CC District 2)

An amendment to the City of Dallas Central Business District Streets and Vehicular Circulation Plan to delete Hawkins Street from Canton Street to Commerce Street.

Staff Recommendation: **Approval** of the amendment to delete Hawkins Street from Canton Street to Commerce Street from the Central Business District Streets and Vehicular Circulation Plan.

CPC Transportation Committee Recommendation: **Approval**

Zoning Cases - Consent:

1. **Z134-325(DJ)**
Danielle Lerma
(CC District 2)
An application for the renewal of and an amendment to Specific Use Permit No. 1376 for a community service center on property zoned an MF-2 Multiple-Family Subdistrict and Planned Development Subdistrict No. 30, both within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the north corner of Reagan Street and Brown Street.
Staff Recommendation: **Approval** for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a revised site/landscape plan and conditions.
Applicant: Resource Center Dallas
Representative: Peter Kavanagh, Zone Systems, Inc.

2. **Z145-195(AF)**
Aldo Fritz
(CC District 6)
An application for an NS(A) Neighborhood Service District on property zoned an R-7.5(A) Single Family District on the southwest corner of Royal Lane and Brockbank Drive.
Staff Recommendation: **Hold under advisement to August 20, 2015.**
Applicant: Edward Ellefson
Representative: Robert Reeves & Associates, Inc.

3. **Z145-219(AF)**
Aldo Fritz
(CC District 9)
An application for a Specific Use Permit for a child-care facility on property zoned an R-10(A) Single Family District and an R-7.5(A) Single Family District on the northeast side of Old Gate Lane, northwest of Diceman Drive.
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: The Children's Center
Representative: Rob Baldwin, Baldwin and Associates

4. **Z145-276(CG)**
Carrie Gordon
(CC District 14)
An application for the renewal of Specific Use Permit No. 1755 for two attached projecting non-premise district activity videoboard signs on property zoned Planned Development District No. 619 on the north side of Main Street and the east side of Four Way Place.
Staff Recommendation: **Approval** for a six-year period, subject to conditions.
Special Sign District Advisory Committee: **Approval** for a six-year period, subject to conditions.
Applicant: Reynolds Outdoors Media
Representative: Rob Baldwin

5. **Z145-277(CG)**
Carrie Gordon
(CC District 14)
An application for the renewal of Specific Use Permit No. 1788 for an attached projecting non-premise district activity videoboard sign on property zoned Planned Development District No. 619 on the northeast corner of Commerce Street and South Field Street.
Staff Recommendation: **Approval** for a six-year period, subject to conditions.
Special Sign District Advisory Committee: **Approval** for a six-year period, subject to conditions.
Applicant: Reynolds Outdoors Media
Representative: Rob Baldwin
6. **Z145-278(CG)**
Carrie Gordon
(CC District 14)
An application for the renewal of Specific Use Permit No. 1791 for an attached projecting non-premise district activity videoboard sign on property zoned Planned Development District No. 619 on the south side of Elm Street and the east side of North Akard Street.
Staff Recommendation: **Approval** for a six-year period, subject to conditions.
Special Sign District Advisory Committee: **Approval** for a six-year period, subject to conditions.
Applicant: Reynolds Outdoors Media
Representative: Rob Baldwin
7. **Z145-261(WE)**
Warren Ellis
(CC District 7)
An application for a Specific Use Permit for a recycling buy-back center for household metals and industrial metals on property zoned an IM Industrial Manufacturing District on the southwest side of South Lamar Street between Lenway Street and Martin Luther King Jr. Boulevard.
Staff Recommendation: **Approval** for a two-year period, subject to a site plan and conditions
Applicant: Gold Auto Parts Recyclers
Representative: Robert Miklos, Miklos Law, PLLC

Zoning Cases – Under Advisement:

8. **Z145-227(WE)**
Warren Ellis
(CC District 8)
An application for a CR Community Retail District on property zoned an R-5(A) Single Family District on the north line of Simpson Stuart Road, west of Tracy Road.
Staff Recommendation: **Denial**
Applicant: Marris Jones
Representative: Peter Kavanagh - Zone Systems
U/A From: July 23, 2015

9. **Z145-264(SM)**
Sarah May
(CC District 6)
- An application for a Planned Development District for LO-1 uses and a mortuary, funeral home, or commercial wedding chapel use on property zoned an R-7.5(A) Single Family District and an LO-1 Limited Office District with a D Overlay, on the northeast line of Webb Chapel Road and on the west line of Larga Drive, east of Webb Chapel Extension.
Staff Recommendation: **Approval**, subject to a development plan, landscape plan and conditions.
Applicant: DeWayne D. Hughes
Representative: Maxwell J, Fisher, Masterplan Consultants
U/A From: June 9, 2015 and July 23, 2015
10. **Z145-266(AF)**
Aldo Fritz
(CC District 6)
- An application for a Specific Use Permit for a child-care facility on property zoned an R-5(A) Single Family District on the northeast corner of McBroom Street and North Winnetka Avenue.
Staff Recommendation: **Approval** for a two-year period, subject to a site plan and conditions.
Applicant: Wesley-Rankin Community Center
Representative: Chris A. Anderson, GFF Architects
U/A From: July 23, 2015

Zoning Cases – Individual:

11. **Z145-123(RB)**
Richard Brown
(CC District 14)
- An application for an amendment to portions of Subareas 10, 11, 12, and 12A of Planned Development District No. 298, the Bryan Area Special Purpose District generally bounded by Live Oak Street, Gordon Street, Gaston Avenue, and Skiles Street
Staff Recommendation: **Approval**, subject to revised conditions.
Applicant: Baylor Healthcare System
Representative: Robert Reeves
12. **Z134-322(MD)**
Mark Doty
(CC District 14)
- An application for expansion and modifications to Historic Overlay 36, Adolphus Hotel, on property zoned Planned Development District No. 619 on the northwest corner of South Akard Street and Commerce Street.
Staff Recommendation: **Approval**, subject to preservation criteria.
Landmark Commission Recommendation: **Approval**, subject to preservation criteria.
Applicant: RBP Adolphus LLC
Representative: Craig Melde

13. **Z134-348(MD)**
Mark Doty
(CC District 14)

An application to consider an Historic Overlay for the Allen Building on property zoned Planned Development District No. 619 on the southeast corner of South Ervay Street and Commerce Street.

Staff Recommendation: **Approval**, subject to preservation criteria.

Landmark Commission Recommendation: **Approval**, subject to preservation criteria.

Applicant: Mehul Patel, Newcrest Image

Representative: Jennifer Picquet-Reyes

Other Matters

Minutes: July 23, 2015

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, August 6, 2015

ZONING ORDINANCE COMMITTEE (ZOC) MEETING - Thursday, August 6, 2015, 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]

CITY PLAN COMMISSION**THURSDAY, AUGUST 6, 2015****FILE NUMBER:** S145-229**SENIOR PLANNER:** Sharon Hurd, AICP**LOCATION:** Cochran Street, Watkins Avenue, North Hall Street, and Flora Street**DATE FILED:** July 8, 2015**ZONING:** PD 466 (Subdistrict A)**CITY COUNCIL DISTRICT:** 14 **SIZE OF REQUEST:** 5.409-acres **MAPSCO:** 45G**OWNER/APPLICANT:** Kroger Texas, LP

REQUEST: An application to replat a 5.409-acre tract of land containing all of Lot 1, part of an unplatted tract, all of abandoned Jewett Alley, and an abandoned 14-foot street easement in City Block 1/594 into one lot on property bounded by Cochran Street, Watkins Avenue, North Hall Street, and Flora Street.

SUBDIVISION HISTORY:

1. S145-175 was an application to replat a 3.245-acre tract of land containing part of Lot 12, and all of Lots 13, 14, 15, and 16 in City Block 592 ½ and part of City Block 632 and a portion of an alley to be abandoned into one lot on property located on Hall Street between Roseland Avenue and Munger Avenue. The request was approved on June 4, 2015, and has not been recorded.
2. S134-033 was an application to replat a 0.694-acre tract of land containing a 16 lot Shared Access Development containing all of Lots 1A through 1L, all of Lots 35 through 39; and to add a 0.17-acre tract of land for a total of a 0.764-acre Shared Access Development in City Block 2/594, on property located at Flora Street and Watkins Avenue, southwest corner. The request was approved on June 4, 2015, and has not been recorded.
3. S134-032 was an application to create 4 lots ranging in size from 1,397 square feet to 2,053 square feet in size from a tract of land containing 6,693 square feet of land in City Block 2/594 on property located contiguous to US Hwy. 75 between Flora Street and Watkins Avenue. The request was approved on December 5, 2013, and has not been recorded.
4. S123-249 was an application to replat a 0.535 acre tract of land containing part of Lots 5, 6, 7, and 8 in City Block V/594 into one lot on property bounded by U.S. Highway 75, Hall Street, and Cochran Street. The request was approved on September 12, 2013, and has not been recorded.

STAFF RECOMMENDATION: The request complies with the requirements of PD 466 (Subdistrict A); therefore, staff recommends approval subject to compliance with the following conditions:

1. The final plat shall conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the Rules and Regulations of the Texas Board of Land Surveying. Section 51A-8.102(a)(b)(c)(d)
2. Department of Sustainable Development and Construction, Engineering Division must verify that the plat conforms with water, wastewater and easement

- requirements under the provisions of Section 49 of the Dallas City Code. Section 51A-8.102(a)(b)(c)(d)
3. Compliance with all plans, contracts, ordinances and requirements of the City of Dallas. Section 51A-8.102(a)(b)(c)(d)
 4. Provide a copy of the digital electronic CADD file of the final plat at the time the final plat is submitted for signature by the Chairman of the Plan Commission in a format that is compatible with the "Microstation" format to the Survey Section, Engineering Division in Room 200, 320 E. Jefferson Boulevard. Section 51A-8.403(a)(6)(G)
 5. Any structure new or existing may not extend across new property lines. Section 51A-8.503(e)
 6. On the final plat, all easement abandonments and ROW abandonments must be by separate instrument and the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature. Section 51A-8.502(a)(b)
 7. On the final plat monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature the monuments must be verified by the Chief City Surveyors Office in the Public Works Department. Section 51A-8.617
 8. The maximum number of lots permitted by this plat is 1. Section 51A-8.501(a) and 51A-8.503(a)
 9. Submit drainage and/or paving plans, prepared by a Professional Engineer, to Sustainable Development and Construction, Engineering Division, Room 200, Oak Cliff Municipal Center. Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. Section 51A-8.102(c) and Section 51A-8.601(b)(4)(5)(6)(7)(8)(9)
 10. Place a note on the final plat "Lot-to-lot drainage is not permitted without Engineering Section approval." Section 51A-8.611(e)
 11. On the final plat dedicate 28 feet of right-of-way, street easement, or public utility, sidewalk easement from the established centerline of Watkins Avenue, Flora Street, and Cochran Street. Section 51A-8.602(c), Section 51A-8.604(c), and Section 51A-8.611(e)
 12. On the final plat, dedicate a 15-foot by 15-foot corner clip at North Hall Street and Flora Street and at North Hall Street and Cochran Street. Section 51A-8.602(d)(1)
 13. On the final plat add note: "TXDOT approval may be required for any driveway modification or new access point(s)."
 14. On the final plat show the recording information on all existing easements within 150 feet of the property.
 15. On the final plat show distances/width of right-of-way of Watkins Avenue, Cochran Street, North Hall Street, and Flora Street.

16. On the final plat, show how all adjoining right-of-way was created.
17. Prior to submittal of the final plat a copy of the TXDOT right –of-way map must be submitted to the Survey Section in Room 200, 320 East Jefferson, Dallas, Texas.
18. Engineer shall furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Section 49-60(g)(1)(2); Section 49-62(b)(c)(f)
19. A site plan must be submitted to the Water/Wastewater Section in Room 200 of 320 E. Jefferson Blvd. showing proposed new buildings, development, and proposed water and wastewater service locations with service sizes. Section 49-60(g)(1)
20. New water and/or wastewater easements need to be shown. Section 49-60(d)
21. On the final plat, identify the property as Lot 1A, City Block 1/594. Ordinance Book 1A, page 131 - 148, Section 2 (passed August 13, 1872)
22. On the final plat change “U.S. Highway 75 (North Central Expressway)” to “North Central Expressway / U.S. Highway 75”. Section 51A-8.403(a)(1)(xii)