



CITY OF DALLAS

CITY PLAN COMMISSION
Thursday, March 1, 2007
AGENDA

BRIEFINGS:	5ES	3:30 p.m.
PUBLIC HEARING	Council Chambers	6:00 p.m.

*The City Plan Commission may be briefed or visit any item on the agenda if it becomes necessary.

Theresa O'Donnell, Director
David Cossum, Assistant Director of Current Planning
Richard Brown, Principal Planner

BRIEFINGS:

"Form-based codes - an alternative approach to zoning"

David Whitley, Chief Planner, Planner for Development for the Trinity River Corridor
Peer Chacko, Manager, Long Range Planning Division

Note: Urban Development Advisory Committee may have a quorum present.

Subdivision Docket
Zoning Docket

ACTION ITEMS:

Subdivision Docket

Planner: Allen Heist

Consent Agenda - Preliminary Plats

- (1) **S067-096**
(CC District 14)
- An application to replat Lots 8 & 9 in City Block F/678 into one 14,464 sq. ft. lot at Lindell Avenue and Matilda Street, southwest corner
Addition: AWI Lindell
Owner/Applicant: AWI Lindell, LP
Surveyor: Doug Connally & Associates, Inc.
Application Filed: January 31, 2007
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

- (2) **S067-097**
(CC District 5) An application to replat part of Lots 4 & 5 in City Block A/6307 into one 32,558 sq. ft. lot at 1724 S. Buckner Boulevard
Addition: B&B Plaza
Owner/Applicant: Kun Baik Ko
Surveyor: Peiser Surveying Co.
Application Filed: January 31, 2007
Zoning: PDD 366, Subarea 2
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (3) **S067-098**
(CC District 2) An application to replat Lot 1 in City Block A/73 into three lots of 1.9704, 0.4739 & 0.3011 acres each bounded by Wood Street, S. Akard Street, Young Street & S. Field Street
Addition: Young Street 1301-R
Owner: HPI/GSA-2B, LP
Applicant: Burson & Williams Architects
Surveyor: Votex Surveying Co.
Application Filed: February 2, 2007
Zoning: CA-1(A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (4) **S067-099**
(CC District 9) An application to plat a 1.4857 acre tract of land into a four lot Shared Access Development in City Block 2980 on the southeast side of Nonesuch Road north of Westlake Avenue
Addition: Two Nonesuch
Owner/Applicant: Jennifer Duncan
Surveyor: Vilbig & Associates, Inc.
Application Filed: February 6, 2007
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (5) **S067-101**
(CC District 5) An application to replat Lots 20 thru 24 in City Block 31/4329 into one 0.97 acre lot on the west side of Lancaster Road south of Mentor Avenue
Addition: Bellevue
Owner/Applicant: Neo Arc Developments, LLC
Surveyor: Salter Engineering & Survey, Inc.
Application Filed: February 6, 2007
Zoning: CR
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

- (6) **S067-092**
(CC District 2)
- An application to replat 0.895 acres comprising Lots 1 thru 4 and part of Lot 5 in City Block B/914 into a 13 lot Shared Access Development at the southwest corner of S. Ervay Street and Beaumont Street, southwest corner
Addition: Miller's Ferry Row
Owner/Applicant: Bennett Miller Homes I, LTD.
Surveyor: Votex Surveying
Application Filed: January 21, 2007
Zoning: PDD-317, Subdistrict 2
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Individual Item – Residential Replat

- (7) **S067-100**
(CC District 14)
- An application to replat the remainder of Lot 7 in City Block I/1999 into one 5,822 sq. ft. lot at Normah Street and Milam Street, northwest corner
Addition: Milam Normah
Owner/Applicant: Huroji Investments, LLC
Surveyor: Shields & Lee Surveyors
Application Filed: February 6, 2007
Notices Mailed: February 7, 2007
Zoning: PDD 600
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Miscellaneous Docket

Z067-116(JH)
Jennifer Hiromoto
(CC District 11)

Planned Development Conditions submitted in conjunction with an application for an amendment to, and an expansion of, Planned Development District No. 368 for a private school and childcare facility on property zoned Planned Development District No. 368 and an R-16(A) Single Family District on the south side of Churchill Way, east of Preston Road.
Staff Recommendation: **Approval** of staff recommended condition

Z067-123(WE)
Warren Ellis
(CC District 6)

Specific Use Permit conditions submitted in conjunction with an application for a renewal of Specific Use Permit No. 1609 for potentially incompatible industrial uses with outside storage on property zoned an IM Industrial Manufacturing District on the west side of Spangler Road, between Ryan Road and Walnut Hill Lane
Staff Recommendation: **Approval** for a one year period, subject to a site plan, and staff's recommended conditions.

M067-016
Richard Brown
(CC District 3)
Minor amendment to the development plan for Planned Development District No. 655 for Mixed Uses on Merrifield Road, south of Kiest Boulevard
Staff Recommendation: **Approval**

M067-017
Richard Brown
(CC District 13)
Minor amendment to the development plan for Planned Development District No. 308 for MU-1 Mixed Uses District and CR Community Retail District Uses on the northeast corner of Forest Lane and Webb Chapel Road
Staff Recommendation: **Approval**

D067-006
Frank Dominguez
(CC District 14)
A detailed roof plan for Planned Development Subdistrict No. 84, within Planned Development District No. 193, the Oak Lawn Special Purpose District on Cedar Springs Road and McKinnon Street, north of Pearl
Staff Recommendation: **Approval**

Zoning Cases – Consent

1. **Z067-141(WE)**
Warren Ellis
(CC District 14)
An application for a Specific Use Permit for an Alcoholic Beverage Establishment use for a bar, lounge, or tavern within Planned Development District No. 619 for mixed uses, on the south side of Main Street, west of Ervay Street.
Staff Recommendation: **Approval** for a two-year period with eligibility for automatic renewals for additional two year periods, subject to a site plan and conditions
Applicant/Representative: Thomas Taylor
2. **Z067-136(RB)**
Richard Brown
(CC District 8)
An application for an amendment to and expansion of Specific Use Permit No. 193 for a Temporary water pump station on property zoned an R-7.5(A) Single Family District in the northeast quadrant of Simpson Stuart Road and Teague Drive.
Staff Recommendation: **Approval**, subject to a revised site plan and conditions.
Applicant: City of Dallas
Representative: Darrell Engelbrecht

Zoning Cases – Under Advisement

3. [Z056-319\(RB\)](#)
Richard Brown
(CC District 13)
An application for an amendment to the Tract V portion of Planned Development District No. 314, the Preston Center Special Purpose District, and an application for an amendment to the site plan and conditions for Specific Use Permit No. 744 for a Bank with drive-in windows on the north line of Weldon Howell Parkway, between Westchester Drive and Douglas Avenue
Staff Recommendation: **Denial**
Applicant: Hines Interest, LP
Representative: Susan Mead
U/A From: January 25, 2007
Bus Tour Date: February 8, 2007

4. [Z067-134\(JH\)](#)
Jennifer Hiromoto
(CC District 8)
An application for a Specific Use Permit for an alcoholic beverage establishment for a private-club bar and a commercial amusement (inside) for a dance hall on property zoned an RR Regional Retail District south of Camp Wisdom Road at Pastor Bailey Drive.
Staff Recommendation: **Approval**, subject to site plan and conditions
Applicant/Representative: Uchenna Orgobu
U/A From: February 15, 2007

5. [Z056-318\(WE\)](#)
Warren Ellis
(CC District 2)
An application for a Specific Use Permit for a transit passenger station or transfer center on property zoned an IR Industrial Research District, on the southwest side of Denton Drive between Burbank Street and Wyman Street
Staff Recommendation: **Approval** for a permanent time period, subject to a site plan and staff's recommended conditions
Applicant: DART
Representative: MASTERPLAN
U/A From: October 12, 2006; October 26, 2006; November 16, 2006; December 7, 2006; January 11, 2007; February 1, 2007 and February 15, 2007

Zoning Cases – Individual

6. **Z067-139(WE)**
Warren Ellis
(CC District 2)
- An application for a Specific Use Permit for a bank or savings and loan office on property zoned a GR General Retail Subdistrict with a portion in a Dry Overlay within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the northeast corner of Oak Lawn Avenue and Maple Avenue.
Staff Recommendation: **Denial**
Applicant: Zone System, Inc.
Representative: Peter Kavanagh
7. **Z067-140(WE)**
Warren Ellis
(CC District 3)
- An application for a Specific Use Permit for an open-enrollment charter school on property zoned a Medium Commercial Office Subdistrict within Planned Development District No. 631, the West Davis Special Purpose District, on the north side of Davis Street, west for Westmoreland Road.
Staff Recommendation: **Denial**
Applicant: Texas Language Charter
Representative: Peter Kavanagh

Other Matters

CPC Committee Appointments and Reports

Minutes: February 15, 2007

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, March 1, 2007

Zoning Ordinance Advisory Committee (ZOAC): City Hall, Council Briefing Room - 5ES, 1:30 p.m. to consider Item (1) DCA067-001 - Consideration of amendments to Chapter 51A, the Dallas Development Code, to require a Specific Use Permit for certain commercial amusement uses in Central Area (CA) and Mixed Use (MU) zoning districts. (2) DCA067-006 - Consideration of amendments to Chapter 51A, the Dallas Development Code, regarding a mining use, pertaining to gas wells.

Tuesday, March 6, 2007

CPC Trinity River Ad Hoc Committee Meeting - Tuesday, March 6, 2007 at 6:00 PM, at a location to be determined to discuss the process timeline and form-based concepts for the Trinity Corridor.

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]