



CITY OF DALLAS

CITY PLAN COMMISSION
Thursday, March 23, 2006
AGENDA

BRIEFINGS:	5ES	9:00 a.m.
PUBLIC HEARING	Council Chambers	1:30 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:

Forward Dallas! Comprehensive Plan

Theresa O'Donnell, Director of Development Services
Janet Tharp, Interim Assistant Director of Long Range Planning

Subdivision Docket

Zoning Docket

ACTION ITEMS:

Subdivision Docket

Planner: Paul Nelson

Consent Agenda - Preliminary Plats

- (1) **S056-168**
(District 6)
- An application to create one 4.6705 acre lot in City Block 6565 on Denton Drive and Harry Hines Blvd. at Indian Trail, if extended
Applicant: SAI Investment, LLC
Application Filed: February 22, 2006
Zoning: PDD No. 498 (Harry Hines Special Purpose District)
Staff Recommendation: Approval, subject to the conditions listed in the docket

- (2) **S056-171**
(District 6) An application to replat Lot 6A and Lots 12, 13, 14, 15 and 16 in City Block 19/7133 into one 3.7255 acre lot on Canada Drive at Goldman Street, if extended
Applicant: West Dallas Community Church
Application Filed: February 22, 2006
Zoning: CR
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (3) **S056-176**
(District 4) An application to create one 1.272 acre lot in City Block 6194 on Buckner Boulevard at Bearden Lane, southeast corner
Applicant: BV CITI, LP
Application Filed: February 22, 2006
Zoning: PDD 366, Subarea 1
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (4) **S056-177**
(District 8) An application to replat part of Lots 1 and 2, and all of Lots 3 thru 10 in City Block 1/8795 into one 2.8193 acre lot on 11561 U.S. Highway 175 between Farmdale Dr. and Garden Springs Dr.
Applicant: Ronnie McAda, Jr.
Application Filed: February 23, 2006
Zoning: CR
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (5) **S056-178**
(District 6) An application to create two, 2.3850 acre lots on a 4.77 acre tract in City Block 6517 on 11022 Harry Hines Blvd. between Walnut Hill Lane and Merrell Road
Applicant: HMK, Ltd.
Application Filed: February 23, 2006
Zoning: IR
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (6) **S056-180**
(District 8) An application to create a 160 lot single family residential subdivision from a 49.61 acre tract of land in City Block 8770 on Middlefield Road southeast of St. Augustine Road
Applicant: Gary Singer
Application Filed: February 27, 2006
Zoning: R-10(A)
Staff Recommendation: Approval, subject to the conditions listed in the docket

Individual Items – Residential Replats

- (7) **S056-166**
(District 8) An application to replat a 1.743 acre tract of land containing Lots 9 and 10 in City Block C/6657 by moving the common lot line between Lots 9 and 10 by increasing Lot 9 by 25 feet to be 175 feet wide; and reduce Lot 10 by 25 feet and make it 75 feet in width on 407 N. Acres Street, south of Elam Road
Applicant: Jose Miranda and Maritza Salas
Application Filed: February 22, 2006
Notices Mailed: March 1, 2006
Zoning: R-7.5(A)
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (8) **S056-167**
(District 11) An application to replat Lots 8 and 9 containing 44,800 sq. ft. in City Block C/7494 by taking 40 feet from Lot 8 and adding the 40 feet to Lot 9 to create one 16,000 sq. ft. lot and one 28,800 sq. ft. lot on 7108 S. Janmar Drive at Kenny Lane, if extended
Applicant: Marc and Debra Andres
Application Filed: February 22, 2006
Notices Mailed: March 1, 2006
Zoning: R-16(A)
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (9) **S056-169**
(District 13) An application to replat Lot 16 containing 18,333 sq. ft. in City Block 1/5572 by reducing the platted 50 foot building line to 40 feet on 4307 Gloster Road
Applicant: McClure Brothers Custom Homes, LP Two
Application Filed: February 22, 2006
Notices Mailed: March 1, 2006
Zoning: R-10(A)
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (10) **S056-170**
(District 3) An application to create 7 single family lots from a 3.3599 acre tract of land in City Block 8721 on Isom Lane and Saddleridge Drive
Applicant: Mountain Creek Community Church and Jack M. Cooper
Application Filed: February 22, 2006
Notices Mailed: March 1, 2006
Zoning: PDD 521 Sub-district 8
Staff Recommendation: Approval, subject to the conditions listed in the docket

- (11) **S056-172**
(District 13) An application to replat Lots 1, 2B, 3A, 5A, 5B, 6, 7A, and 8 in City Block F/5518 and Tract XII in City Block 5519 and to remove the existing platted 50 foot building lines along Inwood Road on Lots 1, 2, 3, 4, 5A, 5B, 6, 7 and 8 in Block F/5518 to create a 17 lot Community Unit Development from a 22.123 acre tract of land on Inwood Road at Royal Lane, southwest corner
Applicant: Hillwood Enterprises, L.P.
Application Filed: February 22, 2006
Notices Mailed: March 1, 2006
Zoning: R-1(A) ac.
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (12) **S056-173**
(District 11) An application to replat a 0.5171 acre tract containing Lot 14 in City Block 16/7347 to reduce the existing 40 foot platted building line to 25 feet on a portion of the lot on 7520 Malabar Lane, east of Valleydale Drive
Applicant: Naum Shafir
Application Filed: February 22, 2006
Notices Mailed: March 1, 2006
Zoning: R-16 (A)
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (13) **S056-174**
(District 8) An application to replat a 19,997.29 square foot tract containing Lot 17 in City Block B/7597 to create 2 lots, 50 foot wide and containing 9,998.64 feet and 9,998.65 square feet of land respectively on 223 Beckleyside Drive
Applicant: John L. Wavada III
Application Filed: February 22, 2006
Notices Mailed: March 2, 2006
Zoning: R-7.5(A)
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (14) **S056-175**
(District 8) An application to replat a 19,997.23 square foot tract containing Lot 14 in City Block B/7597 to create 2 lots, 50 foot wide and containing 9,998.61 square feet and 9,998.62 square feet of land respectively on 145 Beckleyside Drive
Applicant: John L. Wavada III
Application Filed: February 22, 2006
Notices Mailed: March 3, 2006
Zoning: R-7.5(A)
Staff Recommendation: Approval, subject to the conditions listed in the docket

- (15) **S056-179**
(District 9) An application to replat Lot 17 in City Block 7/7498 to create one 7,700 square foot lot and one 9,561.1 square foot lot on a 0.40 acre lot on 3014 Encino Drive, east of the east line of Odette Avenue
Applicant: Juan Antonio Alvarez
Application Filed: February 27, 2006
Notices Mailed: March 3, 2006
Zoning: R-7.5(A)
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (16) **S056-181**
(District 14) An application to replat a 15,210 square foot parcel containing part of Lot 1, all of Lot 2 and part of Lot 3 in City Block A2868 into 2 lots each with 58.5 feet of frontage on McCommas Boulevard and each lot containing 7,605 square feet of land of land on property at 6285 McCommas Boulevard, west of Alderson Street
Applicant: Mary Cone
Application Filed: February 28, 2006
Notices Mailed: March 2, 2006
Zoning: R-7.5(A)
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (17) **S034-290**
(District 13) A Certificate of Correction for a 14.374 acre tract of land in City Block 5217 of land on property on Fair Oaks Avenue southwest of Walnut Hill Lane
Applicant: Dallas Independent School District
Application Filed: February 21, 2006
Zoning: MF-1(A)
Staff Recommendation: Approval

Miscellaneous Docket

- M056-013**
Richard Brown
(CC District 2) A minor amendment to the development plan for Planned Development District No. 582, the Victory Planned Development District, in an area generally bounded by property north of Hi Line Drive, the M. K. & T. Railroad to the east, Continental Avenue to the south, and Stemmons Freeway to the west.
Staff Recommendation: **Approval**
- M056-023**
Richard Brown
(CC District 6) A minor amendment to the site plan and landscape plan for Specific Use Permit No. 1464, on the south line of California Crossing, east of Wildwood Drive.
Staff Recommendation: **Approval**

M056-024
Richard Brown
(CC District 12)

A minor amendment to the Clubhouse site plan for Specific Use Permit No. 641, on the Dallas North Tollway, Dallas County Line, White Rock Creek, and Keller Springs Road.

Staff Recommendation: **Approval**

W056-005
Neva Dean
(CC District 1)

A wavier of the two-year waiting period in order to submit an application for a Specific Use Permit for a financial institution with drive-in window on the east corner of Colorado Boulevard and Zang Boulevard.

Staff Recommendation: **Approval**

Z056-143(RB)
Richard Brown
(CC District 14)

Development plan and conditions submitted in conjunction with an application for a Planned Development Subdistrict for MF-2 Multiple Family Subdistrict Uses on property zoned an MF-2 Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, in an area generally bounded by Cedar Springs Road, Hawthorne Avenue, Hartford Street, and the northern half of Raleigh Street.

Staff Recommendation: **Approval**

Z056-163(JH)
Jennifer Hiramoto
(CC District 11)

Deed Restriction submitted in conjunction with an application for an MU-2 Mixed Use District on the southwest corner of Northaven Road and Central Expressway.

Staff Recommendation: **Approval**

Zoning Cases – Consent

1. **Z056-173(RB)**
Richard Brown
(CC District 13)

An application for a Specific Use Permit for Private streets on property zoned an R1ac(A) Single Family District on the southwest quadrant of Royal Lane and Inwood Road.

Staff Recommendation: **Approval** for a permanent time period, subject to a site plan and conditions.

Applicant: Hillwood Enterprises

Representative: James Harrington

2. **Z056-174(RB)**
Richard Brown
(CC District 10)

An application for the expansion and renewal of Specific Use Permit No. 1548 for an Open Enrollment Charter School on property zoned an IR Industrial Research District on the west line of Forestgate Drive, north of Forest Lane

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: Harmony Science Academy

Representative: Dallas Cothrum

3. **Z056-175(RB)**
Richard Brown
(CC District 14)
- An application for an amendment to the conceptual plan and development plan for Planned Development Subdistrict No. 39 for Mixed Uses within Planned Development District No. 193, the Oak Lawn Special Purpose District, with the Dry Liquor Control Overlay on a portion of the site, on the west corner of Maple Avenue and Wolf Street.
Staff Recommendation: **Approval**
Applicant: High Street Maple Terrace Associates, L.P., Owner
Representative: Myron Dornic
4. **Z056-176(DW)**
David Whitley
(CC District 14)
- An application to create a new subarea within Planned Development District No. 298 for Subarea 10 uses on property zoned Subarea 8 within Planned Development District No. 298, the Bryan Place Special Purpose District, on the west corner of Haskell Avenue and Live Oak Street.
Staff Recommendation: **Approval** subject to staff's recommended conditions
Applicant: Par 41, Inc.
Representative: Allen Carter
5. **Z056-177(DW)**
David Whitley
(CC District 8)
- An application for a Specific Use Permit for an open-enrollment charter school and termination of Specific Use Permit No. 487 for a YMCA on property zoned an R-5(A) Single Family District, on the east corner of Highland Hills Drive and Bonnie View Road.
Staff Recommendation: **Approval** for a five-year period with eligibility for additional five-year periods, subject to a site plan and staff's recommended conditions and **approval** of the termination of Specific Use Permit No. 487 for a YMCA.
Applicant: The Children First Elementary Academy
Representative: Zone Systems, Inc.
6. **Z056-178(DW)**
David Whitley
(CC District 11)
- An application for a Specific Use Permit for Private-Club Bar and Commercial Amusement (inside) limited to a Class A Dance Hall on property zoned a CR Community Retail District, on the east side of Dallas Parkway, north of Belt Line Road.
Staff Recommendation: **Approval** 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: Club X, LLC

7. Z056-166(JA)
Jim Anderson
(CC District 14)

An application for an Historic Overlay for the Fidelity Union Life Towers on property zoned a CA-1(A)-CP Central Area District with a Core Pedestrian Overlay, in an area bounded by Akard Street, Federal Street, Bullington, Bryan Street and Pacific Avenue

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

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

Applicant: Larry Hamilton

Representative: Marc Verduin

8. Z056-180(JA)
Jim Anderson
(CC District 14)

A Landmark Commission authorized hearing to consider the expansion of and amendment to Historic Overlay No. 44, Booker T. Washington High School on property zoned Planned Development No. 145, H-44, the Dallas Arts District, with Historic Overlay No. 44 bounded by Flora Street, Jack Evans Street, Woodall Rogers Access Road and Routh Street.

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

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

9. Z056-170(WE)
Warren Ellis
(CC District 1)

An application for an amendment to the sign regulations of Planned Development District No. 710 for community retail uses, on the south line of W. Illinois Avenue, between Coombs Creek Drive and Westmoreland Road.

Staff Recommendation: **Approval**, subject to staff's recommended conditions.

Applicant: SWC Westmoreland SC, LTD.

Representative: MASTERPLAN

Zoning Cases – Under Advisement

10. Z056-152(WE)
Warren Ellis
(CC District 12)

An application for an amendment to Planned Development District No. 318 to create a new Subarea for residential uses, an increase in height and the maximum number of stories permitted, on the northwest corner of the North Dallas Parkway at Haverwood Street.

Staff Recommendation: **Approval**, subject to staff's recommended conditions.

Applicant: Birkel Residential Group, LTD

Representative: Michael Coker Company, Inc.

U/A From: February 23, 2006 and March 9, 2006

- 11. Z045-288(JH)**
Jennifer Hiromoto
(CC Dist. 7)
- An application for an MF-2 Multifamily Subdistrict on property zoned a CC Community Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on Martin Luther King Boulevard, north of Latimer Street.
Staff Recommendation: **Denial**
Applicant: Sarah Thomas, Familiar Footsteps
Bus Tour Date: March 9, 2006
U/A From: March 9, 2006
- 12. Z056-161(JH)**
Jennifer Hiromoto
(CC District 14)
- An application for a GR General Retail Subdistrict on property zoned a P Parking Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, and a Specific Use Permit for a Bank or Savings and Loan Office with drive-through lanes on property zoned a P Parking Subdistrict and a GR General Retail Subdistrict within Planned Development District No. 193, on the southwest corner of Avondale Avenue and Oak Lawn Avenue.
Staff Recommendation: **Approval** for a ten-year period with eligibility for automatic renewal for additional ten-year periods, subject to revised site plan and conditions.
Applicant: Wachovia Bank
Representative: Bryan Burger, Lawrence A. Cates and Associates
U/A From: February 23, 2006 and March 9, 2006
Bus Tour Date: February 9, 2006
- 13. Z045-276(RB)**
Richard Brown
(CC District 3)
- An application for a Specific Use Permit for an Industrial (inside) potentially incompatible use for soap or detergents manufacturing use on property zoned an IM Industrial Manufacturing District, on the east and west line of Weir Street, south of Singleton Boulevard.
Staff Recommendation: **Approval** for a two-year time period, with eligibility for automatic renewal for additional two-year periods, subject to a site plan and conditions.
Applicant: Johnson Detergents
Representative: Angie Keddy
U/A From: March 9, 2006

14. **Z056-156(RB)**
Richard Brown
(CC District 10)
- An application for a Planned Development District for TH-1(A) Townhouse District Uses and Private streets on property zoned an R-7.5(A) Single Family District, on the east line of Audelia Road, south of Shadow Way with consideration being given to the granting of an R-5(A) Single Family District and the granting of a Specific Use Permit for Private streets
- Staff Recommendation: **Approval** of an R-5(A) Single Family District and approval of a Specific Use Permit for Private streets for a permanent time period, subject to a site plan and conditions, in lieu of the applicant's request for a Planned Development District for TH-1(A) Townhouse District Uses and Private streets
- Applicant: Marlin Atlantis
Representative: Mardy Brown
U/A From: February 2, 2006; February 23, 2006 and March 2, 2006

Zoning Cases – Individual

15. **Z056-123(RB)**
Richard Brown
(CC District 9)
- An application for a TH-2(A) Townhouse District on property zoned an R-7.5(A) Single Family District on the east corner of Lake Highlands Drive and Easton Road with consideration being given to the granting of a TH-1(A) Townhouse District in lieu of the requested TH-2(A) Townhouse District.
- Staff Recommendation: **Approval**, of a TH-1(A) Townhouse District in lieu of the requested TH-2(A) Townhouse District.
- Applicant: Javelin Capital Partners, LLC
Representative: Dallas Cothrum
Bus Tour Date: January 12, 2006

16. **Z056-188(JA)**

Jim Anderson
(CC District 14 & 2)

A Landmark Commission authorized hearing to consider establishment of an historic overlay district for the Junius Heights neighborhood, in an area generally bounded by Gaston Avenue, Henderson Avenue, Reiger Avenue, East Side Avenue, Abrams Road, Columbia Avenue, Glasgow Drive, Abrams Road and Nesbitt Drive on property currently zoned Planned Development District No. 397, a D(A) Duplex District, an MF-2(A) Multifamily District, an NS(A) Neighborhood Service District, and Planned Development District No. 99.

Staff Recommendation: **Approval** of the historic overlay, subject to preservation criteria dated March 13, 2006, and removing 5721, 5723, 5731/33, 5737/39 Reiger from the district.

Landmark Commission Recommendation: **Approval** of the historic overlay, subject to preservation criteria dated February 6, 2006.

Bus Tour Date: March 9, 2006

Development Code Amendment

DCA 056-008

Consideration of amendments to Section 51A-11.102(a)(14), "Development Incentives," of Chapter 51A, the Dallas Development Code, to include Junius Heights in the defined list of revitalizing neighborhoods.

Staff Recommendation: **Approval**, subject to approval of the currently proposed historic overlay district for Junius Heights.

Landmark Commission Recommendation: **Approval**

ZOAC Recommendation: **Approval**

Other Matters

Minutes: March 9, 2006

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, March 23, 2006

SUBDIVISION REVIEW COMMITTEE: Meeting in the City Council Chambers at 8:15 A.M. to consider Item (8) S056-167, Item (9) S056-169.

RULES COMMITTEE: Meeting in City Hall, Room 5BN, on Monday, March 27, 2006, at 6:00 P.M. – Discussion to consider amendments to CPC rules to limit the amount of additional information that can be submitted in support of a case once it has been advertised and/or docket material has been distributed to the Commission.

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]