



CITY OF DALLAS

CITY PLAN COMMISSION  
Thursday, April 6, 2006  
AGENDA

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BRIEFINGS:	5ES	10:00 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.

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Theresa O'Donnell, Director  
David Cossum, Assistant Director of Current Planning  
Warren Ellis, Principal Planner

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**BRIEFINGS:**

Forward Dallas! Comprehensive Plan

John Fregonese, Consultant  
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) **S056-192**  
(District 4 & 5)
- An application to plat an 18.573 acre tract of land in Block 6779 into a 71 single-family lot Community Unit Development located at the northwest corner of Military Parkway and Prairie Creek Road  
Addition Name: Prairie Creek North No. 3  
Applicant: Whiterock Holding, Ltd. & Maverick Development Co., LLC  
Application Filed: March 9, 2006  
Zoning: R-7.5(A), CR & FP  
Staff Recommendation: Approval, subject to compliance with the conditions listed in the docket

- (2) **S056-193**  
(District 14) An application to plat a portion of Block 5696 to create one 1.14 acre lot located at 3515 Inwood Road, between Lemmon Avenue and Bordeaux Avenue  
Addition Name: Prescott Interests 3515 Inwood Addition  
Applicant: Prescott Interests, Ltd.  
Application Filed: March 10, 2006  
Zoning: CS  
Staff Recommendation: Approval, subject to compliance with the conditions listed in the docket
- (3) **S056-194**  
(District 13) An application to plat a 6.323 acre tract in Block 5623 into a 3.2558 acre lot on property bordered by Westchester Drive, Berkshire Lane, Kate Street, and Luther Lane  
Addition Name: Preston Center Pavillion  
Applicant: City of Dallas  
Application Filed: March 10, 2006  
Zoning: PD 314 (Preston Center Special Purpose District)  
Staff Recommendation: Approval, subject to compliance with the conditions listed in the docket
- (4) **S056-195**  
(District 2) An application to plat a 2.215 acre tract of land in Blocks 2698 & 2699 located on Coronado Blvd. southeast of East Grand Avenue (Hwy. 78) into 21 townhouse lots  
Addition Name: Coronado Place Townhomes No. 1  
Applicant: Perry Homes  
Application Filed: March 10, 2006  
Zoning: MF-2(A)  
Staff Recommendation: Approval, subject to compliance with the conditions listed in the docket
- (5) **S056-196**  
(District 2) An application to plat a 2.056 acre tract of land in Blocks 2698 & 2699 located on Coronado Blvd., southeast of East Grand Avenue (Hwy. 78) into a 33 lot Shared Access Area Development with 2 common areas  
Addition Name: Coronado Place Townhomes No. 2  
Applicant: Perry Homes  
Application Filed: March 10, 2006  
Zoning: MF-2(A)  
Staff Recommendation: Approval, subject to compliance with the conditions listed in the docket

- (6) **S056-197**  
(District 2) An application to plat a 1.391 acre tract of land in Blocks 2698 & 2699 located on Coronado Blvd., southeast of East Grand Avenue (Hwy. 78) into a 26 lot Shared Access Area Development with 1 common area  
Addition Name: Coronado Place Townhomes No. 3  
Applicant: Perry Homes  
Application Filed: March 10, 2006  
Zoning: MF-2(A)  
Staff Recommendation: Approval, subject to compliance with the conditions listed in the docket
- (7) **S056-198**  
(District 6) An application to plat two parcels and a portion of a third parcel in Block 6544 into one 2.54 acre lot located at the northeast corner of Joe Field Road & Newkirk Street  
Addition Name: Commercial Ave  
Applicant: 321 Commercial Ave LLC & 329 Commercial Ave LLC  
Application Filed: March 14, 2006  
Zoning: IR  
Staff Recommendation: Approval, subject to compliance with the conditions listed in the docket
- (8) **S056-200**  
(District 1) An application to plat a 9.88 acre tract of land in Block 6114 into two lots (2.82 & 3.28 acres) and a 3.72 acre common area lot with a conservation easement at 3600 W. Illinois Ave., west of Coombs Creek Drive  
Addition Name: JD Franks Group  
Applicant: JNR Development, LP  
Application Filed: March 15, 2006  
Zoning: LI & FP  
Staff Recommendation: Approval, subject to compliance with the conditions listed in the docket
- (9) **S056-201**  
(District 14) An application to replat Lots 6, 7, 11, 12, 13 & 14 and part of Lots 5, 8, 9 & 10 of Block J/929 and part of Lot 8 of Block K/934 of the Brookout Randall and Cole's Addition and a part of Blocks 2/929 & 3/933 to create one 3.023 acre lot located on the northwest corner of the McKinnon Avenue, Cedar Springs Road, and Pearl Street  
Addition Name: Rosewood Court  
Applicant: Oeste, Inc.  
Application Filed: March 17, 2006  
Zoning: PD 193 (O-2 & HC)  
Staff Recommendation: Approval, subject to compliance with the conditions listed in the docket

- (10) **S056-202**  
(District 4) An application to replat Lot 2 of the T. J. Oliver Subdivision and Lots 1A & 2A of the Roy McDonald Addition in Block 1/3747 to create one 4.771 acre lot located at Ewing Avenue and 18<sup>th</sup> Street  
Addition Name: Sphinx at Reese Court  
Applicant: SDC Ewing Court, LP  
Application Filed: March 17, 2006  
Zoning: MF-2(A)  
Staff Recommendation: Approval, subject to compliance with the conditions listed in the docket
- (11) **S056-203**  
(District 14) An application to replat a portion of Lots 7 through 18 of Block 3/5687 of the Lovers Lane Addition to create one 2.314 acre lot located between the Dallas North Tollway and Eastern Avenue, south of Lovers Lane  
Addition Name: Greenway Crest Townhomes  
Applicant: Rivendell Eastern, LP  
Application Filed: March 17, 2006  
Zoning: MF-2(A)  
Staff Recommendation: Approval, subject to compliance with the conditions listed in the docket
- (12) **S056-204**  
(District 14) An application to replat Lots 1 & 11 of the Burgandy Place Addition and Lots 14, 16, 18 & 19 of Block 2/594, comprising a total of 41,776 sq. ft. (0.9590 acres), into a fourteen (14) lot townhouse development located on Flora Street between Watkins Avenue and Pavillion Street  
Addition Name: Gramercy Park Townhomes  
Applicant: FARS Investments, LP – Henry Rahmani  
Application Filed: March 17, 2006  
Zoning: MF-2(A)  
Staff Recommendation: Approval, subject to compliance with the conditions listed in the docket
- (13) **S045-077**  
(District 5&8) A minor amending plat to correct errors in the Floodway & Drainage Easement line descriptions for the Rosemont at Laureland Addition, a 46.577 acre townhouse development located at 330 E. Camp Wisdom Road, east of Interstate 35E  
Applicant: TX Laureland Housing, LP  
Amendment Filed: March 22, 2006  
Zoning: R-5(A), TH-3(A), CH  
Staff Recommendation: Approval, subject to compliance with the conditions listed in the docket

Individual Items – Residential Replats

- (14) **S056-199**  
(District 10)
- An application to replat Lot 1, Block A/7495 of the Shadow Creek Estates Addition located at 7004 Forest Lane, with frontage also on N. Janmar Drive, to prohibit access to N. Janmar Drive
- Applicant: Bryan G. Brown  
Application Filed: March 15, 2006  
Notices Mailed: March 16, 2006  
Zoning: R-1(A) & R-16(A)  
Staff Recommendation: Approval, subject to compliance with the conditions listed in the docket

Miscellaneous Docket

- W056-006**  
Neva Dean  
(CC District 1)
- A waiver of the two-year waiting period in order to submit an application for an amendment to Specific Use Permit No. 1553 for an open-enrollment charter school on property zoned an MU-1 Mixed Use District and Subarea 4 within Planned Development District No. 316, the Jefferson Area Special Purpose District, on the west side of Beckley Avenue, north of Sunset Boulevard.
- Staff Recommendation: **Approval**

Zoning Cases – Under Advisement

1. **Z056-121(RB)**  
Richard Brown  
(CC District 5)  
(Wilson)
- An application for a TH-2(A) Townhouse District on property zoned an R-7.5(A) Single Family District on the northwest line of 52<sup>nd</sup> Street, west of Sunnyvale Street
- Staff Recommendation: **Denial**  
Applicant: Felicia Bell  
Representative: Felicia Bell, Richard L. Pace  
U/A From: December 8, 2005 and December 15, 2005
- A. **Z056-179(DW)**  
David Whitley  
(CC District 8)
- An application for a Specific Use Permit for an outside salvage and reclamation use on property zoned an IM Industrial Manufacturing District and Planned Development District No. 535 on the northeast side of C.F. Hawn Freeway, northwest of Haymarket Road
- Staff Recommendation: **Denial**  
Applicant: Real Estate Solutions  
Bus Tour Date: March 30, 2006  
U/A From: March 30, 2006

Zoning Cases – Individual

2. Z056-191(WE)

Warren Ellis  
(CC District 1)

An application for a Specific Use Permit for a financial institution with a drive-in window within Subdistrict D-1 of Planned Development District No. 468, the Oak Cliff Gateway Special Purpose District, located on the northeast corner of Zang Boulevard and Colorado Boulevard

Staff Recommendation: **Approval** for a ten year period with eligibility for automatic renewals for additional 15 year periods, subject to a revised site plan and staff's recommended conditions

Applicant: Mike Casey, Grand Bank of Texas

Representative: Good Fulton & Farrell Architects

3. Z056-187(WE)

Warren Ellis  
(CC District 8)

An application for a Planned Development District for a public school other than an open-enrollment charter school and R-10(A) Single Family District uses on property zoned an R-10(A) Single Family District in an area bounded by Edgeworth Drive, Zurich Drive, Haymarket Road, and Turnbow Drive

Staff Recommendation: **Approval**, subject to a revised development plan and staff's recommended conditions

Applicant: Dallas Independent School District

Representative: MASTERPLAN

4. Z056-169(WE)

Warren Ellis  
(CC District 13)

An application for a Planned Development District for mixed uses on property zoned an MF-1(A) Multifamily District and an MF-2(A) Multifamily District, on both sides of Manderville Lane, north of Blair Road and south of Royal Lane

Staff Recommendation: **Approval**, subject to a revised conceptual plan and revised staff's recommended conditions

Applicant: Valencia Capital Management

Representative: Jackson Walker LLP

Bus Tour Date: March 30, 2006

Comprehensive Plan

Forward Dallas! Comprehensive Plan

John Fregonese  
Theresa O'Donnell  
Janet Tharp

The forwardDallas! plan provides a vision for Dallas' future, an overall framework and policies to guide the city in achieving the vision, and an implementation plan and monitoring system.

Landmark Commission Appeal

Swiss Avenue Historic District

Jim Anderson  
(CC District 14)

An appeal of the decision of the Landmark Commission for a Certificate of Appropriateness (CA056-048(JA)) in the Swiss Avenue Historic District at 6102 Swiss Avenue. Their action was **Approve with Conditions:** replace sidewalk, driveway, front steps and rolled step in the same dimensions and height as original and **Deny without Prejudice:** replacing front walk, steps and driveway.

Staff Recommendation: **Deny without prejudice**

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Other Matters

Minutes: March 30, 2006

Adjournment

**CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**

**Thursday, April 6, 2006**

**ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC):** City Hall, Council Briefing Room - 5ES, 8:30 a.m.

**SUBDIVISION REVIEW COMMITTEE:** Meeting in the City Council Chambers at 9:15 A.M. to consider Item (14) S056-199.



### **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]