



CITY OF DALLAS

REVISED
CITY PLAN COMMISSION
Thursday, April 20, 2006
AGENDA

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.

Theresa O'Donnell, Director
David Cossum, Assistant Director of Current Planning
Jennifer Hiromoto, Principal Planner

BRIEFINGS:

Subdivision Docket
Zoning Docket

ACTION ITEMS:

Subdivision Docket Planner: Paul Nelson

Consent Agenda - Preliminary Plats

- (1) **S056-205**
(District 4) An application to replat Lots 4, 4A, 4B, 5, 5A, 5B, 6 and an 8 foot wide alley to be abandoned in City Block 6/6100 into one 5.6588 acre lot on S. Central Expressway (St. Hwy. 310) South of Bateman Avenue
Applicant: Lattimore Materials Co., L.L.P.
Application Filed: March 22, 2006
Zoning: CS
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (2) **S056-206**
(District 3) An application to create a 15.304 acre lot in City Block 7212 on Stone Mesa Drive north of Rock Quarry Road
Applicant: Pinnacle Industrial Center, Limited Partnership
Application Filed: March 22, 2006
Zoning: PDD 525
Staff Recommendation: Approval, subject to the conditions listed in the docket

- (3) **S056-208**
(District 14) An application to replat a 0.2514 acre tract of land containing all of Lots 1, 2, and 3 in City Block 1/635 into one 2,004.82 square foot lot and one 10,949.53 square foot lot on N. Hall Street at Howell Street, east corner
Applicant: Richard and Fred Carey
Application Filed: March 28, 2006
Zoning: PDD 193, (GR)
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (4) **S056-209**
(District 14) An application to replat a 2.373 acre tract containing Lot 1K in City Block 11/1017 to add building lines on Brown Street between Enid Street and Hood Street
Applicant: Cresta Bella Condominiums, Ltd.
Application Filed: March 28, 2006
Zoning: PDD 193(MF-3-D)
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (5) **S056-210**
(District 12) An application to replat part of Lot 1 in City Block B/8224 and a 4.503 acre tract of land in City Blocks 8225 and 8232 into one 5.866 acre lot on Knoll Trail and Dallas Parkway, south of Westgrove Road
Applicant: Lucille Gannon Murchison
Application Filed: March 29, 2006
Zoning: GO(A)
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (6) **S056-211**
(District 7) An application to replat a 1.03 acre tract of land in City Block 6091 into a lot on Bonnieview Road at Illinois Avenue
Applicant: FD-RELLC
Application Filed: March 30, 2006
Zoning: CR
Staff Recommendation: Approval, subject to the conditions listed in the docket

Individual Items – Residential Replats

- (7) **S056-207**
(District 7)
- An application to replat a 0.407 acre tract of land containing part of Lot 3 in City Block 1453 into one 8,746.2 square foot lot and one 8,994.8 square feet on 1441 Rowan Avenue at Upshur Street, west corner
Applicant: I and T Builders, Corp.
Application Filed: March 24, 2006
Notices Mailed: March 29, 2006
Zoning: R-5(A)
Staff Recommendation: Approval, subject to the conditions listed in the docket

Miscellaneous Docket

- M056-022**
Richard Brown
(CC District 14)
- A minor amendment to the development plan for Planned Development District No. 334, in an area bounded by Pearl Street, McKinney Avenue, Olive Street and Cedar Springs Road
Staff Recommendation: **Approval**
- M056-028**
Richard Brown
(CC District 1)
- A minor amendment to the development plan and landscape plan-Tract I for Planned Development District No. 710, on the southeast corner of Illinois Avenue and Coombs Creek Drive
Staff Recommendation: **Approval**
- M056-031**
Richard Brown
(CC District 4)
- A minor amendment to the site plan for Specific Use Permit No. 1469, on the northeast corner of Bruton Road and Pleasant Drive.
Staff Recommendation: **Approval**
- Z056-179(DW)**
David Whitley
(CC District 8)
- Site plan and conditions submitted in conjunction with 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: **Approval** of a site plan and conditions

Certificates of Appropriateness for Signs

Deep Ellum/Near East Side Sign District

0603315002

Michael Finley
(District 14)

An application for a Certificate of Appropriateness to replace of an existing monument sign with a 20 square feet monument sign containing the text '**Post Worthington Apartment Homes**' west corner of the property at 2808 McKinney Avenue.

Staff Recommendation: **Approval**

SSDAC Recommendation: **Approval**

Zoning Cases – Consent

1. **Z056-157(RB)**

Richard Brown
(CC District 14)

An application for the termination of existing deed restrictions and the acceptance of new deed restrictions on property zoned a CR Community Retail District on the southeast corner of Mockingbird Lane and Skillman Street.

Staff Recommendation: **Approval** of the termination of existing deed restrictions on the property, and approval of volunteered deed restrictions for a portion of the property.

Applicant: Prescott Interests Wilshire, Ltd.

Representative: Kirk R. Williams

2. **Z056-182(RB)**

Richard Brown
(CC District 2)

An application for an amendment to the conditions for Specific Use Permit No. 1381 for a Group residential facility and Community service center on property zoned a Planned Development District No. 539 for CR Community Retail Uses and a Group residential facility with the Dry Liquor Control Overlay on the east corner of Graham Avenue and Philip Avenue

Staff Recommendation: **Approval** of an amendment to the conditions providing for a five-year period with eligibility for automatic renewals for additional five-year periods.

Applicant: Teen/Life Challenge of Dallas, Owner

Representative: Paul D. Ecker, Sr.

3. **Z056-208(RB)**

Richard Brown
(CC District 3)

An application for a Specific Use Permit for an Industrial (outside) not potentially incompatible use for a Concrete batch plant on property zoned an IR Industrial Research District, on the northwest corner of Commerce Street and Manila Road.

Staff Recommendation: **Approval** for a five-year period, subject to a site plan and conditions.

Applicant: Ramtex Redimix Concrete; Sam Ramos-President

Representative: Peter Kavanagh

4. **Z056-185(JH)**
Jennifer Hiromoto
(CC District 13)
- An application for a Specific Use Permit for an Alcoholic Beverage Establishment use to be used as a bar/lounge/tavern on property zoned an RR Regional Retail District on the northeast corner of Park Lane and Central Expressway/U.S. Highway No. 75.
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewal of additional five-year periods, subject to site plans and conditions
Applicant: Hospitality USA
Representative: Peter Kavanaugh, Zone Systems
5. **Z056-189(WE)**
Warren Ellis
(CC District 8)
- An application for an amendment to Specific Use Permit No. 1175 for a community service center and a private recreation center, club or area, on property zoned an R-7.5(A) Single Family District at the southwest corner of East Ledbetter Drive and Corrigan Avenue
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/Representative: Selena M. Dorsey
6. **Z056-190(WE)**
Warren Ellis
(CC District 7)
- An application for a Planned Development District for a transit passenger station and R-5(A) Single Family Subdistrict Uses on property zoned a CC Community Commercial Subdistrict and an R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas Fair Park Special Purpose District, on the south line of Scyene Road, west of Hatcher Street with consideration being given to a Specific Use Permit for the transfer passenger station.
Staff Recommendation: **Approval**, subject to a development plan and staff's revised conditions.
Applicant: DART and City of Dallas
Representative: MASTERPLAN
Bus Tour Date: March 9, 2006
7. **Z056-193(WE)**
Warren Ellis
(CC District 2)
- An application to create a new subdistrict within Planned Development No. 462 for mixed residential, retail and office uses, on the southwest line of Henderson Avenue, between Capital Avenue and Fuqua Street
Staff Recommendation: **Approval**, subject to staff's recommended conditions.
Applicant: Felipe O. Reyna
Representative: MASTERPLAN

8. **Z056-204(WE)**
Warren Ellis
(CC District 8)
An application for an R-10(A) Single Family District on property zoned an A(A) Agricultural District, southwest of Middlefield Road at the terminus of Bicentennial Lane
Staff Recommendation: **Approval**
Applicant: Geraldo Molina
Representative: Gerald Preas

9. **Z056-205(WE)**
Warren Ellis
(CC District 8)
An application for a TH-2(A) Townhouse District on property zoned an NO(A) Neighborhood Office District on the east line of Westmoreland Road, south of Watership Lane
Staff Recommendation: **Approval**
Applicant: L. Hayden Brooks (Sole Owner) Selway Property, LLC
Representative: Michael Coker Company

10. **Z056-207(WE)**
Warren Ellis
(CC District 11)
An application for a Planned Development District for single family uses on property zoned an R-1/2 ac(A) Single Family District on the south line of Spring Valley Road, between Hillcrest Road and Preston Road
Staff Recommendation: **Approval**, subject to a development plan and conditions.
Applicant: DaVinci Estates, L.P.
Representative: MASTERPLAN

11. **Z056-196(DW)**
David Whitley
(CC District 3)
An application for a Specific Use Permit for single family uses on property zoned Tract 12 within Planned Development District No. 508 and termination of Specific Use Permit No. 759 for a Community Welfare and Health Center, on the south side of Bickers Street, east of Westmoreland Road.
Staff Recommendation: **Approval** for a permanent time period, subject to a site plan/development plan and **approval** of the termination of Specific Use Permit No. 759 for a community, welfare and health center.
Applicant: KB Home
Representative: MaCatee Engineering

12. **Z056-198(DW)**
David Whitley
(CC District 3)
A City Plan Commission authorized hearing to consider proper zoning on property zoned a CR Community Retail District, on the four corners of Vilbig Road and Homeland Street with consideration being given to a single family district.
Staff Recommendation: **Approval** of an R-5(A) Single Family District
Bus Tour Date: March 30, 2006

Zoning Cases – Under Advisement

13. **Z045-120 (MM)**
Michael Finley
(CC District 2&14)
- An application for (1) a Planned Development District for mixed uses to be known as the Baylor University Medical Center Area Special Purpose District; (2) the termination of Specific Use Permits Nos. 853, 673, and 1110; (3) the termination of Planned Development District No. 613 and portions of Planned Development District No. 298 and Planned Development District No. 298-D, the Bryan Area Special Purpose District; and (4) the termination of deed restrictions on property zoned Planned Development District No. 298, Planned Development District 298-D, an MU-3 Mixed Use District, an MU-3-D Mixed Use District with a Dry Liquor Control Overlay, an MU-2 Mixed Use District, an MU-2-D Mixed Use District with a Dry Liquor Control Overlay, a P(A) Parking District, a CS Commercial Service District, an MF-2(A) Multifamily District, an LO-3 Limited Office District, an LO-3-D Limited Office District with a Dry Liquor Control Overlay, an IM Industrial Manufacturing District and a GO(A) General Office District, located within an area generally bounded by Live Oak Street, Haskell Street, Main Street and Malcolm X Blvd. Consideration will be given to creating three subareas in Planned Development District No. 298 and 298-D to allow additional uses and development standards, in lieu of including this area of PDD No. 298 in the proposed Baylor University Medical Center Area Special Purpose District.
- Staff Recommendation: **Continue under advisement** until May 18, 2006 to allow staff time to review the proposed planned development conditions.
- Applicant: Baylor Health Care System
- Representative: Robert Reeves, Robert Reeves & Assoc.
- Bus Tour Date: March 30, 2006
- U/A From: February 24, 2005; March 24, 2005; April 14, 2005; May 12, 2005; June 23, 2005; October 27, 2005 and December 8, 2006

14. **Z045-132 (RB)**
Richard Brown
(CC District 2)
- An application for an MU-3 Mixed Use District with removal of the D Dry Liquor Control Overlay on property zoned an LO-3-D Limited Office District with the D Liquor Control Overlay with consideration being given to an MU-2 Mixed Use District with retention of the D Dry Liquor Control Overlay on the north corner of Washington Avenue and Worth Street.
Staff Recommendation: **Approval** of an MU-2 Mixed Use District with retention of the D Dry Liquor Control Overlay in lieu of the applicant's request
Applicant: 606 Washington Limited; James M. Eidson-Manager, Owner
Representative: Kirk R. Williams
Bus Tour Date: March 30, 2006
U/A From: January 20, 2005; February 10, 2005; February 24, 2005; March 24, 2005; April 14, 2005; May 12, 2005; June 23, 2005; October 27, 2005 and December 8, 2005
15. **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.
U/A From: March 23, 2006
16. **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 staff's recommended conditions
Applicant: Valencia Capital Management
Representative: Jackson Walker LLP
Bus Tour Date: March 30, 2006
U/A From: April 6, 2006

Zoning Cases – Individual

17. **Z056-108(JH)**
Jennifer Hiromoto
(CC District 7)
- An application for a Planned Development District on property zoned an RS-I Regional Service Industrial Subdistrict, a P(A) Parking Subdistrict, a MF-2(A) Multifamily Subdistrict, and a CC Community Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on property bounded by Ervay Street, Grand Avenue, Lamar Street, Parnell Street and GCSF Railroad with consideration being given to an RS-I Regional Service Industrial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District
- Staff Recommendation: **Approval** of an RS-I Subdistrict with PDD No. 595 in lieu of a Planned Development District
- Applicant: Dallas Independent School District (DISD)
- Representative: Santos Martinez, Masterplan
- Bus Tour Date: January 12, 2006
18. **Z056-183(JH)**
Jennifer Hiromoto
(CC District 7)
- An application for a Planned Development District for R-7.5(A) uses and manufactured home park use and a Specific Use Permit for a manufactured home park use on property zoned an R-7.5(A) Single Family District located on the south side of Highland Road, south of Barbaree Boulevard.
- Staff Recommendation: **Denial**
- Applicant: Steve Crossett
- Representative: Jonathan Vinson, Jackson Walker
- Bus Tour Date: March 30, 2006
19. **Z056-200(JH)**
Jennifer Hiromoto
(CC District 4)
- An application for a TH-3(A) District on property zoned an R-7.5(A) Single Family District on the east side of Marsalis Avenue, north of Ann Arbor Avenue.
- Staff Recommendation: **Approval**
- Applicant: Patricia Hawkins
- Representative: Michael R. Coker, Coker Company
20. **Z056-202(JH)**
Jennifer Hiromoto
(CC District 4)
- An application for a CH Clustered Housing District and volunteered deed restrictions on property zoned an R-7.5(A) Single Family District on the south side of Umphress Road, west of Burnet Court
- Staff Recommendation: **Denial**
- Applicant: CC Young Memorial Home, Inc.
- Representative: Dallas Cothrum, MASTERPLAN
- Bus Tour Date: March 30, 2006

Comprehensive Plan

Forward Dallas! Comprehensive Plan

Theresa O'Donnell The forwardDallas! plan provides a vision for Dallas' future, an
Janet Tharp overall framework and policies to guide the city in achieving the
 vision, and an implementation plan and monitoring system.
 U/A From: April 6, 2006

Other Matters

Reconsideration

Z056-191(WE)
(CC District 1)

1. Reconsideration of action taken on April 6, 2006, which was approval of Specific Use Permit for a ten year period with eligibility for automatic renewals for additional 15 year periods, subject to a revised site plan and revised conditions 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

2. Consideration of 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

Minutes: April 6, 2006

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, April 20, 2006

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

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]