



CITY OF DALLAS

CITY PLAN COMMISSION
Thursday, June 15, 2006
AGENDA

BRIEFINGS:	5ES	10:30 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
Warren Ellis, Principal Planner

BRIEFINGS:

Overview of application process
David Cossum, Assistant Director

Subdivision Docket
Zoning Docket

ACTION ITEMS:

Subdivision Docket Planner: Paul Heist

Consent Agenda - Preliminary Plats

- (1) **S056-265**
(CC District 8) An application to create one 2.138 acre lot from a tract of land in Block 7845 located on the east side of Prairie Creek Road, 630 feet south of Fireside Drive
Addition Name: Ramirez Prairie Creek
Applicant: Rosendo Ramirez
Application Filed: May 17, 2006
Zoning: R-7.5(A)
Staff Recommendation: Approval, subject to the conditions listed in the docket

- (2) **S056-266**
(CC District 5) An application to replat Lots 3 and 4 of the Hillvale Addition in Block 6625 into three lots of 0.780, 2.788 and 2.036 acres located on the east side of northbound R. L. Thornton Freeway (I-35E) service road at Hillvale Drive
Addition Name: Jesus Sanchez
Applicant: Jesus Sanchez
Application Filed: May 18, 2006
Zoning: RR
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (3) **S056-267**
(CC District 6) An application to replat Lots 11, 12 & 13 in Block 7/5775 into one 0.883 acre lot northwest side of W. Northwest Highway between Sheila Lane and Timberline Drive
Addition Name: Northwest Estates
Applicant: NWH Bachman Plaza, LLC
Application Filed: May 18, 2006
Zoning: CR
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (4) **S056-268**
(CC District 7) An application to replat Lots 8 and 9 of the Wal-Mart St. Francis Addition in Block A/8475 into two lots of 0.952 and 1.101 acres each at the southeast corner of R. L. Thornton Freeway (I-30) and St. Francis Avenue
Addition Name: Wal-Mart St. Francis
Applicant: David Williams
Application Filed: May 22, 2006
Zoning: RR
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (5) **S056-269**
(CC District 14) An application to replat Lots 1 through 12 of the J. H. Cole's Addition in Block 3/364 into one 1.377 acre lot bordered by Harry Hines Boulevard, Moody Street, N. Harwood Street, and Olive Street
Addition Name: International Center IX
Applicant: International Center Development IX, Ltd.
Application Filed: May 23, 2006
Zoning: PD 193 (Subdistrict 53) & Historic Overlay District No. 94
Staff Recommendation: Approval, subject to the conditions listed in the docket

- (6) **S056-270**
(CC District 14) An application to replat part of Lots 1 and 2 of the Cockrell Fairland Addition in Block H/1532 into one 4,869.99 sq. ft. (0.1117 ac.) lot on the north side of Oliver Street between Cole Avenue and McKinney Avenue
Addition Name: Oliver Street Lofts
Applicant: Seven Development, LLC
Application Filed: May 23, 2006
Zoning: PD 193 (MF-2)
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (7) **S056-271**
(CC District 2) An application to replat Lot 8A of the Bryan Annex Addition in Block 3/726 and a portion of Annex Avenue proposed to be abandoned into one 20,364 sq. ft. (0.4675 ac.) lot at the south corner of Bryan Street and Annex Avenue
Addition Name: Lift
Applicant: HKS Architects
Application Filed: May 23, 2006
Zoning: PD 640 (MU-1)
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (8) **S056-272**
(CC District 14) An application to plat part of Block 760 and all of Block 763, and to replat all of Block A/762 (Gaston Episcopal Hospital Addition) into one 7.5396 acre lot bordered by Gaston Avenue, N. Hall Street, Floyd Street, and N. Washington Avenue
Addition Name: BUMC-BIR
Applicant: Trammel Crow/David Suarez
Application Filed: May 23, 2006
Zoning: PD 298, Subarea 12
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (9) **S056-273**
(CC District 13) An application to plat a tract of land in Block 5601 into two lots of 2.1213 and 2.1984 acres each at 9807 Meadowbrook Drive west of Falls Road
Addition Name: Mullen Estates
Applicant: Mike Mullen
Application Filed: May 23, 2006
Zoning: R-1ac(A)
Staff Recommendation: Approval, subject to the conditions listed in the docket

- (10) **S056-274**
(CC District 2) An application to plat a tract of land and part of Lot 2B in Block 5716 into two lots of 0.73 and 1.5976 acres each at the west corner of Inwood Road and Lemmon Avenue
Addition Name: Weichsel Farm
Applicant: Weichsel Farm Limited Partnership
Application Filed: May 23, 2006
Zoning: CS, PD 72, SUP 240, & FP
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (11) **S034-116**
(CC District 6) A minor amending plat to add a 15' x 30' water easement to a lot in Block 6509 at 2151 Manana Drive at Newkirk Drive
Addition Name: CWF
Applicant: Clubwise Finance, LP
Application Filed: May 23, 2006
Zoning: IR & FP
Staff Recommendation: Approval

Individual Items – Residential Replat

- (12) **S056-264**
(CC District 1) An application to replat Lot 3 in Block H/4521 of the Bronx Park Place Addition into two lots of 8,881.96 sq. ft. and 9,886.95 sq. ft. each on the west side of Marshall Dell Avenue between Irwindell Boulevard and Brooklyndell Avenue
Addition Name: Bronx Park Place
Applicant: Mario Leal
Application Filed: May 17, 2006
Notices Mailed: May 19, 2006
Zoning: R-7.5(A)
Staff Recommendation: Approval, subject to the conditions listed in the docket

Miscellaneous Docket

M056-029
Richard Brown
(CC District 11) A minor amendment to the site plan for Planned Development District No. 17, on the northeast corner of Preston Road and Dilbeck Lane
Staff Recommendation: **Approval**

M056-033
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 bound 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**

- M056-036**
Richard Brown
(CC District 3)
A minor amendment to the site plan for Specific Use Permit No. 1393 for a private school, on the east line of Rugged Drive, north of Ledbetter Drive
Staff Recommendation: **Approval**
- M056-037**
Richard Brown
(CC District 5)
A minor amendment to the Tract IV development plan and landscape plan for Planned Development District No. 49, on the northwest corner of Camp Wisdom Road and Houston School Road
Staff Recommendation: **Approval**
- M056-039**
Richard Brown
(CC District 14)
A minor amendment to the development and landscape plan for property within Subarea No. 7 of Planned Development District No. 298, the Bryan Area Special Purpose District, on the west corner of Bryan Street and McCoy Street
Staff Recommendation: **Approval**
- Z056-231(RB)**
Richard Brown
(CC District 5)
Site plan and conditions submitted in conjunction with an application for a Specific Use Permit for an Alcoholic beverage establishment for a Private club-bar on property zoned within the Subarea 4 portion of Planned Development District No. 366, the Buckner Boulevard Special Purpose District, and an IM Industrial Manufacturing District, both zoning districts possess the D-1 Liquor Control Overlay on the northeast corner of Buckner Boulevard and Kipling Drive
Staff Recommendation: **Approval**
- D056-012**
Frank Dominguez
(CC District 14)
A development plan and landscape plan for Planned Development District No. 8, on the northeast corner of Oak Lawn Avenue and Blackburn Street
Staff Recommendation: **Approval**

Zoning Cases – Consent

1. **Z056-104(RB)**
Richard Brown
(CC District 14)
An application for an amendment to the development plan, conceptual plan, and conditions for Planned Development District No. 334 for HC Heavy Commercial Subdistrict uses as provided for in Planned Development District No. 193, the Oak Lawn Special Purpose District in an area bounded by Pearl Street, McKinney Avenue, Olive Street, and Cedar Springs Road
Staff Recommendation: **Approval**, subject to a revised conceptual plan, development plan, and conditions
Applicant: Crescent Real Estate Equities, Ltd., Owner
Representative: Robert Reeves, Steve Jenkins
Bus Tour Date: November 3, 2005

2. **Z056-191(WE)**
Warren Ellis
(CC District 1 & 3)

An application for an amendment to the Tract III conditions and conceptual plan of Planned Development District No. 468, the Oak Cliff Gateway Special Purpose District, on the east quadrant of Colorado Boulevard and Zang Boulevard and the north quadrant of Zang Boulevard and Plowman Avenue.
Staff Recommendation: **Approval**, of an amendment to Tract III portion of Tract I and II Development plan/Tract III Conceptual plan
Applicant: Mike Casey, Grand Bank of Texas
Representative: Good Fulton & Farrell Architects
3. **Z056-239(WE)**
Warren Ellis
(CC District 2)

An application for a CS Commercial Service District on property zoned a portion of Planned Development District No. 72 for Automobile Sales and Service on the north line of Inwood Road, west of Lemmon Avenue
Staff Recommendation: **Approval**
Applicant: Weichsel Farm Limited Partnership
Representative: MASTERPLAN
4. **Z056-240(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 on property zoned Planned Development District No. 619 for mixed uses with Historic Overlay No. 87 on the northwest corner of Fourway Place and Main Street
Staff Recommendation: **Approval** for a ten-year period with eligibility for automatic renewals for additional ten year periods, subject to a site plan and conditions
Applicant: SYN Group, L.P.
Representative: Jonathan Serrano
5. **Z056-241(WE)**
Warren Ellis
(CC District 7)

An application for an amendment to Specific Use Permit No. 1455 for a private school use on property zoned an R-7.5(A) Single Family District and an MF-2(A) Multifamily District on the northwest line of Ferguson Road at Little Pocket Drive
Staff Recommendation: **Approval** for a ten year period with eligibility for automatic renewals for additional 10 year periods, subject to a site plan and staff's recommended conditions
Applicant: Roger L. Perry
Representative: Matt Morgan

Zoning Cases – Under Advisement

6. **Z056-213(DW)**
David Whitley
(CC District 14)
- An application for a Planned Development Subdistrict for GR General Retail Subdistrict uses on property zoned an O-2 Office and HC Heavy Commercial Subdistricts within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the northwest corner of McKinnon Street and Cedar Springs Road.
- Staff Recommendation: **Approval**, subject to a conceptual plan, tree and sidewalk plan, revised development plan, detailed landscape plan and staff's recommended conditions
- Applicant: WP South Acquisitions and Carr America Development, LP
- Representative: Masterplan
- Bus Tour Date: May 11, 2006
- U/A From: May 11, 2006 and June 1, 2006

Zoning Cases – Individual

7. **Z056-232(JH)**
Jennifer Hiromoto
(CC District 1)
- An application for a Specific Use Permit for an Open-enrollment Charter School on property zoned Area 4 within Planned Development District No. 316, the Jefferson Boulevard Special Purpose District, on the northwest corner of Sunset Avenue and Madison Avenue
- Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewal for additional five-year periods, subject to site plans and conditions
- Applicant: Texas Language Charter
- Representative: Peter Kavanaugh

Other Matters

Minutes: June 1, 2006
June 6, 2006

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, June 15, 2006

ZONING ORDINANCE ADVISORY AND SUBDIVISION REVIEW COMMITTEES:

Joint meeting at 8:30 A.M in City Council Chambers to consider Item (1) DC056-014 and (2) DCA056-015

TRANSPORTATION COMMITTEE: 9:00 A.M. in 5ES to consider the following items:

(1) Amend the thoroughfare plan to widen Industrial Blvd from six lanes to eight lanes; Continental Ave from six lanes to eight lanes; & increase the right of way on Market Center Blvd from 100' to 106 feet of right-of-way and (2) Amend the thoroughfare plan to reduce the designation of Harry Hines Blvd from eight lanes to six lanes.

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]