



CITY OF DALLAS

CITY PLAN COMMISSION
Thursday, August 17, 2006
AGENDA

BRIEFINGS:	5ES	11:00 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:

Subdivision Docket
Zoning Docket

ACTION ITEMS:

Subdivision Docket

Planner: Allen Heist

Consent Agenda - Preliminary Plats

- (1) **S056-319**
(CC District 2)
- An application to replat of all of Block 4/2316 and Lots 19 thru 24 of Block L/2313 into one 4.034 acre lot on the east corner of Denton Drive and Minert Street, east side of Clara Drive and Fairmount Street
- Addition Name: Rio Vista Clubhouse & Pool
Applicant: Winkelmann & Associates
Application Filed: July 19, 2006
Zoning: PDD 193 (MF-2) & FP
Staff Recommendation: Approval, subject to the conditions listed in the docket

- (2) **S056-321**
(CC District 6)
- An application to plat part of a 4.40 acre tract of land and all of a 0.892 acre tract of land in Block 6509 into one lot of 4.8064 acres on the northwest corner of Stemmons Freeway (I-35E) and Manana Drive
Addition Name: Arman
Applicant: BMH AsBuilt USA, Inc.
Application Filed: July 24, 2006
Zoning: IR, CS, & FP
- (3) **S056-322**
(CC District 14)
- An application to replat Lots 1 through 5 and Lots 7 through 17 and a part of Lot 6 in Block C/549 into two lots of 1.153 and 1.550 acres each bordered by Routh Street, State Street, Fairmount Street, and McKinney Avenue
Addition Name: Twentyfive Hundred McKinney
Applicant: Derrick Turnbull
Application Filed: July 24, 2006
Zoning: PDD 193 (LC & O-1) & PDD 225
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (5) **S056-325**
(CC District 14)
- An application to replat Lot 10 in Block X/1861 into four lots ranging in size from 1,368 sq. ft. to 2,343 sq. ft. on the east side of Hubert Street between Live Oak Street and Bryan Street
Addition Name: Munger Place
Applicant: Prompt Professional
Application Filed: July 25, 2006
Zoning: MF-2(A)
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (6) **S056-326**
(CC District 7)
- An application to replat all of Lot 28 and a part of Lots 29 & 30 in Block A/1446 into one lot on the southwest corner of S. Haskell Avenue and S. Fitzhugh Avenue
Addition Name: Iron Age
Applicant: Whiterock Holding, Ltd.
Application Filed: July 25, 2006
Zoning: CS
Staff Recommendation: Approval, subject to the conditions listed in the docket

Individual Item – Residential Replat

- (7) **S056-327**
(CC District 9) An application to replat Lots 10, 11 & 12 in Block A/5425 into one 3.22 acre lot on the northeast side of Fisher Road southeast of Trammel Drive
Addition Name: Fisher Road Ranch
Applicant: Martin & Joan Rose
Application Filed: July 31, 2006
Zoning: R-7.5(A)
Staff Recommendation: Approval, subject to the conditions listed in the docket

Miscellaneous Docket

- M056-042**
Richard Brown
(CC District 6) A minor amendment for site plan and landscape plan for Specific Use Permit No. 1297, on the southeast corner of Stemmons Freeway and Rentzel Street
Staff Recommendation: **Approval**

- M056-044**
Richard Brown
(CC District 14) A minor amendment for Planned Development Subdistrict No. 23, on Clyde Lane, southeast of McKinney Avenue
Staff Recommendation: **Approval**

- D056-018**
Frank Dominguez
(CC District 3) A development plan for Planned Development District No. 701, on the south side of Grady Niblo Road, west of Kiwanis Road
Staff Recommendation: **Approval**

- D056-019**
Frank Dominguez
(CC District 14) A development plan for Planned Development District No. 174, on the west corner of Lemmon Avenue and Carlisle Street
Staff Recommendation: **Approval**

- D056-021**
Frank Dominguez
(CC District 8) A development plan for Planned Development District No. 625, on the north side of Camp Wisdom Road, west of Lancaster Road
Staff Recommendation: **Approval**

- W056-011**
Neva Dean
(CC District 2) A wavier of the two-year waiting period in order to submit an application for an amendment to Specific Use Permit No. 1385 on both sides of Motor Street, southwest of Harry Hines Boulevard
Staff Recommendation: **Approval**

Zoning Cases – Consent

1. **Z056-280(RB)**
Richard Brown
(CC District 9)
An application for a Specific Use Permit for a child-care facility on property zoned an R-10(A) Single Family District on the east corner of Diceman Drive and Old Gate Road
Staff Recommendation: **Approval** for a three-year period, subject to a site plan and conditions
Applicant: The Learning Tree School
Representative: Julia M. Allen

2. **Z056-275(WE)**
Warren Ellis
(CC District 2)
An application for a Specific Use Permit for an Alcoholic Beverage Establishment use for a bar, lounge, or tavern on property zoned a CA-1(A) H/2 Central Area District within Historic District No. 2, the West End Historic District, on the west line of North Lamar Street, between Corbin Street and Hord Street
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: West End Pub, Inc.
Representative: Bob Allen

3. **Z056-276(OTH)**
Olga Torres-Holyoak
(CC District 14)
An amendment to the development plan and landscape plan for Planned Development Subdistrict No. 37 for O-2 Office Subdistrict Uses within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the south corner of Hall Street and Hood Street
Staff Recommendation: **Approval**, subject to revised development plan and landscape plan
Applicant: Sunrise Turtle Creek SL, LP
Representative: Michael R. Cocker Company

4. **Z056-251(JH)**
Jennifer Hiromoto
(CC District 5)
An application for 1) a CR Community Retail District, 2) a Specific Use Permit for a mini-warehouse use, and 3) an amendment to deed restrictions on property zoned a TH-3(A) Townhouse District on the north side of Sarah Lee Drive, west of CF Hawn Freeway
Staff Recommendation: **Approval** of the Community Retail District, approval of the Specific Use Permit for a ten-year period with eligibility for automatic renewals for additional ten year periods subject to a site plan, landscape plan, and conditions and approval of an amendment to the deed restrictions
Applicant: Don Valk
Representative: Richard Rozier
Bus Tour Date: July 13, 2006

5. [Z056-267\(JH\)](#) An application to amend Planned Development District No. 736 on the southwest corner of Clark Road and Panavision Trail
Jennifer Hiromoto
(CC District 14)
Staff Recommendation: **Approval**, subject to a conceptual plan and conditions
Applicant: CMC Communities, Inc.
Representative: Karl Crawley, Masterplan

Zoning Cases – Under Advisement

6. [Z056-200\(JH\)](#) An application for a TH-3(A) Townhouse District on property zoned an R-7.5(A) Single Family District on the east side of Marsalis Avenue, north of Ann Arbor Avenue
Jennifer Hiromoto
(CC District 4)
Staff Recommendation: **Approval**
Applicant: Patricia Hawkins
Representative: Michael R. Coker, Coker Company
Bus Tour Date: May 11, 2006
U/A From: April 20, 2006; May 11, 2006; June 22, 2006 and July 13, 2006

Zoning Cases – Individual

7. [Z056-278\(OTH\)](#) An application for a Specific Use Permit for a Commercial Motor Vehicle Parking use on property zoned a CS Commercial Service District on the south side of Cedardale Drive, east of Bonnie View
Olga Torres-Holyoak
(CC District 8)
Staff Recommendation: **Denial**
Applicant: Weldon Hansen
Representative: Emmanuel McSween

Development Code Amendment

- DCA 056-014**
Paul Nelson
Kathy Zibilich
Consideration of an amendment to Chapter 51A of the Dallas Development Code, Article VIII, "Plat Regulations," delegating authority to the Subdivision Administrator to approve those plats, subdivisions, and replats of land within the corporate limits and extraterritorial jurisdiction of the city that are authorized to be delegated to city staff under Section 212.0065(a)(1) and (2) of the Texas Local Government Code with certain limitations, and amendments to the expiration date of approved plats where no progress has been made towards completion of the project as authorized by Texas Local Government Code Section 245.005.
Staff Recommendation: **Approval**
Subdivision Review Committee and Zoning Ordinance Advisory Committee Recommendation: **Approval**
U/A From: July 13, 2006

Other Matters

2006 City Plan Commission Calendar

Minutes: August 3, 2006

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, August 17, 2006

ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC): City Hall, Council Briefing Room - 5ES, 9:00 a.m., to consider DCA056-017 – Personal Service Uses

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]