



CITY OF DALLAS

CITY PLAN COMMISSION
Thursday, August 31, 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
, Principal Planner

BRIEFINGS:

Planned Development Districts, Specific Use Permits, and Deed Restrictions

David Cossum, Assistant Director

Subdivision Docket
Zoning Docket

ACTION ITEMS:

Subdivision Docket

Planner: Allen Heist

Consent Agenda - Preliminary Plats

- (1) **S056-331**
(CC District 2) An application to replat of Lots 2 and 3 of Block B/2698 into an 8 lot Shared Access Area Development on the northeast side of Coronado Avenue southeast of E. Grand Avenue
Addition Name: SJB
Applicant: SJB Development, L.L.C.
Application Filed: August 4, 2006
Zoning: MF-2(A)
Staff Recommendation: Approval, subject to the conditions listed in the docket

- (2) **S056-335**
(CC District 13) An application to plat a 2.097 acre tract of land in Block 6155 into one lot on the west side of Midway Road north of Royal Lane
Addition Name: Texas Foundation for Educational Advancement
Applicant: Mary Ann Greene
Application Filed: August 8, 2006
Zoning: PDD 737
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (3) **S056-340**
(CC District 14) An application to replat Lot 1 in Block 525 and the remainder of Block 525 into one 2.9125 acre lot bordered by Olive Street, Woodall Rodgers Freeway, N. Harwood Street, and McKinney Avenue
Addition Name: Two Thousand McKinney Avenue
Applicant: Corrigan Properties, Inc. #4
Application Filed: August 11, 2006
Zoning: PDD 193 (HC)
Staff Recommendation: Approval, subject to the conditions listed in the docket

Individual Items – Residential Replats

- (4) **S056-332**
(CC District 8) An application to replat Lot 10 in Block D/7590 into two 10,000 sq. ft. lots on the west side of Bluecrest Drive between Beckleymead Avenue and Springfield Avenue
Addition Name: H & S Bluecrest
Applicant: Juan Carlos & Ana Hernandez
Application Filed: August 7, 2006
Notices Mailed: August 9, 2006
Zoning: R-7.5(A)
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (5) **S056-333**
(CC District 1) An application to replat Lots 1, 2 & 3 in Block 8/5960 into one 22,500 sq. ft. lot on the northwest corner of Shelley Boulevard and Shasta Avenue
Addition Name: CTRC
Applicant: Christ the Rock Church
Application Filed: August 4, 2006
Notices Mailed: August 9, 2006
Zoning: R-7.5(A)
Staff Recommendation: Approval, subject to the conditions listed in the docket

- (6) **S056-334**
(CC District 14)
- An application to replat Lot 15-A, Block 5067, on the southeast corner of Shorecrest Drive and Wingate Drive to remove the 30 foot platted building line along Shorecrest Drive and replace it with a 20 foot building line per Ordinance No. 4080
- Addition Name: Miller & Akin's Resubdivision of Lot 16
Applicant: Raymundo Quintanilla
Application Filed: August 7, 2006
Notices Mailed: August 9, 2006
Zoning: R-10(A) & FP
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (7) **S056-336**
(CC District 11)
- An application to replat all of Lot 2 and a portion of Lot 3 in Block 1/5500 ½ to remove the old lot line and create two lots of 24,118.93 sq. ft. and 37,017.58 sq. ft. each on Royal Crest Drive between Preston Road and Royalshire Drive
- Addition Name: D'Etienne
Applicant: James P. D'Etienne & Jacqueline D'Etienne
Application Filed: August 8, 2006
Notices Mailed: August 9, 2006
Zoning: R-16(A)
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (8) **S056-337**
(CC District 6)
- An application to replat Lot 1 and to plat a tract of land in Block A/3958 into 11 lots ranging in size from 7,619 sq. ft. to 10,981 sq. ft. between Neal Street and N. Montclair Avenue north of Bradley Street
- Addition Name: Latin Calvary
Applicant: Luis Mercado
Application Filed: August 8, 2006
Notices Mailed: August 9, 2006
Zoning: R-7.5(A)
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (9) **S056-338**
(CC District 9)
- An application to replat Lots 11, 12, 13 & 14 in Block M/5374 into one 35,881 sq. ft. lot at the west corner of Dunloe Avenue and Joaquin Drive
- Addition Name: Assembly of God, Dallas
Applicant: Assembly of God, Dallas, Inc.
Application Filed: August 8, 2006
Notices Mailed: August 9, 2006
Zoning: D(A)
Staff Recommendation: Approval, subject to the conditions listed in the docket

Miscellaneous Docket

D056-020 A development plan and landscape plan for Planned
Frank Dominquez Development District No. 612, on the northeast corner of Noel
(CC District 11) Road and Southern Boulevard
Staff Recommendation: **Approval**

D056-022 A development/landscape plan for Planned Development
Frank Dominquez District No. 582, in an area generally surrounded by North
(CC District 2) Houston Street, Lamar Street, Victory Boulevard and
Continental Avenue
Staff Recommendation: **Approval**

Zoning Cases – Under Advisement

1. **Z056-254(WE)** An application for a Specific Use Permit for a commercial
Warren Ellis amusement (inside) for a dance hall on property zoned a CC
(CC District 7) Community Commercial Subdistrict and an MF-2(A) Multifamily
Subdistrict within Planned District No. 595, the South Dallas
Fair Park Special Purpose District, on the west corner of
Grand Avenue and Harwood Street
Staff Recommendation: **Denial**
Applicant: Thelma L. Oudems
Representative: Virginia Stradford
U/A From: August 3, 2006

Zoning Cases – Individual

2. **Z056-265(RB)** An application for an amendment to the conceptual plan and
Richard Brown conditions for Planned Development District No. 561 for TH(A)
(CC District 12) Townhouse District Uses, CH Clustered Housing District Uses,
and Private streets on the north line of Keller Springs Road,
west of Preston Road
Staff Recommendation: **Approval**, subject to a revised
conceptual plan and staff's recommended conditions.
Applicant: Mustang Texas Development, Ltd-Denny Holman-
Manager; Owner
Representative: Mardy Brown
Bus Tour Date: August 24, 2006

Other Matters

Consideration of excused absences – Commissioner Carol Brandon

Minutes: August 24, 2006

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, August 31, 2006

JOINT SUBDIVISION REVIEW COMMITTEE and ZONING ORDINANCE ADVISORY COMMITTEE MEETING: Joint meeting in City Council Chambers at 8:30 a.m. to consider DCA 056-015 – Platting, infrastructure and rough proportionality and DCA 056-018 – Platting and platting building lines. ZOAC Topic DCA 056-017 – Personal service uses.

CPC TRANSPORTATION COMMITTEE: City Hall, 5ES, 9:00 a.m. to consider (1) Thoroughfare Plan Amendment to delete St. Augustine Road between Military Parkway and Sam Houston Road; and (2) CBD Streets and Vehicular Circulation Plan Amendment to change the designation of Routh Street between Ross Avenue and Central Expressway.

SUBDIVISION REVIEW COMMITTEE: 10:15 AM to consider Item (5), S056-333

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]