



CITY OF DALLAS

CITY PLAN COMMISSION
Thursday, October 12, 2006
AGENDA

BUS TOUR:	See attachment	9:00 a.m.
BRIEFINGS:	5ES	Following Bus tour
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:

Subdivision Docket
Zoning Docket

ACTION ITEMS:

Subdivision Docket

Planner: Mike Grace

Consent Agenda - Preliminary Plats

(1) **S056-376**
(CC District 14)

An application to replat part of Lot 5A and all of Lot 5B in City Block B/4972 to create one, 0.432 acre lot on 4219 and 4223 W. Lovers Lane between Bluffview Blvd. and Cresthaven St.

Applicant: J. Small Investments LC

Addition: Brown Subdivision No. 2

Surveyor: JDJR Engineers & Consultants

Application Filed: September 14, 2006

Zoning: PDD No. 326 (Sub Area A)

Staff Recommendation: Approval, subject to the conditions listed in the docket

- (2) **S056-377**
(CC District 14)
- An application to replat Lots 13, 14, and 15 in City Block B/5187 into one 0.5169 acre lot on 5618 Dyer Street, west of Greenville Ave.
Applicant: Dyer Street Investors, LP
Addition: Dyer Hills at University
Surveyor: Kimley-Horn & Associates, Inc.
Application Filed: September 15, 2006
Zoning: MU-3
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (3) **S056-379**
(CC District 2)
- An application to replat 5.505 acre all of Lot 1 in City Block A-1/2367 and a tract of land in City Block 2367 into one lot on Forest Park Rd. at Empire Central.
Applicant: BFH Properties LTD
Addition: Jackson Pottery Wholesale
Surveyor: Pate Engineering
Application Filed: September 15, 2006
Zoning: IR
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (4) **S056-380**
(CC District 2)
- An application to plat a 1.499 acre tract of land in City Block A/2367 into one lot on Forest Park Rd. at Langston Court.
Applicant: BFH Properties LTD
Addition: Jackson Pottery Wholesale
Surveyor: Pate Engineering
Application Filed: September 15, 2006
Zoning: IR
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (5) **S056-381**
(CC District 4)
- An application to replat all of Lot 3 and a portion of Lot 4 in City Block D/2010 into one 0.3584 acre lot on Kirby Ave., east of Deere St.
Applicant: Housing Authority of the City of Dallas
Addition: DHA-Kirby
Surveyor: PDP Consulting Group
Application Filed: September 18, 2006
Zoning: MF-2
Staff Recommendation: Approval, subject to the conditions listed in the docket

- (6) **S056-382**
(CC District 14) An application to replat all of Lot 3 and part of Lot 4 in City Block 5287 into one 2.2349 acre lot and to remove a 10' Water Main Easement on Forney Rd., west of Buckner Blvd.
Applicant: Kerry G. Graves
Addition: Duo-Mark
Surveyor: Ferguson-Deere Inc.
Application Filed: September 19, 2006
Zoning: LI
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (7) **S056-383**
(CC District 2) An application to plat a 0.2909 acre tract of land in City Block B/698 into two lots on S. Beacon St. east of Alton St.
Applicant: Topspin Development, L.P.
Addition: Santa Fe
Surveyor: Doug Connally & Assoc., Inc.
Application Filed: September 19, 2006
Zoning: D(A)
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (8) **S056-384**
(CC District 14) An application to replat 0.3372 acre tract of land containing all of Lot 2 and part of Lot 3 in City Block H/1475 into nine lots on Lewis St. between Mary St. and Matilda St.
Applicant: Topspin Development, L.P.
Addition: TML
Surveyor: Doug Connally & Assoc., Inc.
Application Filed: September 19, 2006
Zoning: MF-2(A)
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (9) **S056-385**
(CC District 2) An application to plat a 0.0652 acre tract of land in City Block 2/928 into one lot on Hunt St. at N. Harwood St.
Applicant: Rockland Homes
Addition: Santa Fe Duplex
Surveyor: Doug Connally & Assoc., Inc.
Application Filed: September 19, 2006
Zoning: PD-193 (I-2)
Staff Recommendation: Approval, subject to the conditions listed in the docket

- (10) **S056-386**
(CC District 2)
- An application to replat a 0.1698 acre a portion of Lots 3, 4 and 5 in City Block 8/728 into two lots on Grigsby Ave. east of Bryan St.
Applicant: East Dallas Community Organization
Addition: EDCO Phase 3
Surveyor: Bury + Partners, DFW
Application Filed: September 20, 2006
Zoning: MF-2(A)
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (11) **S056-387**
(CC District 11)
- An application to create two lots of 0.5672 acres and 1.1454 acres out of a 1.7126 acre tract of land in City Block 7438 on Preston Rd. at Dilbeck Ln.
Applicant: Scott Road 20, L.L.C.
Addition: Preston Dilbeck
Surveyor: Webb Surveying
Application Filed: September 21, 2006
Zoning: PD-17
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (12) **S056-388**
(CC District 3)
- An application to plat a 74.961 acre tract of land situated in City Block 211/6113 into one lot on Mountain Creek Pkwy. north of Interstate 20.
Applicant: Panattoni Construction, Inc.
Addition: Nestle Waters
Surveyor: Pacheco Koch
Application Filed: September 21, 2006
Zoning: PD-521(B)
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (13) **S056-390**
(CC District 14)
- An application to replat a portion of Lots 7 and 8 in City Block E/1527 into one 0.32 acre lot at the southwest corner of the intersection of Oliver St. and McKinney Ave.
Applicant: Savannah Homes, L.P.
Addition: 4343 McKinney Place
Surveyor: Michael Peebles
Application Filed: September 22, 2006
Zoning: PD-192 (MF-2)
Staff Recommendation: Approval, subject to the conditions listed in the docket

- (14) **S056-391**
(CC District 1) An application to replat Lots 7A and 8A in City Block F/3372 into one 0.9143 acre lot at the northwest corner of Beckley Ave. and Canty St.
Applicant: Lakecliff Medical, L.P.
Addition: North Zang Office Park No. 2
Surveyor: David Petree
Application Filed: September 22, 2006
Zoning: LO-1
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (15) **S056-392**
(CC District 2) An application to replat a 0.672 acre tract of land in City Block 2/4626 into one lot at the northeast corner of Inwood Rd. and Nash St.
Applicant: Cathedral Of Hope, Inc.
Addition: Maple Lawn
Surveyor: Lane's Southwest Surveying, Inc.
Application Filed: September 22, 2006
Zoning: C R
Staff Recommendation: Approval, subject to the conditions listed in the docket

Individual Items – Residential Replats

- (16) **S056-374**
(CC District 14) An application to replat Lot 1 in City Block D/2911 and Lot 9 in City Block D/2919 to create two 0.1785 acre lots on 5539, 5541 and 5547 Martel Ave., between McMillan Ave. and Worcola St.
Applicant: Debbie Dorman-Sedwick
Addition: Sedwick Holmes
Surveyor: Doug Connally & Associates
Application Filed: September 13, 2006
Zoning: D(A)
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (17) **S056-389**
(CC District 3) An application to replat a 47.483 acre tract of land being a part of City Block A-D, F, G/8712 into sixty-six lots on Grady Niblo Rd. between Spur 408 and Kiwanis.
Applicant: Maw Grady Niblo, L.L.C.
Addition: The Estates at Grady Niblo, Phase 1
Surveyor: Jones & Boyd, Inc.
Application Filed: September 21, 2006
Zoning: PD-701
Staff Recommendation: Approval, subject to the conditions listed in the docket

Miscellaneous Docket

- M056-047**
Richard Brown
(CC District 13)
A minor amendment to the development plan for Planned Development District No. 720, on Ridgecrest Road between Fair Oaks Avenue and Holly Hill Drive
Staff Recommendation: **Denial**
- M056-049**
Richard Brown
(CC District 11)
A minor amendment to development plan and landscape plan for Planned Development District No. 16 on the east line of Preston Road, north of LBJ Freeway
Staff Recommendation: **Approval**
- M056-050**
Richard Brown
(CC District 10)
A minor amendment to Area D development plan for Planned Development District No. 702 on the east line of Abrams Road, south of Forest Lane
Staff Recommendation: **Approval**
- M056-051**
Richard Brown
(CC District 7)
A minor amendment to the site plan for Specific Use Permit No. 132 on the northeast line of Sargent Road, north of Overton Road
Staff Recommendation: **Approval**
- D056-027**
Frank Dominguez
(CC District 2)
A development/landscape plan for Planned Development District No. 582, the Victory Planned Development District, on property generally on the east of Stemmons Freeway and north of Woodall Rodgers Freeway; Victory Drive at Olive Street
Staff Recommendation: **Approval**
- D056-028**
Frank Dominguez
(CC District 3)
A development plan for Planned Development District No. 521 for Residential, Office, and Retail Uses on property generally along both sides of Interstate Highway 20 between Spur 408 and Clark Road on the west; Mountain Creek Parkway, north of IH 20.
Staff Recommendation: **Approval**
- Z056-183(JH)**
Jennifer Hiromoto
(CC District 7)
Planned Development District conditions, Specific Use Permit conditions and site plan submitted in conjunction with 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 on Highland Road, south of Barbaree Boulevard
Staff Recommendation: **Denial**

Z056-236(WE)
Warren Ellis
(CC District 8)

Site plan and conditions submitted in conjunction with an application for a Specific Use Permit for a tower/antenna for cellular communication on property zoned a CR Community Retail District on the southeast corner of Simpson Stuart Road and South Lancaster Road.

Staff Recommendation: **Approval**, subject to a site plan, elevation plan and staff's recommended condition

Zoning Cases – Consent

1. **Z056-312(WE)**
Warren Ellis
(CC District 7)

A City Plan Commission authorized hearing to determine proper zoning with consideration being given to amending the conditions and conceptual plan of Planned Development District No. 730 for mixed uses, on both sides of Bexar Street, between Brigham Lane and C.F. Hawn Freeway.

Staff Recommendation: **Approval**, subject to staff's recommended conditions

Bus Tour Date: October 12, 2006

2. **Z056-315(RB)**
Richard Brown
(CC District 14)

An application for a TH-3(A) Townhouse District on property zoned an R-7.5(A) Single Family District on the west line of Inwood Road, north of University Boulevard

Staff Recommendation: **Approval**

Applicant: ILU Residential Investors, LLC-Michael B. Schiff and John J. Wilson, Managing Partners

Representative: William Brown

3. **Z056-316(RB)**
Richard Brown
(CC District 12)

An application for an amendment to the site plan and landscape plan for Specific Use Permit No. 1396 for a Public or private school on property zoned a TH-1(A) Townhouse District on the east corner of Timberglen Road and Vail Street

Staff Recommendation: **Approval**, subject to a site plan, landscape plan and conditions

Applicant: Carrollton/Farmers Branch Independent School District, Owner

Representative: Robert Howmon

4. **Z056-318(WE)**
Warren Ellis
(CC District 2)

An application for a Specific Use Permit for a transit passenger station or transfer center on property zoned an IR Industrial Research District, on the southwest side of Denton Drive between Burbank Street and Wyman Street

Staff Recommendation: **Approval**, for a permanent time period, subject to a site plan and staff's recommended conditions.

Applicant: DART

Representative: Masterplan

Zoning Cases – Under Advisement

- A. [Z056-297\(JH\)](#) An application for a Specific Use Permit for a tower/antenna for cellular communication on property zoned an R-7.5(A) Single Family District on the west side of St. Augustine Road, north of Homeplace Drive
Jennifer Hiromoto
(CC District 5)
Staff Recommendation: **Denial**
Applicant: Zone Systems
U/A From: September 21, 2006 and October 5, 2006

Zoning Cases – Individual

5. [Z056-212\(MF\)](#) An application for a Specific Use Permit for commercial motor vehicle parking use on property zoned an IR Industrial Research District on the southeast corner of Vilbig Road and Seale Street
Michael Finley
(CC District 6)
Staff Recommendation: **Denial**
Applicant: Juan Davila
Representative: Juan Davila
Bus Tour Date: October 12, 2006
6. [Z056-270\(MF\)](#) An application for a Specific Use Permit for a Tattoo Parlor and Piercing Studio within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District on the south side of Main Street, east of Good Latimer Expressway
Michael Finley
(CC District 2)
Staff Recommendation: **Approval** for a five-year period with additional five year periods, subject too a site plan and conditions.
Applicant: Sharon Flatte
Representative: Masterplan – Dallas Cothrum
7. [Z056-271\(MF\)](#) An application for a Specific Use Permit for a Tattoo Parlor and Piercing Studio within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District on the south side of Main Street, west of Pryor Street
Michael Finley
(CC District 2)
Staff Recommendation: **Denial**
Applicant: Sharon Flatte
Representative: Masterplan – Dallas Cothrum
8. [Z056-281\(RB\)](#) An application for a Planned Development District for NO(A) Neighborhood Office District Uses on property zoned an R-10(A) Single Family District with consideration being given to the granting of an NO(A) Neighborhood Office District on the east line of Preston Road, north of Arapaho Road
Richard Brown
(CC District 12)
Staff Recommendation: **Denial**
Applicant: Prescott Interests, Ltd., Owner
Representative: Kirk R. Williams

Development Code Amendments

DCA 056-015 Consideration of amendments to platting regulations of Chapters 51 and 51A of the Dallas Development Code, providing standards and procedures for the rough proportionality apportionment determination of municipal infrastructure costs; deleting the requirements for avigation easements and releases; amending corner clips and site easement requirements and amending city cost sharing provisions

Staff Recommendation: **Approval**

Subdivision Review Committee and Zoning Ordinance Advisory Committee Recommendation: **Approval**

DCA 056-018 Consideration of amendments to Chapters 51 and 51A of the Dallas Development Code, Sections 51-4.401, 51A-4.401, 51A-8.403, and 51A-8.505; removing a general provision allowing a less restrictive building line than the zoning setback; providing a requirement that a preliminary plat application show all platted building lines and providing a standard for moving or removing a platted building line greater than the zoning setback line

Staff Recommendation: **Approval**

Subdivision Review Committee and Zoning Ordinance Advisory Committee Recommendation: **Approval**

Other Matters

Minutes: October 5, 2006

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, October 12, 2006

None

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]