



CITY OF DALLAS

CITY PLAN COMMISSION
Thursday, November 2, 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
Olga Torres-Holyoak, Principal Planner

BRIEFINGS:

Alcohol Regulations

John Rogers, Assistant City Attorney

Subdivision Docket

Zoning Docket

ACTION ITEMS:

Subdivision Docket

Planner: Paul Nelson

Consent Agenda - Preliminary Plats

(1) **S067-004**
(CC District 7)

An application to replat a 0.543 acre tract of land containing all of Lots 8, 9 and 10 in City Block A/1162 into a 6 lot Shared Access Area Development on 3211 Cleveland Street and 7300 Coleman Street, west corner
Applicant: Forest Heights Neighborhood
Surveyor: Shields & Lee
Application Filed: October 10, 2006
Zoning: PDD No. 595 (MF-2(A))
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

- (2) **S067-005**
(CC District 2) An application to replat a 1.143 acre tract of land containing all of Lots 1 thru 6 in City Block B/914 into a 14 lot Shared Access Area Development on 1801 thru 1819 S. Ervay Street between Beaumont Street and Hickory Street
Applicant: Bennett Miller Homes I, Ltd
Surveyor: Votex Surveying
Application Filed: October 10, 2006
Zoning: PDD 317, Subdistrict 2
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (3) **S067-008**
(CC District 14) An application to replat all of Lots 7 and 8 in City Block H/1475 into one 0.3165 acre lot on 5711 thru 5715 Ross Avenue at Mary Street, northwest corner
Applicant: AWI Ross, LLC
Surveyor: Doug Connally & Associates
Application Filed: October 10, 2006
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (4) **S067-010**
(CC District 6) An application to create one, 8.6476 acre lot from a tract of land in City Block 8363 on 1900 Sandy Lane at Bickman Road, southwest corner
Applicant: IEP Properties
Surveyor: Gary Probeck Land Surveying, Inc.
Application Filed: October 11, 2006
Zoning: IM, IR
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (5) **S067-011**
(CC District 2) An application to replat all of Tracts 14, 16, and 17 in City Block 927 to create one, 0.3492 acre lot on Harry Hines Boulevard and North Akard Street at Lyte Street, northwest of Payne Street
Applicant: Anland 14, LP
Surveyor: Halff Associates
Application Filed: October 13, 2006
Zoning: PDD 582
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Individual Items – Residential Replat

- (6) **S067-006**
(CC District 3) An application to replat part of Lot 3 in City Block C/7152 into one 0.128 acre lot on 3721 Toronto Street, 239.6 feet east of the east line of Norwich Street
Applicant: Kevin O. Davis
Surveyor: Analytical Surveys, Inc.
Application Filed: October 10, 2006
Zoning: R-5(A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (7) **S067-009**
(CC District 14) An application to replat all of Lots 42 and 43 and part of Lot 44 in City Block 4/2023 into one, 0.6716 acre lot on 3925 Stonebridge Drive at Arrowhead Drive, north corner
Applicant: Charles and Henrietta Boatwright
Surveyor: Doug Connally & Associates
Application Filed: October 11, 2006
Zoning: PDD 193(R-7.5)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Miscellaneous Docket

- M056-008**
Richard Brown
(CC District 13) A minor amendment to the development plan for Planned Development District No. 453, on the southwest and southeast corners of Greenville Avenue and Walnut Hill Lane
Staff Recommendation: **Approval**

Miscellaneous Docket – Under Advisement

- 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**
U/A From: October 12, 2006 and October 26, 2006

Zoning Cases – Consent

1. **Z056-289(OTH)**
Olga Torres Holyoak
(CC District 2) An application for an MU-2 Mixed Use District on property zoned an IM Industrial Manufacturing District with deed restrictions volunteered by the applicant on the southeast side of Stutz Road, between Maple Avenue and Forest Park Road.
Staff Recommendation: **Approval**, subject to deed restrictions volunteered by the applicant.
Applicant: Nancy H. Feaster, Viceroy Inwood, L.P., and Viceroy Inwood Development, Inc.
Representative: Robert Baldwin

2. [Z056-310\(OTH\)](#)
Olga Torres Holyoak
(CC District 10)
An application to amend and expand Specific Use Permit No. 1548 for an open enrollment charter school on property zoned an IR Industrial Research District on the west line of Forestgate Drive north of Forest Lane
Staff Recommendation: **Approval** for a two year time period with automatic renewals for additional five-year periods, subject to site plan and conditions
Applicant: Harmony Science Academy
Representative: Masterplan

3. [Z056-325\(OTH\)](#)
Olga Torres Holyoak
(CC District 6)
An application for a Planned Development District for a Public School other than an open enrollment charter school and MF-2(A) MF-2(A) Multifamily District uses on property zoned a CS Commercial Service District and an MF-2(A) Multifamily District on the west side of Brockbank Drive and Park Lane and on the southeast corner of Brockbank Drive and Valley Meadow Drive.
Staff Recommendation: **Approval**, subject to development plan and conditions
Applicant: Dallas Public Schools
Representative: Masterplan

4. [Z056-328\(OTH\)](#)
Olga Torres Holyoak
(CC District 2)
An application for an MF-2(A) Multifamily District on property zoned an MF-1(A) Multifamily District on the west corner of Fitzhugh Avenue and Homer Street.
Staff Recommendation: **Approval**
Applicant: NT 101 Development 2006 GP LLC
Representative: Kirk R. Williams

Zoning Cases – Under Advisement

5. [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
U/A From: October 12, 2006

Zoning Cases – Individual

6. [Z056-323\(MF\)](#)
Michael Finley
(CC District 14)
- An application for a Neighborhood Stabilization Overlay (NSO) on property zoned an R-7.5(A) Single Family District generally bounded by Matilda Street, Anita Street, Delmar Avenue, Winton Street, Skillman Street, Revere Place, Concho Street and Kenwood Avenue
Staff Recommendation: Approval
Applicant: Stonewall Jackson Neighborhood
Bus Tour Date: October 12, 2006
7. [Z056-220\(JH\)](#)
Jennifer Hiromoto
(CC District 3)
- An application for a Planned Development District for Single Family uses on a property zoned R-16(A) Single Family District, Planned Development District No. 108, and an LO-3 Limited Office District on the east side of Walton Walker Boulevard, north of Country Creek Drive.
Staff Recommendation: Approval, subject to a development plan and staff's recommended conditions
Applicant: Vista Del Cieto, Ltd.
Representative: Kirk Williams

Other Matters

Minutes: October 26, 2006

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Wednesday, November 1, 2006

CPC Trinity River Corridor Ad Hoc Committee Meeting: City Hall, L1FN – Conference Room A, 6:00 p.m. to consider Trinity River Rezoning.

Thursday, November 2, 2006

ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC): City Hall, Council Briefing Room - 5ES, 9:00 a.m. to consider Item (1) DC056-019 – Notification requirements for development applications, (2) DCA056-020 – Applicability of a residential proximity slope to a cellular tower use when a Specific Use Permit is required and (3) Thoroughfares - Speed Hump Requests

Tuesday, November 7, 2006

SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC): City Hall, Room 5BN, 2:00 p.m. to review certificates of appropriateness for applicable signs in Special Provision Sign Districts.

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]