



CITY OF DALLAS

CITY PLAN COMMISSION
Thursday, February 15, 2007
AGENDA

BRIEFINGS:	5ES	3:30 p.m.
PUBLIC HEARING	Council Chambers	6:00 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

CPC Trinity River Ad Hoc Committee report

ACTION ITEMS:

Subdivision Docket

Planner: Michael Grace

Consent Agenda - Preliminary Plats

- (1) **S067-089**
(CC District 7)
- An application to replat all of Lot 2 in City Block G/6213, 3.03 acres of land in City Block G/6213 and an adjacent 6.563 acre tract of land into one 513,060 sq. ft. lot located on the southwest corner of Big Town Blvd. and Eastpoint Dr.
Applicant: Baptist Foundation of Texas
Addition: First Company New
Surveyor: Halff Associates, Inc.
Application Filed: January 19, 2007
Zoning: LI
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

(2) **S067-090**
(CC District 9)

An application to replat all of Lot 1A of Greenbriar Business Center Section Two Addition, being 5.7153 acres, to include an 11,730 sq. ft. portion of abandoned right-of-way along Northwest Hwy. near the northeast corner of Northwest Hwy. and Jupiter Rd. in City Block A/8043.

Applicant: Blumin Highpoint, LTD-Craig A. Blumin

Addition: Greenbriar Business Center Section Two

Surveyor: Pacheco Koch Consulting Engineers

Application Filed: January 19, 2007

Zoning: RR

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

(3) **S067-093**
(CC District 4)

An application to replat all of Lot 7 of Brightside Revised Addition in City Block D/3891 and the remainders of Lots 1 and 2 of Liberty Heights Addition in City Block 1/4054 into one 19,173 sq. ft. lot on the north side of Kiest Blvd. east of Denley Dr.

Applicant: Silkiest Green Investments

Addition: Silkiest

Surveyor: Peiser Surveying Co.

Application Filed: January 23, 2007

Zoning: NO(A) and CR

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

(4) **S067-094**
(CC District 14)

An application to replat a portion of Lot 1 of Jim Howell's Subdivision in City Block 951 into one 19,173 sq. ft. lot at the intersection of Cedar Springs Rd. and Howell St., northeast corner.

Applicant: Greenway Maples, L.P.

Addition: J.M. Howell's

Surveyor: Lawrence A. Cates & Associates

Application Filed: January 23, 2007

Zoning: PD-193(GR)

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

- (5) **S067-095**
(CC District 13)
- An application to plat 1.03 acres being all of tracts 1 and 2 in City Block 6599 into a Shared Access Area development consisting of two 12,000 sq. ft. lots and one 19,560 sq. ft. lot on the west side of Royal Haven Lane near the intersection of Royal Haven Lane and Townsend Drive.
- Applicant: Ecdomilia Bautista
Addition: Royal Haven Addition
Surveyor: Peiser Surveying Co.
Application Filed: January 26, 2007
Zoning: R-10(A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (6) **S067-092**
(CC District 2)
- An application to replat 0.895 acres into 13 lots ranging in size from 2,308.75 sq. ft. to 5,533.60 sq. ft. and being all of Lots 1-4 and part of Lot 5 of the Middleton Brothers Subdivision Addition on the southwest corner of S. Ervay St. and Beaumont St. in City Block B/914.
- Applicant: Bennett Miller Homes I, LTD.
Addition: Miller's Ferry Row
Surveyor: Votex Surveying
Application Filed: January 21, 2007
Zoning: PD-317 (Sub District 2)
Staff Recommendation: **Denial**, application rescheduled for March 1, 2007. (No staff report provided in the docket.)

Individual Items – Residential Replats

- (7) **S067-091**
(CC District 9)
- An application to replat all of Lots 5-10 of Lake Highlands Addition into one 93,305 sq. ft. lot at the northwest corner of N. Buckner Blvd. and Lake Highlands Dr. in City Block 7/5386.
- Applicant: Dallas Academy
Addition: Dalcad
Surveyor: Goodson Engineers
Application Filed: January 21, 2007
Zoning: PD-251
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Miscellaneous Docket

Z067-109(RB)
Richard Brown
(CC District 2)

Development plan and conditions submitted in conjunction with an application for a Planned Development Subdistrict for GR General Retail Subdistrict Uses on property zoned an NS Neighborhood Service District, an MF-2 Multiple Family Subdistrict, a GR General Retail Subdistrict, and a P Parking Subdistrict, all within Planned Development District No. 193, the Oak Lawn Special Purpose District and termination of existing deed restrictions on a portion of the site in an area generally bounded by Cedar Springs Road, Knight Street, Dickason Avenue, and Douglas Avenue
Staff Recommendation: **Approval**

Z067-118(JH)
Jennifer Hiromoto
(CC District 9)

Deed restrictions submitted in conjunction with an application for a CS Commercial Service District on property zoned an R-7.5(A) Single Family District and a CR Community Retail District and deed restrictions volunteered by the applicant on the east side of Hermosa Drive and on both sides of Fuller Drive
Staff Recommendation: **Approval**
Bus Tour Date: January 11, 2007

Miscellaneous Docket – Under Advisement

M067-004
Richard Brown
(CC District 2)

Minor amendment to the development plan for Planned Development District No. 582, the Victory Planned Development District in an area generally bounded 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**
U/A From: January 4, 2007; January 25, 2007 and February 8, 2007

Certificate of Appropriateness for Signs

Arts District Sign District:

0701255001
Michael Finley
(District 14)

An application for the installation of a 5.0625 square feet detached premise sign reading “DALLAS SYMPHONY ORCHESTRA” along with 8 photo etched image panels of the same size at 2301 Flora Street on the west side on the Pearl Street wall.
Applicant: Eric Maag
Staff Recommendation: **Approval**
SSDAC Recommendation: **Approval**

0701255003
Michael Finley
(District 14)

An application for the installation of a 5.0625 square feet flat attached lower level wall sign reading "DALLAS SYMPHONY ORCHESTRA" along with 8 photo etched image panels of the same size at 2301 Flora Street on the south façade facing Flora Street

Applicant: Eric Maag

Staff Recommendation: **Approval**

SSDAC Recommendation: **Approval**

0701255004
Michael Finley
(District 14)

An application for the installation of a 5.0625 square feet flat attached lower level wall sign reading "DALLAS SYMPHONY ORCHESTRA" along with 8 photo etched image panels of the same size at 2301 Flora Street on the east façade facing Leonard Street

Applicant: Eric Maag

Staff Recommendation: **Approval**

SSDAC Recommendation: **Approval**

Zoning Cases – Consent

1. **Z067-134(JH)**
Jennifer Hiromoto
(CC District 8)

An application for a Specific Use Permit for an alcoholic beverage establishment for a private-club bar and a commercial amusement (inside) for a dance hall on property zoned an RR Regional Retail District south of Camp Wisdom Road at Pastor Bailey Drive.

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

Applicant: Uchenna Orgobu

2. **Z056-286(RB)**
Richard Brown
(CC District 13)

An application for an amendment to the Tract IV-A portion of Planned Development District No. 314, the Preston Center Special Purpose District on the southwest corner of Preston Road and Weldon Howell Parkway

Staff Recommendation: **Approval**, subject to revised conditions

Applicant: BF Preston Commons, LP

Representative: Jonathan Vinson

Bus Tour Date: February 8, 2007

Zoning Cases – Under Advisement

3. [Z067-116\(JH\)](#)
Jennifer Hiromoto
(CC District 11)
An application for an amendment to, and an expansion of, Planned Development District No. 368 for a private school and childcare facility on property zoned Planned Development District No. 368 and an R-16(A) Single Family District on the south side of Churchill Way, east of Preston Road.
Staff Recommendation: **Approval**, subject to a conceptual/development/landscape plan, and conditions
Applicant: The St. Alcuin Montessori School
Representative: Jonathan Vinson, Jackson Walker
U/A From: February 1, 2006

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
U/A From: October 12, 2006; October 26, 2006; November 16, 2006; December 7, 2006; January 11, 2007 and February 1, 2007

Zoning Cases – Individual

5. [Z056-233\(RB\)](#)
Richard Brown
(CC District 2)
An application for an HC Heavy Commercial Subdistrict on property zoned an I-2 Industrial-2 Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District on the south corner of Harwood Street and Hunt Street.
Staff Recommendation: **Denial**
Applicant: Rockland Homes
Representative: Tim Cogswell

6. **Z067-113(RB)**
Richard Brown
(CC District 6)

An application for a renewal of and expansion of Specific Use Permit No. 1604 for an Industrial (outside) potentially incompatible use for a Concrete crushing plant on property zoned an IM Industrial Manufacturing District and a request for an IM Industrial Manufacturing District on property zoned an IR Industrial Research District for that portion of the request associated with the expansion of Specific Use Permit No. 1604 along the west line of Conveyor Lane, southwest of Inwood Road.

Staff Recommendation: **Denial**

Applicant: Destructors, Inc.

Representative: Paul Baker

Bus Tour Date: February 8, 2007

Authorization of Hearings

Neva Dean
(CC District 7)

Consideration of authorization of a hearing to determine the proper zoning on property zoned an NC(E) Neighborhood Commercial Enhanced Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District on Second Avenue between Pine Street and Hatcher Street with consideration being given to changing the zoning to a CC Community Commercial Subdistrict or creating a Planned Development District for NC uses that allows accessory outside display of merchandise. This is a hearing to consider the request to authorize a hearing and not the rezoning of property at this time

Landmark Appeal

Jim Anderson
(CC District)

An appeal of the decision of the Landmark Commission to approve with conditions a Certificate of Appropriateness, for attached signs, (CA067-041(JA)) in the Individual - Olive and Myers Buildings Historic District at 400 S. Central Expressway

Staff Recommendation: **Deny without Prejudice**

Other Matters

CPC Calendar – Evening Meetings

CPC Committee Appointments

Minutes: February 8, 2007

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, February 15, 2007

Zoning Ordinance Advisory Committee (ZOAC): City Hall, Council Briefing Room - 5ES, 1:30 p.m., to consider Item (1) DCA067-001 – Consideration of amendments to Chapter 51A, the Dallas Development Code, to require a Specific Use Permit for certain commercial amusement uses in Central Area (CA) and Mixed Use (MU) zoning districts. (2) DCA067-005 – Consideration of amendments to Chapter 51A, the Dallas Development Code, regarding accessory outside display of merchandise. (3) DCA067-006 – Consideration of amendments to Chapter 51A, the Dallas Development Code, regarding a mining use, pertaining to gas wells.

Tuesday, February 13, 2007

CPC Trinity River Ad Hoc Committee Meeting - Tuesday, February 13, 2007, at 6:00 PM, at Methodist Hospital, Hitt Auditorium, to discuss implementation of the Trinity River Comprehensive Land Use Plan for the Oak Cliff Gateway land use opportunity area

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]