



CITY OF DALLAS

CITY PLAN COMMISSION
Thursday, March 22, 2007
AGENDA

BRIEFINGS:	5ES	10:30 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
Jennifer Hiromoto, Principal Planner

BRIEFINGS:

Subdivision Docket
Zoning Docket

ACTION ITEMS:

Subdivision Docket

Planner: Michael Grace

Consent Agenda - Preliminary Plats

(1) **S067-113**
(CC District 12)

An application to replat 1.466 acres of land containing all of Lots 50 and 52C in City Block 3/8740 into a 28,864 sq. ft. lot and a 35,004 sq. ft. lot at the intersection of Frankford Rd. and Midway Rd., northeast corner.

Applicant: CLK PPTY Investments LLC

Surveyor: O'Donald Engineering

Application Filed: February 21, 2007

Zoning: CR

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

- (2) **S067-114**
(CC District 13) An application to plat a 2.047 acre tract of land in City Block 8383 into a 46,095.50 sq. ft. lot and a 43,083.10 sq. ft. lot on the south side of Royal Ln. west of the intersection of Royal Ln. and Tantor Rd. Drive.
Applicant: Syh Investment
Surveyor: Maranot Real Estate Services, Inc.
Application Filed: February 21, 2007
Zoning: IR
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (3) **S067-115**
(CC District 2) An application to replat all of Lots 17 thru 21 in City Block 3/791 into one 22,389.84 sq. ft. lot at the intersection of Haskell Ave. and Junius St., southeast corner.
Applicant: Dallas Diagnostic Imaging Ctr, L.L.C.
Surveyor: Helmberger Assoc., Inc.
Application Filed: February 22, 2007
Zoning: MC-3 and LO-3
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (4) **S067-118**
(CC District 2) An application to plat a 3.0894 acre tract of land in City Block 5720 into a 2.1461 acre lot and a 0.9431 acre lot on the east side of Denton Dr. south of Mockingbird Ln.
Applicant: Trevista Group, L.P.
Surveyor: Doug Connally & Assoc., Inc.
Application Filed: February 26, 2007
Zoning: IR
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (5) **S067-119**
(CC District 1) An application to replat 1.349 acres of land containing Lots 5A, 5B, 6 and 7 in City Block 90/3073 into a Shared Access Development containing 22 lots ranging in size from 1,745.25 sq. ft. to 6,834.00 sq. ft. at the intersection of 9th St. and Starr St., northwest corner.
Applicant: Beckley Properties, LTD
Surveyor: Votex Surveying
Application Filed: February 27, 2007
Zoning: RR changing to MF-2(A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

- (6) **S067-120**
(CC District 3) An application to plat one lot out of a 1.3142 acre tract of land in City Block A/7206 on the west side of Cockrell Hill Rd. north of Fort Worth Ave.
Applicant: Pinnacle Park Venture
Surveyor: Kimley-Horn & Associates
Application Filed: February 27, 2007
Zoning: CR
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (7) **S067-122**
(CC District 6) An application to replat Lots 2 and 3 into one 3.93 acre lot in City Block A/6500 on the south side of California Crossing Rd., near the intersection of California Crossing Rd. and Newkirk St.
Applicant: Dallas Crossing, L.L.C.
Surveyor: Buena Tierra Group
Application Filed: February 12, 2007
Zoning: IR
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Individual Items – Residential Replats

- (8) **S067-116**
(CC District 3) An application to replat 2.176 acres of land into one lot consisting of all of Lot 1 in City Block 1/5975 of Second Section of Wynnewood Addition and a 0.39 acre tract of land being vacated portions of Bristol Dr., Dewitt Cir. and Vernon St. located at what will become the intersection of De Witt Cir. and Vernon St., southeast corner.
Applicant: City of Dallas
Surveyor: Jaster-Quintanilla – Dallas LLP
Application Filed: February 12, 2007
Zoning: PD-293
Date Notices Mailed: March 2, 2007
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

- (9) **S067-117**
(CC District 5) An application to replat 0.964 acres of land containing part of Lot 14 in City Block 5160 of Cedar Heights Acreage Addition into two 10,200 sq. ft. lots and one 20,400 sq. ft. lot at the intersection of S. Polk St. and Ferndale Ave., northeast corner.
Applicant: Rebecca Mendoza/Victor M.
Surveyor: Shields & Lee
Application Filed: February 23, 2007
Zoning: R-7.5(A)
Date Notices Mailed: February 27, 2007
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (10) **S067-124**
(CC District 3) An application to replat and relocate a portion of the building line on an 18,184.49 square foot lot consisting of all of Lot 9, City Block 9/8711 in the Irwin Kessler Development, Red Bird Addition Unit No. 7 fronting 72.00 feet on the northwest line of Shadow Lane and fronting 180.19 feet on the west line of Cliff Haven Drive.
Applicant: Joshua Weiss
Surveyor: Cuzzo Surveying
Application Filed: March 1, 2007
Zoning: PD-226
Date Notices Mailed: March 1, 2007
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Miscellaneous Docket

- M067-018**
Richard Brown
(CC District 11) Minor amendment to the site plan and landscape plan for Specific Use Permit No. 1471 for a Private school on the east line of Merit Drive between Clodus Fields Drive and Churchill Way
Staff Recommendation: **Approval**
- M067-020**
Richard Brown
(CC District 1) Minor amendment to the site plan for Specific Use Permit No. 1623 for a financial institution with drive-in window on the east corner of Colorado Boulevard and Zang Boulevard.
Staff Recommendation: **Approval**
- M067-021**
Richard Brown
(CC District 14) Minor amendment to the development plan and landscape plan Subarea-B for Planned Development Subdistrict No. 74 for certain GR General Retail Subdistrict Uses within Planned Development District No. 193 on the west corner of Cedar Springs Road and McKinnon Street.
Staff Recommendation: **Approval**

W067-007
Neva Dean
(CC District 3)
A wavier of the two-year waiting period in order to submit an application for an RR Regional Retail District on the northeast corner of Cockrell Hill Road and Interstate 30
Staff Recommendation: **Denial**

W067-008
Neva Dean
(CC District 6)
A wavier of the two-year waiting period in order to submit an application for a CR Community Retail District with deed restrictions volunteered by the applicant on the southeast corner of Bernal Drive and Iroquois Drive.
Staff Recommendation: **Denial**

Miscellaneous Docket - Under Advisement

D067-006
Frank Dominguez
(CC District 14)
A detailed roof plan for Planned Development Subdistrict No. 74, within Planned Development District No. 193, the Oak Lawn Special Purpose District on Cedar Springs Road and McKinnon Street, north of Pearl
Staff Recommendation: **Approval**
U/A From: March 1, 2007

Zoning Cases – Consent

1. **Z067-135(RB)**
Richard Brown
(CC District 8)
An application for a Specific Use Permit for an open-enrollment charter school on property zoned an IR Industrial Research District in the southwest corner of Hampton Road and Beckleymeade Avenue.
Staff Recommendation: **Approval**, for a ten-year period with eligibility for automatic renewal for additional ten-year periods, subject to a site plan and conditions
Applicant: Lift Education
Representative: Brian Nelson
2. **Z067-156(JA)**
Jim Anderson
(CC District 14)
A Landmark Commission authorized hearing to consider an Historic Overlay for the Garvin Cemetery on property zoned an R-10(A) Single Family District with Specific Use Permit No. 78 for a cemetery and an MF-1(A) Multifamily District with Specific Use Permit No.77 for a cemetery in the 4000 block of West Northwest Highway, at Thornberry Lane.
Staff Recommendation: **Approval**, subject to preservation criteria.
Landmark Commission Recommendation: **Approval**, subject to preservation criteria.

3. **Z067-162(OTH)**
Olga Torres-Holyoak
(CC District 13)
An application to terminate two sets of deed restrictions and volunteer one set of deed restrictions on property zoned an MU-3(SAH) Mixed Use District on the southeast corner of Central Expressway and Park Lane.
Staff Recommendation: **Approval** of the termination of the existing deed restrictions and approval of the deed restrictions volunteered by the applicant.
Applicant: Harvest NPE, L.P.
Representative: Barry Knight and Tommy Mann
4. **Z067-157WE)**
Warren Ellis
(CC District 11)
An application for an amendment to the conceptual plan and conditions of Planned Development No. 215 for SC Shopping Center District uses and MF-3 Multiple Family District uses and the termination of the development plan and landscape plan on the east side of Noel Road, south of Alpha Road and north of Peterson Lane.
Staff Recommendation: **Approval**, subject to a conceptual plan and staff's recommended conditions.
Applicant: Mid-Continent Exchange III, LLC
Representative: MASTERPLAN
5. **Z067-150(JH)**
Jennifer Hiromoto
(CC District 14)
An application for a Specific Use Permit for a bank or savings and loan with drive-through windows on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the southeast corner of Cedar Springs Road and Fairmount Street.
Staff Recommendation: **Approval** for a ten-year period with eligibility for automatic renewal for additional ten-year periods subject to a site plan, a landscape plan, and conditions.
Applicant: Wachovia Bank
Representative: Bryan Burger, P.E., Lawrence A. Cates and Associates

Zoning Cases – Under Advisement

6. **Z067-137(RB)**
Richard Brown
(CC District 3)
An application for a Specific Use Permit for a Private recreation center, club, or, area on property zoned an R-5(A) Single Family District on the northeast quadrant of the terminus of Knoxville Street, north of Bayview Drive.
Staff Recommendation: **Denial**
Applicant: Raul Estrada, Owner
Representative: Luis Carrera
Bus Tour: March 8, 2007
U/A From: March 8, 2007

7. **Z067-140(WE)**
Warren Ellis
(CC District 3)
- An application for a Specific Use Permit for an open-enrollment charter school on property zoned a Medium Commercial Office Subdistrict within Planned Development District No. 631, the West Davis Special Purpose District, on the north side of Davis Street, west for Westmoreland Road.
- Staff Recommendation: **Denial**
- Applicant: Texas Language Charter
- Representative: Peter Kavanagh
- U/A From: March 1, 2007 and March 8, 2007

Zoning Cases – Individual

8. **Z067-119(JH)**
Jennifer Hiromoto
(CC District 9)
- An application for a Specific Use Permit for an alcoholic beverage establishment for a private-club bar and a commercial amusement (inside) for a Class A dance hall on property zoned a CR Community Retail District on the east side of Ferguson Road, south of Gus Thomasson Road.
- Staff Recommendation: **Approval** for a two-year period with eligibility for automatic renewal for additional two-year periods, subject to site plans and conditions.
- Applicant: 10290, Ltd.
- Representative: Karl Crawley, MASTERPLAN
9. **Z067-151(JH)**
Jennifer Hiromoto
(CC District 7)
- An application for a Planned Development District for retail and multifamily uses on property zoned an RR Regional Retail District on the southwest corner of Ferguson Road and Valley Glen Drive, with consideration for an MU-2 Mixed Use District.
- Staff Recommendation: **Approval** of an MU-2 Mixed Use District in lieu of a Planned Development District.
- Applicant: Townhomes at Fairway Crossing, LLC
- Representative: Karl Crawley, MASTERPLAN
10. **Z067-155(WE)**
Warren Ellis
(CC District 6)
- 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 northeast corner of Denton Drive and Walnut Hill Lane.
- Staff Recommendation: **Approval** for a permanent time period, subject to a site plan, landscape plan and staff's recommended conditions.
- Applicant: DART
- Representative: MASTERPLAN

11. **Z067-160(WE)**
Warren Ellis
(CC District 2)
An application for an MF-4(A) Multifamily District on property zoned an MF-2(A) Multifamily District, on the southwest corner of Hill Avenue and Simpson Street.
Staff Recommendation: **Approval** of an MF-3(A) Multifamily District in lieu of an MF-4(A) Multifamily District.
Applicant: Dallas Housing Authority
Representative: Michael R. Coker Company

12. **Z067-161(WE)**
Warren Ellis
(CC District 14)
An application for a Planned Development Subdistrict for HC Heavy Commercial Subdistrict uses on property zoned a HC Heavy Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District on property generally bounded by North Harwood Street, McKinney Avenue, Olive Street, and Cedar Springs Road.
Staff Recommendation: **Approval**, subject to a revised conceptual plan and staff's conditions.
Applicant: Crescent Real Estate Equities, LP
Representative: Robert Reeves & Associates, Inc., Steven Jenkins

13. **Z067-163(WE)**
Warren Ellis
(CC District 11)
An application for an amendment to the conditions on Tract VI of Planned Development No. 614 for RR Regional Retail uses on the west side of Montfort Drive, south of Arapaho Road.
Staff Recommendation: **Denial**
Applicant: PWSR Living. LLC
Representative: Kirk Williams and Tommy Mann

Land Use Study

West Kleberg Community Plan

Carrie Gordon
(CC District 8)

Consideration of adoption of the West Kleberg Community Plan to be used as a guide in the implementation of future development in an area generally located south of Interstate-20, and bounded on the east by Stark Road and Dallas city limit; on the south by Seagoville city limit and Dallas County; and on the west by St. Augustine and Haymarket Roads.
Staff Recommendation: **Adoption** of the West Kleberg Community Plan and recommendations contained therein

Authorization of Hearings

Rick Roth
(CC District 6)

Consideration of authorization of a hearing to determine proper zoning on property zoned an R-5(A) Single Family District, IR Industrial Research District, CS Commercial Service District, CR Community Retail District, TH-3 Townhouse District, P(A) Parking District, A(A) Agricultural District, with deed restrictions in various locations, with Specific Use Permit No. 667 for a Welfare Center and Specific Use Permit No. 573 for a Concrete Batching Plant on property generally bounded by the West Levee of the Trinity River to the northeast, the Union Pacific Railroad right-of-way to the south, and Obenchain Avenue to the west. Consideration will be given to appropriate zoning for that area including use, development standards, parking, landscaping, sign, other appropriate regulations, with the retention of the single family district character of property currently zoned an R-5(A) Single Family District generally bounded by Canada Drive to the northeast, Pueblo Street to the south (east of Bataan Street), Toronto Street to the south (west of Bataan Street), and the western most lot lines of properties along the western side of Topeka Avenue to the west. This is a hearing to consider the request to authorize the hearing and not the rezoning of property at this time.

JoAnn Wilkerson
(CC District 1&3)

Consideration of authorization of a hearing to determine proper zoning on property zoned Planned Development District No. 468, the Oak Cliff Special Purpose District, Planned Development District No. 364, Planned Development District No. 340, an R-7.5(A) Single Family District, CH Clustered Housing District, TH-2(A) Townhouse District, H/84 Lake Cliff Historic District, H/71 Betterton House Historic District , with deed restrictions in various locations, with Specific Use Permit No. 1623 for a financial institution with a drive-in window, Specific Use Permit No. 10 for a nursing home, Specific Use Permit No. 1032 for a utility or government installation, and a portion of the Downtown Special Provision Sign District on property generally bounded by Interstate 30 to the north, the east levee of the Trinity River to the northeast, Interstate 35 and Jefferson Boulevard to the east, Eighth Street to the south and Beckley Avenue to the west, including properties near the southwest corner of Beckley Avenue and Colorado Boulevard and properties along the western side of Beckley Avenue north of Greenbriar Lane. Consideration will be given to appropriate zoning for that area including use, development standards, parking, landscaping, sign, and other appropriate regulations, with retention of the H/84 Lake Cliff Historic District and H/71 Betterton House Historic District. This is a hearing to consider the request to authorize the hearing and not the rezoning of property at this time.

Other Matters

Reconsideration

Z056-318(WE)

(CC Dist. 2)

1. Suspension of the CPC Rules of Procedure to allow reconsideration of Z056-318(WE)

If #1 is approved then consideration of #2.

2. Reconsideration of action taken on March 1, 2007, which was to hold consideration of 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, until May 3, 2007.

If #2 is approved then consideration of #3.

3. Consideration of 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.

CPC Committee Appointments and Reports

2007 Revised CPC Calendar

Minutes: March 8, 2007

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Monday, March 19, 2007

Urban Design Advisory Committee (UDAC) - Monday, March 19, 2007, at 5:30 p.m., City Hall, 1500 Marilla Street, in 5BN Conference Room to discuss the duties and responsibilities of the Committee in general and as part of the Trinity River zoning cases and code amendments as part of the implementation of forwardDallas!

Tuesday, March 20, 2007

Special Sign District Advisory Committee (SSDAC) & Arts District Special Sign District Advisory Committee - Tuesday, March 20, 2007, at City Hall, 1500 Marilla Street, in Room 5BN Conference Room to discuss Certificate of Appropriateness for #0703145032 and ordinance amendment for Cultural Institution Identification Sign designation in the Arts District

Thursday, March 22, 2007

Subdivision Review Committee Meeting (SRC) - Thursday, March 22, 2007, at 9:30 a.m., City Hall, 1500 Marilla Street, City Council Chamber to discuss 1) NC067-001 - Street name change proposing that the name of Grovedale Drive, an 85 foot single access street along Churchill Way between Breckenridge Drive and Pecan Forest Drive, be changed to Churchill Court.

CPC Transportation Committee Meeting - Thursday, March 22, 2007 at 8:30 a.m. at Dallas City Hall, 1500 Marilla Street, 5ES, to discuss 1) An amendment to the City of Dallas Thoroughfare Plan to delete St. Augustine Road between Military Parkway and Sam Houston Road as four lane undivided roadway, 2) An amendment to the City of Dallas Thoroughfare Plan to change the dimensional classification of Beckley Avenue from Colorado Boulevard to Zang Boulevard from a six lane divided roadway (M-6-D)A within 100 feet of right-of-way to a special five lane divided roadway (SPCL-5-U) within 90 feet of right-of-way, 3) An amendment to the City of Dallas Thoroughfare Plan to add Unnamed FN3, a four lane undivided collector (S-4-U) within 60 feet of right-of-way, between Frankford Road and the George Bush Tollway and 4) An amendment to the City of Dallas Thoroughfare Plan to designate Frankford Road from the proposed Unnamed FN3 Roadway to the Dallas/Richardson City Limit as a four lane divided (S-4-D) within 80 feet of right of way.

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]