



CITY OF DALLAS

CITY PLAN COMMISSION
Thursday, March 29, 2007
AGENDA

BUS TOUR:		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
Richard Brown, Principal Planner

BRIEFINGS:

Subdivision Docket
Zoning Docket

ACTION ITEMS:

Subdivision Docket

Planner: Allen Heist

Consent Agenda - Preliminary Plats

(1) **S067-123**
(CC District 14)

An application to replat Lot 4 in City Block A/5191 into one 19,697 sq. ft. lot, one 38,953 sq. ft. lot, and one 50,463 sq. ft. lot on the east side of N. Central Expressway between Caruth Haven Lane and Southwestern Boulevard

Addition: 7830 North Central No. 2

Owner/Applicant: Rosebriar/Caruth Haven, LP

Surveyor: Gonzales & Schneeberg

Application Filed: February 28, 2007

Zoning: MU-3

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

- (2) **S067-125**
(CC District 8) An application to plat a 1.012 acre tract of land in City Block 8501 into one lot of 10,800 sq. ft. & one lot of 21,600 sq. ft. at Teagarden Road & S. St. Augustine Drive, northwest corner
Addition: I & T St. Augustine
Owner/Applicant: I & T Builders Corp.
Surveyor: Maranot
Application Filed: March 1, 2007
Zoning: R-10(A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (3) **S067-126**
(CC District 14) An application to replat all of Lots 20, 22 & 23 and a portion of Lot 21 in City Block 1907 and a portion of Lots 4 thru 7 in City Block 1908 into one 1.2013 acre lot on the west side of Matilda Street between Oram Street & La Vista Court
Addition: Tempo La Vista
Owner/Applicant: Rivendell Matilda, LP
Surveyor: Vilbig & Associates, Inc.
Application Filed: March 5, 2007
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (4) **S067-127**
(CC District 8) An application to plat a 23,224.22 sq. ft. tract of land in City Block 7791 into one lot between C. F. Hawn Freeway & Rylie Crest Drive east of St. Augustine Drive
Addition: White & Parks Auto
Owner/Applicant: White & Parks Auto Co.
Surveyor: Doug Connally & Associates, Inc.
Application Filed: March 6, 2007
Zoning: PDD 535, Subdistrict 2
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (5) **S067-128**
(CC District 14) An application to replat Lots 6 thru 9 in City Block 308 into one 0.921 acre lot on the northwest side of Live Oak Street between Liberty Street & Skiles Street
Addition: Live Oak Carmel
Owner/Applicant: Locksmith Lot Development, LP
Surveyor: Votex Surveying Company
Application Filed: March 6, 2007
Zoning: PDD 298, Subarea 10
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

- (6) **S067-130**
(CC District 7) An application to plat a 1.30 tract of land in City Block A/7043 into one lot in the south quadrant of Ferguson Road & Grove Hill Road
Addition: Khalil at Ferguson Road
Owner/Applicant: Nagy Khalil
Surveyor: Peiser Surveying Co.
Application Filed: March 7, 2007
Zoning: RR
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (7) **S067-131**
(CC District 3) An application to replat Lots 5, 6 & 7 in City Block E/3414 and a tract of land in City Block 3415 into one 3.3172 acre lot on the north side of E. Greenbriar Lane between Dealey Avenue & Zang Boulevard
Addition: Trinity Townhomes II
Owner/Applicant: Trinity Town Homes Limited Partners II
Surveyor: Doug Connally & Associates, Inc.
Application Filed: March 9, 2007
Zoning: PDD 468, Subdistrict A
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (8) **S067-132**
(CC District 2) An application to replat all of Lot 9 & part of Lot 8 in City Block 3/1333 into four lots ranging in size from 2,001 sq. ft. to 2,547.2 sq. ft. at Reagan Street & Congress Avenue, west corner
Addition: Mardy
Owner/Applicant: Epic Homes, Ltd.
Surveyor: Cuzzo Land Surveying
Application Filed: March 9, 2007
Zoning: PDD 193 (MF-2)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Individual Items – Residential Replats

- (9) **S067-121**
(CC District 8) An application to replat Lot 13 in City Block 28/7614 into two lots of 7,713 sq. ft. & 8,005 sq. ft. each at 2946 El Centro Way
Addition: Alta Mesa Park Estates No. 3
Owner: Jorge Lariz
Applicant: King Custom Homes
Surveyor: Shaffer & Associates
Application Filed: February 28, 2007
Notices Mailed: March 1, 2007
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

(10) **S067-129**
(CC District 7)

An application to replat Lots 1 thru 4, a 7,500 sq. ft. lot, and a 1.73 tract of land in City Block 1/2645 into one 2.765 acre lot at Dolphin Road & Reynolds Avenue, northeast corner
Addition: Hopewell Missionary Baptist Church
Owner/Applicant: Hopewell Missionary Baptist Church
Surveyor: Lim & Associates
Application Filed: March 6, 2007
Notices Mailed: March 7, 2007
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Street Name Change

NC067-001
(CC District 11)

A proposal to change the name of Grovedale Drive, an 85 foot single access street along Churchill Way between Breckenridge Drive & Pecan Forest Drive to "Churchill Court"
Application Filed: March 7, 2007
Staff Recommendation: **Approval**, subject to Police and Fire Department

Miscellaneous Docket

M067-024
Richard Brown
(CC District 10)

Minor amendment to the landscape plan for Planned Development District No. 220 for a radio, television, or microwave tower and supporting equipment facilities, R-10 District Uses, and private school use on the northwest corner of Jerry Street and Stults Road
Staff Recommendation: **Approval**

M067-025
Richard Brown
(CC District 14)

Minor amendment to the Tract 1 landscape plan and Mockingbird Lane sidewalk plan for Planned Development District No. 740 for MU-3 Mixed Use District Uses on the southeast corner of Mockingbird Lane and North Central Expressway
Staff Recommendation: **Approval**

Z067-135(RB)
Richard Brown
(CC District 8)

Site plans and conditions submitted in conjunction with 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**

Miscellaneous Docket – Under Advisement

W067-008
Neva Dean
(CC District 6)

A wavier of the two-year waiting period in order to submit an application for a CS Commercial Service District with deed restrictions volunteered by the applicant on the southeast corner of Bernal Drive and Iroquois Drive.
Staff Recommendation: **Denial**
U/A From: March 22, 2007

Thoroughfare Plan Amendments

Tanya Brooks
(CC District 5)

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.
Staff Recommendation: **Denial**
Transportation Committee: Pending March 22, 2007 meeting

Tanya Brooks
(CC District 12)

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
Staff Recommendation: **Approval**
Transportation Committee: Pending March 22, 2007 meeting

Tanya Brooks
(CC District 12)

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.
Staff Recommendation: **Approval**
Transportation Committee: Pending March 22, 2007 meeting

Zoning Cases – Consent

1. **Z056-172(RB)**
Richard Brown
(CC District 7)

An application for an MF-2(A) Multifamily District on property zoned an R-5(A) Single Family District on the southwest corner of Dolphin Road and Mingo Street
Staff Recommendation: **Approval**, subject to deed restrictions volunteered by the applicant.
Applicant: The Frazier Berean Group
Representative: Kirk R. Williams

2. **Z067-154(RB)**
Richard Brown
(CC District 11)

An application for an RR Regional Retail District on property within Planned Development District No. 22 on the south line of Alpha Road, west of Preston Road.
Staff Recommendation: **Approval**
Applicant: LAU FAMILY Partnership, Ltd.
Representative: Karl Crawley

3. **Z067-149(JH)**
Jennifer Hiromoto
(CC District 13)
An application for a Specific Use Permit for a fire station on property zoned an R-16(A) Single Family District on the north side of Walnut Hill Lane, west of Coppedge Lane
Staff Recommendation: **Approval** for a permanent time period, subject to a site plan and conditions
Applicant: City of Dallas
Representative: Michael Johnson, Johnson/McKibben Architects
4. **Z067-170(JH)**
Jennifer Hiromoto
(CC District 2)
An application for an MU-2 Mixed Use District on property zoned an IM Industrial Manufacturing District on the northwest side of Stutz Road between Maple Avenue and Forest Park Road.
Staff Recommendation: **Approval**
Applicant: Ronald McDonald House of Dallas Family Assistance Foundation
Representative: Jimmy Schnurr

Zoning Cases – Under Advisement

5. **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/Representative: Uchenna Orgobu
U/A From: February 15, 2007, March 1, 2007 and March 8, 2007
6. **Z056-319(RB)**
Richard Brown
(CC District 13)
An application for an amendment to the Tract V portion of Planned Development District No. 314, the Preston Center Special Purpose District, and an application for an amendment to the site plan and conditions for Specific Use Permit No. 744 for a Bank with drive-in windows on the north line of Weldon Howell Parkway, between Westchester Drive and Douglas Avenue
Staff Recommendation: **Denial**
Applicant: Hines Interest, LP
Representative: Susan Mead
U/A From: January 25, 2007 and March 1, 2007
Bus Tour Date: March 8, 2007

- A. **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 and March 22, 2007
- B. **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
U/A From: March 22, 2007
- C. **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
U/A From: March 22, 2007

Development Code Amendment

- DCA067-001**
David Cossum
Consideration of amendments to Chapter 51A, the Dallas Development Code, to require a Specific Use Permit for certain inside commercial amusement uses, including dance halls and amusement centers, in specified zoning districts
Staff Recommendation: **Approval**
ZOAC Recommendation: **Approval**
- DCA067-005**
David Cossum
Consideration of amendments to Chapter 51A and Chapter 51 of the Dallas City Code, to amend regulations governing the accessory outside display of merchandise.
Staff Recommendation: **Approval**
ZOAC Recommendation: **Approval**

Authorization of Hearings

David Cossum
(CC District 14)

Consideration of authorization of a hearing to determine the proper special sign district regulations on property regulated by the Arts District Special Provision Sign District, on property generally bounded by Ross Street to the southeast, Routh Street to the northeast, Woodall Rogers Freeway to the northwest and Harwood street to the southwest, with consideration being given to amending the district to provide for regulations governing signs related to cultural institutions for the performing or visual arts. This is a hearing to consider the request to authorize a hearing and not consideration of the sign district amendments at this time.

David Cossum
(CC District 3)

Consideration of authorization of a hearing to determine the proper zoning on property zoned Tract B and Tract E within Planned Development District No. 521, the Mountain Creek Planned Development District, on approximately 668 acres of land located on both sides of Mountain Creek Parkway north of Interstate 20, with consideration being given to amending provisions restricting the square footage permitted to be developed based on the completion of Mountain Creek Parkway to Kiest Boulevard. This is a hearing to consider the request to authorize a hearing and not consideration of the sign district amendments at this time.

Landmark Appeal

Mark Doty
(CC District 2)

An appeal of the decision of the Landmark Commission of a Certificate of Appropriateness, (CA067-156(MD)) at 4714 Swiss Avenue to deny a new single story addition on the back
Staff Recommendation: **Denial**

Other Matters

CPC Committee Appointments and Reports

Minutes: March 22, 2007

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Tuesday, April 10, 2007

JOINT CPC TRINITY RIVER AD HOC COMMITTEE & URBAN DESIGN ADVISORY COMMITTEE (UDAC)- Tuesday, April 10, 2007, at 5:30 PM, City Hall, 1500 Marilla Street, in Room 5ES to discuss the Trinity River Corridor authorized hearings.

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]