



CITY OF DALLAS

CITY PLAN COMMISSION
Thursday, April 24, 2008
AGENDA

BRIEFINGS:	5ES	10:00 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
Megan Wimer, Principal Planner

BRIEFINGS:

Subdivision Docket
Zoning Docket

ACTION ITEMS:

Subdivision Docket Planner: Carolyn Horner

Consent Agenda - Preliminary Plats

- (1) **S078-161**
(CC District 8)
(Jones-Dodd
- An application to create one 0.7686 acre lot, one 1.0154 acre lot, and 0.5511 acre lot, from a 2.335 acre tract of land in City Block 7556, southwest corner Hampton Road and Wheatland Road
Applicant/Owner: Holt Lunsford Commercial/Wheatland Land, L.P.
Surveyor: Kimley-Horn and Associates, Inc.
Application Filed: March 27, 2008
Zoning: PD 598, Tract II
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

- (2) **S078-162**
(CC District 6)
(Lozano)
- An application to create one 2.0759 acre lot from a tract of land containing Lots 31-39, Block A/8378, C.W. Roberts Addition (unrecorded), southwest corner Tantor Road and Tanner Road
Applicant/Owner: Hennessey/Rockbrook Reality
Surveyor: Doug Connally & Associates
Application Filed: March 27, 2008
Zoning: IR
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (3) **S078-164**
(CC District 3)
(Gary)
- An application to replat a 2.50 acre tract of land containing a portion of Lot 2, Block A/7211, out of the SBC/Pinnacle Park Addition, into one 2.50 acre lot, on Communications Drive north of Adler Drive
Applicant/Owner: Viran Nana
Surveyor: McInnis Land Consultants, LLC
Application Filed: March 31, 2008
Zoning: IM
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (4) **S078-165**
(CC District 6)
(Lozano)
- An application to replat a 1.645 acre tract of land containing all of Lots 15-22, Block P/7171, out of the Joe Irwin Addition, Number 7 into one 1.645 acre lot, on Progressive Dr. north of Chippewa
Applicant/Owner: Lone Star Foxhall
Surveyor: Pacheco Koch Consulting Engineers, Inc.
Application Filed: April 2, 2008
Zoning: PD 406
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (5) **S078-170**
(CC District 14)
(Emmons)
- An application to replat a 0.8863 acre tract of land containing all of Lots 7-12, Block J/1476, into one 0.4759 acre lot and 0.4104 acre lot, northeast corner Ross Avenue and Hubert Street
Applicant/Owner: T.G.H.M. Properties
Surveyor: Doug Connally & Assoc.
Application Filed: April 4, 2008
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

- (6) **S078-171**
(CC District 9)
(Weiss)
- An application to replat a portion of Lot 5 of the Sante Fe & Jupiter Road Industrial District, Addition IV, City Block B/8042 into one 3.3976 lot located at 10995 Petal St., west of Grader Road
- Applicant/Owner: Theodore Kerico and Ruth Kerico
Surveyor: : Doug Connally & Assoc.
Application Filed: April 4, 2008
Zoning: IR
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Residential Replats:

- (7) **S078-146**
(CC District 3)
(Gary)
- An application to replat a 0.6045 acre tract of land containing all of Lots 8 and 9 in the R.C.A. No. 1 Addition, both lots being in City Block A/6949, 5424 and 5418 Larimore Lane
- Applicant/Owner: RCA Construction/Iris Benavides
Surveyor: Garland Engineering
Application Filed: March 31, 2008
Zoning: R7.5(A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (8) **S078-160**
(CC District 12)
(Wolfish)
- An application to replat a tract of land containing Lot 2A and Lot 2B, Block A/8210, Glen Abbey at Ash Bluff No. 2, into one 3.339 acre lot, Ash Bluff Lane north of Braewood Place
- Applicant/Owner: Ron Crosby
Surveyor: Dowdey, Anderson & Associates, Inc.
Application Filed: March 26, 2008
Zoning: PD 560
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (9) **S078-163**
(CC District 13)
(Ekblad)
- An application to replat a 4.14 acre tract of land containing all of Lots 8A, 8B, and 8C, of the Lloyd Subdivision, in City Block 13/5586, into one 4.14 acre lot, southwest corner Sunnybrook Lane at Park Lane
- Applicant/Owner: Robert H. Dedman, Jr.
Surveyor: Hennessey Engineering, Inc.
Application Filed: March 31, 2008
Zoning: R-1ac(A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Street Name Change Requests

- (1) **NC078-001**
(CC District 14)
(Emmons)
An application to change the name of Fisher Road between Skillman Street and Abrams Road to "Southwestern Boulevard"
Application Filed: March 10, 2008
Staff Recommendation: **Approval**
- (2) **NC078-002**
(CC District 4)
(Davis)
An application to change the name of Missouri Avenue between South Beckley Avenue and South Lancaster Avenue to "Grover C. Washington Avenue"
Application Filed: March 17, 2008
Staff Recommendation: **Approval**, subject to submittal of a street name change application for Missouri Avenue between South Beckley Avenue and South Llewellyn Avenue to a yet-to-be approved roadway name, and subject to excluding the dogleg section of Missouri Avenue between Denley Drive and South Lancaster Avenue.

Miscellaneous Docket

- M078-028**
David Cossum
(CC District 2)
(Strater)
A minor amendment to the development plan for Planned Development District No. 262 for mixed uses on the northwest corner of Oak Lawn Avenue and Maple Avenue
Staff Recommendation: **Approval**
- M078-018**
Richard Brown
(CC District 2)
(Strater)
A minor amendment to the site plan for Specific Use Permit No. 1655 for an Open-enrollment charter school on the southeast corner of Regal Row and Viceroy Drive
Staff Recommendation: **Approval**
- M078-022**
Richard Brown
(CC District 7)
(Bagley)
A minor amendment to the site plan for Specific Use Permit No. 1455 for a Private school on the north line of Ferguson Road, between Highland Road and Valley Glen Drive
Staff Recommendation: **Approval**
- D078-008**
Frank Dominquez
(CC District 2)
(Strater)
A development plan for Planned Development District No. 663 on the northwest corner of Bengal Street and Macatee Street.
Staff Recommendation: **Approval**

Miscellaneous Docket – Under Advisement

M078-011
Richard Brown
(CC District 11)
(Buehler)
A minor amendment to the development plan for Planned Development District No. 322 for Mixed uses on the northeast corner of LBJ Freeway and the Dallas North Tollway
Staff Recommendation: **Pending**
U/A Date: March 6, 2008; March 27, 2008; April 3, 2008 and April 10, 2008

M078-017
Richard Brown
(CC District 14)
(Emmons)
A minor amendment to the development plan for Planned Development District No. 154 for Retail, Office and Residential Uses on the north corner of Rawlins Street and Welborn Street
Staff Recommendation: **Pending**
U/A Date: April 10, 2008

Certificates of Appropriateness for Sign

Deep Ellum/Near East Side Sign District:

0803171053
Kyra Blackston
(CC District 2)
(Strater)
An application for the installation of a 90 square foot attached sign on the northwest corner of Malcolm X Boulevard and Indiana Street containing the logo “A” and “Ambrose” at 2901 Indiana Street
Applicant: Loc Than
Staff Recommendation: **Approval**
SSDAC Recommendation: **Approval**, subject to conditions

Zoning Cases – Under Advisement

1. **Z067-222(RB)**
Richard Brown
(CC District 2)
(Strater)
An application for an amendment to and expansion of Planned Development District No. 582, the Victory Planned Development District on property partially zoned an I-2 Industrial Subdistrict, an I-3 Industrial Subdistrict, and a CA-2 Central Area Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District on property generally east of Stemmons Freeway and north of Woodall Rodgers Freeway.
Staff Recommendation: **Approval**, subject to a conceptual plan and staff’s recommended conditions
Applicant: Hillwood Urban Services, L.P.
Representative: Robert Reeves
U/A From: April 3, 2008 and April 10, 2008

2. **Z078-168(MAW)** An application for a Planned Development District for MU-3 Mixed Use District uses on property zoned an MU-3 Mixed Use District on the south side of Yale Boulevard, between Greenville Avenue and Worcola Street.
Staff Recommendation: **Approval**, subject to a development plan and conditions
Applicant: Prescott Realty Group
Representative: Susan Mead, Jackson Walker L.L.P
Bus Tour Date: April 10, 2008
U/A From: April 10, 2008

Note: On April 24, 2008, Item #3 Z078-175(OTH) was held until May 15, 2008, by the City Plan Commission.

Zoning Cases – Individual

4. **Z078-183(WE)** An application for an amendment to Planned Development District No. 640 for an open enrollment charter school, private school and other non-residential uses on properties on all four corners at the intersection of Annex Avenue and Bryan Street
Staff Recommendation: **Approval**, subject to a development plan, landscape plan and conditions
Applicant: LIFT Education – Peak Preparatory
Representative: Bryan Nelson - HKS

5. **Z067-148(DW)**
David Whitley
(CC District 2&6)
(Strater & Lozano)
- A City Council authorized hearing to determine proper zoning on property zoned an IM Industrial Manufacturing District, CS Commercial Service District, CA-2(A) Central Area District, MU-2(SAH) Mixed Use District, Planned Development District No. 774, within the Downtown Special Provision Sign District with Specific Use Permit No. 432 for a Private Animal Pound and Specific Use Permit No. 1203 for a Government Installation other than listed on property generally bounded by Continental Avenue to the north, Interstate 35 to the east and south, and the Trinity River levee to the west with consideration being given to appropriate zoning for that area including use, development standards, parking, landscaping, sign, and other appropriate regulations
Staff Recommendation: **Approval** of a planned development district, subject to conditions and regulating plan for property south of the Union Pacific Rail Line, with termination of Specific Use Permit No. 432. No change to zoning for property north of the Union Pacific Rail Line.
Ad Hoc/UDAC Recommendation: **Approval** of a planned development district, subject to conditions and regulating plan for property south of the Union Pacific Rail Line, with termination of Specific Use Permit No. 432. No change to zoning for property north of the Union Pacific Rail Line.
Bus Tour Date: February 14, 2008
6. **Z078-179(JH)**
Jennifer Hiromoto
(CC District 3)
(Gary)
- An application for a CR Community Retail District with volunteered deed restrictions on property zoned an R-7.5(A) Single Family District on the west side of Duncanville Road, north of Red Bird Lane
Staff Recommendation: **Approval**, subject to deed restriction volunteered by the applicant
Applicant: Gual and Associates and Jim Gual, sole owner
Representative: Santos Martinez, MASTERPLAN
7. **Z078-160(JH)**
Jennifer Hiromoto
(CC District 14)
(Emmons)
- An application for a Planned Development District for multifamily uses and termination of Specific Use Permit No. 77 for a cemetery use on property zoned an MF-1(A) Multifamily District on the south side of Northwest Highway, east of Admiral Drive
Staff Recommendation: **Approval**, subject to a conceptual plan and staff conditions and **approval** of the termination of Specific Use Permit No. 77
Applicant: ZOM Texas
Representative: Dallas Cothrum, MASTERPLAN

8. **Z078-169(JH)**
Jennifer Hiromoto
(CC District 13)
(Ekblad)
An application for a Planned Development District for R-7.5(A) Single Family District uses, office, and certain non-residential uses on property zoned an R-7.5(A) Single Family District at the north terminus of Cornerstone Parkway, west of Caruth Haven Boulevard.
Staff Recommendation: **Approval**, subject to a revised development plan and staff conditions
Applicant: Communities Foundation of Texas
Representative: Dallas Cothrum, MASTERPLAN
9. **Z078-184(JH)**
Jennifer Hiromoto
(CC District 2)
(Strater)
An application for a Subdistrict 2 within Planned Development District No. 317, the Cedars Area Special Purpose District, with consideration for creating a new subdistrict for Subdistrict 2 uses, on property zoned a Subdistrict 1 within Planned Development District No. 317 on the northeast side of Gould Street, between McKee Street and Hickory Street
Staff Recommendation: **Approval** of a Subdistrict 2 within Planned Development District No. 317, the Cedars Area Special Purpose District.
Applicant: Seth Smith, Juanita Vela, George W. Smith, Richard Smith & Jana Smith Clements, Celia Dijkman, Daniel Cruz, William Baker III, Re/Source Professionals Inc., Bruce Galinet, sole officer
Representative: Seth Smith
10. **Z078-131(JH)**
Jennifer Hiromoto
(CC District 14)
(Emmons)
An application to create a new subdistrict in Planned Development District No. 298, the Bryan Place Special Purpose District, and a Specific Use Permit for vehicle or engine repair or maintenance on property zoned Subdistrict 1 within Planned Development District No. 298, the Bryan Place Special Purpose District, on the northeast corner of Ross Avenue and McCoy Street
Staff Recommendation: **Denial**
Applicant: Trust A of the John Woodard Family Trust; Bill Woodard; John Woodard; Woodard Paint and Body; Woodard Family Trust
Representative: Dallas Cothrum, MASTERPLAN
Bus Tour Date: January 10, 2008

Development Code Amendments

- DCA 078-008**
David Cossum
Consideration of amendments to Chapter 51A, the Dallas Development Code, to amend regulations pertaining to signs mounted on a roof, eave or parapet in business districts
Staff Recommendation: **Approval**
ZOAC Recommendation: **Approval**

DCA078-010
David Cossum
Consideration of amendments to Chapter 51 and 51A, the Dallas Development Code, to amend the use definition of Public Park, Playground or Golf Course
Staff Recommendation: **Approval**
ZOAC Recommendation: **Approval**

DCA 078-011
Peer Chacko
Consideration of amendments to Chapter 51A of the Dallas City Code to add an Article XIII creating new "Form Districts" for walkable, mixed use developments at a range of densities
Staff Recommendation: **Approval**

Authorization of Hearing

(CC District 3)
(Gary)
Consideration of authorization of a hearing to determine proper zoning on property zoned Planned Development District No. 226 on the northeast corner of Red Bird Lane and Kiwanis Road with consideration being given to amending the Planned Development District. This is a hearing to consider the request to authorize a hearing and not the rezoning of the property at this time

Other Matters

CPC Committee Appointments and Reports

Minutes: April 10, 2008

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, April 24, 2008

ZONING ORDINANCE ADVISORY COMMITTEE MEETING (ZOAC) - Thursday, April 24, 2008, at 9:00 a.m., City Hall, 1500 Marilla Street, in Room 5ES, to discuss (1) DCA078-006 - Consideration of amendments to codify Chapter 51, the Dallas Development Code to incorporate amendments made to Chapter 51 since the adoption of Chapter 51A (Chapter 51 still applies to certain Planned Development Districts within the city)

Thursday, April 24, 2008

SUBDIVISION REVIEW MEETING (SRC) - Thursday, April 24, 2008, at 9:00 a.m., City Hall, 1500 Marilla Street, Council Chambers to consider (1) NC078-001 and (2) NC078-002

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]