



CITY OF DALLAS

CITY PLAN COMMISSION  
Thursday, May 3, 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  
Richard Brown, Principal Planner

**BRIEFINGS:**

Amendments to the Minor Amendment Process  
David Cossum

Subdivision Docket  
Zoning Docket

**ACTION ITEMS:**

Subdivision Docket Planner: Allen Heist

Consent Agenda - Preliminary Plats

- (1) **S067-157**  
(CC District 14)      An application to plat a 2.749 acre tract of land in City Block 595 into three lots of 2,038 sq. ft., 28,950 sq. ft., and 88,776 sq. ft. between Ross Avenue and Flora Street southwest of Hall Street  
Addition: Cityhomes at Ross  
Owner: Vicki Lynn Cartwright, Christina Grady Estate, Amando Valle & Manuel Antonio Figueroa  
Applicant: Centex Homes  
Surveyor: Brockette-Davis-Drake, Inc.  
Application Filed: April 10, 2007  
Zoning: PDD 298, Subarea 1  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket

- (2) **S067-159**  
(CC District 14) An application to replat all of Lots 1, 2 and 3A and the remainder of Lot 3 in City Block 306 into one 1.506 acre lot on the northwest side of Ross Avenue between Routh Street and Boll Street  
Addition: Arts District 1  
Owner/Applicant: Jefferson at Arts District, LP  
Surveyor: Lopez Garcia Group  
Application Filed: April 10, 2007  
Zoning: PDD 708  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket
- (3) **S067-148**  
(CC District 6) An application to replat 13.3697 acres of land containing all of Lots 4 and 7 in City Block A/6458 into one lot located at Denton Drive and Walnut Hill Lane, northeast corner  
Addition: Walnut Hill Station  
Applicant: Dallas Area Rapid Transit  
Surveyor: LTRA  
Application Filed: April 19, 2007  
Zoning: IR  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket

Individual Item – Residential Replat

- (4) **S067-156**  
(CC District 8) An application to replat Lot 7 in City Block C/6657 into two lots of 18,851 sq. ft. & 18,874 sq. ft. each at 431 N. Acres Drive  
Addition: Acres/Martinez  
Owner/Applicant: Enrique C. Martinez  
Surveyor: Analytical Surveys, Inc.  
Application Filed: April 10, 2007  
Notices Mailed: April 10, 2007  
Zoning: R-7.5(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket

Miscellaneous Docket

- M067-003**  
Richard Brown  
(CC District 3) Minor amendment to the development plan for Planned Development District No. 701 for R-7.5(A) Single Family District uses, south of Grady Niblo Road, west of Kiwanis Road  
Staff Recommendation: **Approval**
- M067-026**  
Richard Brown  
(CC District 12) Minor amendment to the site plan and landscape plan for Specific Use Permit No. 910, for Public school on the west line of Kelley Boulevard, north of Frankford Road  
Staff Recommendation: **Approval**

**M067-030**  
Richard Brown  
(CC District 2)

Minor amendment to the development plan for Planned Development District No. 640, for various nonresidential uses on property on all four corners at the intersection of Annex Avenue and Bryan Street  
Staff Recommendation: **Approval**

**Z056-226(WE)**  
Warren Ellis  
(CC District 11)

An extension of a 120 days time period between the City Plan Commission recommendation and City Council consideration of a zoning request on an application for an MC-2 Multiple Commercial District on property zoned an LO-2 Limited Office District, located on the northwest corner of Preston Road and Lyndon B. Johnson Freeway (I-635).  
Staff Recommendation: **Approval**

Zoning Cases – Consent

1. **Z067-175(WE)**  
Warren Ellis  
(CC District 13)

An application for an amendment to the Office Area of Planned Development No. 85 for Shopping Center, Office-2 and Multiple Family 3 uses on the north side of Pineland Drive, east of Greenville Avenue  
Staff Recommendation: **Approval**, subject to a development plan, Landscape plan and conditions.  
Applicant: Sentient Properties, LLC  
Representative: Jackson Walker, LLP – Suzan Kedron

2. **Z067-198(JA)**  
Jim Anderson  
(CC District 14)

A Landmark Commission authorized hearing to consider an Historic Overlay for the Park's Estate on property zoned an R-10(A) Single Family District, on the southeast corner of Worth Street and Paulus Avenue (6220 Worth Street)  
Staff Recommendation: **Approval**, subject to preservation criteria  
Landmark Commission Recommendation: **Approval**, subject to preservation criteria.

3. **Z067-199(MW)**  
Marcus Watson  
(CC District 2)

An application for an Historic Overlay on property zoned an MF-2(A) Multifamily District on the south corner of Bryan Street and Bennett Avenue (4928 Bryan Street)  
Staff Recommendation: **Approval**, subject to preservation criteria.  
Landmark Commission Recommendation: **Approval**, subject to preservation criteria.  
Applicant/Representative: David Chandler

4. **Z056-287(OTH)** An application for a new subarea for a tower/antenna for cellular communication within Planned Development District No. 323 on west side of Crest Hill Road, east of Military Parkway  
Olga Torres Holyoak (CC District 7)  
Staff Recommendation: **Approval**, subject to a development plan and conditions.  
Applicant: T-Mobile  
Representative: Baldwin Associates/Robert Baldwin
5. **Z067-181(OTH)** An application to amend Tract II of Planned Development District No. 214 for CS Commercial Service District uses, northeast terminus of Cheanult Street, east of Buckner Boulevard  
Olga Torres Holyoak (CC District 7)  
Staff Recommendation: **Approval**, subject to conditions  
Applicant: SEK Holdings, Inc.  
Representative: Robert Reeves & Associates, Inc.
6. **Z067-182(OTH)** An application for a CS Commercial Service District on property zoned an R-7.5(A) Single Family District, southeast of the terminus of Cheanult Street, east of Buckner Boulevard  
Olga Torres Holyoak (CC District 7)  
Staff Recommendation: **Approval**  
Applicant: SEK Holdings, Inc.  
Representative: Robert Reeves & Associates, Inc.

Zoning Cases – Under Advisement

- A. **Z067-146(OTH)** An application for a Specific Use Permit for Child care facility on property zoned an R-7.5(A) Single Family District on the east side of Manitoba Avenue, north of Camp Wisdom Road.  
Olga Torres-Holyoak (CC District 5)  
Staff Recommendation: **Denial**  
Applicant/Representative: Keashawn Booker  
U/A From: April 26, 2007
7. **Z067-178(WE)** An application for a CR Community Retail District with deed restrictions volunteered by the applicant on property zoned a TH-1(A) Townhouse District, on the north side of Northwest Highway, west of Midway Road.  
Warren Ellis (CC District 13)  
Staff Recommendation: **Denial**  
Applicant: Hunt Properties, Inc.  
Representative: Masterplan  
U/A From: April 12, 2007

Individual Cases

8. **Z067-202(WE)**  
Warren Ellis  
(CC District 2)
- An application for a Planned Development Subdistrict for MF-3 Multiple Family Subdistrict on property zoned an MF-2 Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, in an area bounded by Congress Avenue, Douglas Avenue, Brown Street, and Wycliff Avenue.  
Staff Recommendation: **Approval** of a Planned Development Subdistrict for MF-2 Multiple Family Subdistrict uses, subject to a revised development plan and staff's conditions  
Applicant: GSSW-REO, LC  
Representative: Kirk R. Williams & Tommy Mann
9. **Z056-311(OTH)**  
Olga Torres Holyoak  
(CC District 5)
- An application for an IM Industrial Manufacturing with a Specific Use Permit for Potentially Incompatible (Outside) use for lime products on property zoned an IR Industrial Research District, on the northeast corner of Simpson Stuart and Interstate 45  
Staff Recommendation: **Denial** of the IM District and **denial** of the Specific Use Permit.  
Applicant: Jackson Hammond Inc.  
Representative: Masterplan  
Bus Tour Date: November 9, 2006

Special Provision Sign District Amendment

- SPSD 067-002**  
Mike Finley  
(CC District 14)
- A City Plan Commission authorized hearing to determine the proper special sign district regulations on property regulated by the Arts District Special Provision Sign District, and 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 housing performing or visual arts organizations.  
Staff Recommendation: **Approval**  
SSDAC Recommendation: **Approval**

Authorization of Hearings

David Whitley  
(CC District 2)

Consideration of authorization of a hearing to determine the proper zoning on property zoned Planned Development District No. 621, the Old Trinity and Design District Special Purpose District with consideration being given to amending a portion of Planned Development District No. 621 to create a new subarea for the old trinity Industrial land use opportunity area to address building configuration, building height, building footprint, building orientation, and view considerations on property generally bounded by Wycliff avenue to the northwest, Irving Boulevard and Industrial Boulevard to the northeast, Continental Avenue to the south, and the east Trinity River levee to the west This is a hearing to consider the request to authorize a hearing and not consideration of the sign district amendments at this time.

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Other Matters

CPC Committee Appointments and Reports

Minutes: April 26, 2007

Adjournment

**CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**

**Thursday, May 3, 2007**

**ZONING ORDINANCE ADVISORY COMMITTEE MEETING (ZOAC)** - Thursday, May 3, 2007, at 9:00 a.m., City Hall, 1500 Marilla Street, in Room 5ES to consider (1) DCA067-007 - Amendments to Article VII, "Sign Regulations," of Chapter 51A, the Dallas Development Code, to provide for special signage for a city animal shelter. (2) DCA067-006 – Amendments to Chapter 51A, the Dallas Development Code, regarding a mining use, pertaining to gas wells.

**Tuesday, May 8, 2007**

**JOINT CPC TRINITY RIVER AD HOC COMMITTEE & URBAN DESIGN ADVISORY COMMITTEE (UDAC)** - Tuesday, May 8, 2007, at 5:30 PM, City Hall, 1500 Marilla Street, in Room 6ES to discuss the Oak Cliff Gateway and La Bajada Land Use Opportunity areas, as well as the Old Trinity Industrial 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]