



CITY OF DALLAS

CITY PLAN COMMISSION
Thursday, May 15, 2008
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
Warren Ellis, Principal Planner

BRIEFINGS:

Subdivision Docket
Zoning Docket

ACTION ITEMS:

Subdivision Docket

Planner: Carolyn Horner

Consent Agenda - Preliminary Plats

- (1) **S078-177**
(District 3)
(Gary)
- An application to create one 0.272 acre lot and one 2.447 acre lot from a 2.720 acre tract of land containing part of Lot 195, Block 8031 of the Oak Cliff Forests No. 3 Addition, an unrecorded addition, on Ledbetter Dr., north of Crystal Lake Blvd
- Applicant/Owner: Alejandro & Miriam Lazo
Surveyor: Shields & Lee
Application Filed: April 18, 2008
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

- (2) **S078-178**
(District 7)
(Bagley)
- An application to replat a 0.353 acre tract of land containing Lots 1 and 2 of Edgewood Place into six lots ranging in size from 0.051 acre to 0.083 acre, on 1802 & 1804 South Blvd, east corner of Colonial Ave and South Blvd.
Applicant/Owner: Cornerstone Community Development Corporation
Surveyor: Shields & Lee
Application Filed: April 18, 2008
Zoning: PD 595 (MF-2(A))
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (3) **S078-179**
(District 8)
(Jones-Dodd)
- An application to create one 3.1062 acre lot from a tract of land in City Block 8291, on Cedardale Drive north of Cleveland Road
Applicant/Owner: Dallas LLC
Surveyor: Kadleck & Associates
Application Filed: April 21, 2008
Zoning: IR
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (4) **S078-180**
(District 13)
(Ekblad)
- An application to replat a tract of land containing Lots 4-6 and 7B in the Lakeview Addition, City Block 10/5201 into one 1.7677 acre lot, on 7039-7065 Twin Hills Avenue, north of Twin Hills Connection
Applicant/Owner: Prescott Interests, Ltd.
Surveyor: Davis Land Surveying Co.
Application Filed: April 22, 2008
Zoning: MU-3
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (5) **S078-183**
(District 10)
(Lueder)
- An application to create three lots ranging in size from 0.1619 acre to 0.9994 acre in size, from a 1.9476 acre tract of land containing Lot 3, Block 8212 of the LBJ-Abram Addition, Lot 7 Block 8412 of the First Bank of Texas Addition, and two unplatted tracts in City Block 8412, southwest corner of Interstate 635 and Abrams Road
Applicant/Owner: Edward Gaddy, Brian Ramos
Surveyor: Kimley-Horn & Associates
Application Filed: April 24, 2008
Zoning: MU-3
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

- (6) **S078-184**
(District 13)
(Ekblad)
An application to create one 23.412 acre lot from a tract of land in City Block 5544, on Walnut Hill Lane, west of Inwood Road
Applicant/Owner: Ursuline Academy
Surveyor: Pacheco Koch Consulting Engineers
Application Filed: April 25, 2008
Zoning: PD 385
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (7) **S078-185**
(District 13)
(Ekblad)
An application to create one 1.031 acre lot in City Block 5556, on 9512 Rockbrook, south of Miron Drive
Applicant/Owner: Perry Cloud, Jr.
Surveyor: Analytical Surveys
Application Filed: April 25, 2008
Zoning: R-1ac(A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (8) **S078-186**
(District 3)
(Gary)
An application to create one 2.082 acre lot in City Block 6167, on Fort Worth Avenue at Jacqueline Drive
Applicant/Owner: La Reunion Town Center, LLC
Surveyor: Salcedo Group, Inc.
Application Filed: April 25, 2008
Zoning: PD 714, Subd. 5
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (9) **S078-187**
(District 3)
(Gary)
An application to create one 17.7194 acre lot in City Block 8683, on Camp Wisdom Road at Eagle Ford Drive
Applicant/Owner: I-20 & Mountain Creek Partners, Ltd
Surveyor: Raymond L. Goodson, Inc.
Application Filed: April 25, 2008
Zoning: PD 521, Subd. 2B
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Miscellaneous Docket

- M078-021**
Richard Brown
(CC District 14)
(Emmons)
Minor amendment to the Development plan for Planned Development District No. 8 on the northeast line of Blackburn street, between Oak Lawn Avenue and Turtle Creek Boulevard.
Staff Recommendation: **Approval**

PDD No. 368
Richard Brown
(CC District 11)
(Buehler)

Traffic Management plan review for Planned Development District No. 368 for a Private school and Child-care facility on the south line of Churchill Way, east of Preston Road.

Staff Recommendation: **Approval**

M078-019
Richard Brown
(CC District 11)
(Buehler)

Minor amendment to Conceptual/Development/Landscape plan for Planned Development District No. 368 for a Private school and Child-care facility on the south line of Churchill Way, east of Preston Road.

Staff Recommendation: **Approval**

D078-010
Frank Dominguez
(CC District 11)
(Buehler)

A development plan for Planned Development District No. 368 for a Private school and Child-care facility on the south line of Churchill Way, east of Preston Road.

Staff Recommendation: **Approval**

Z078-183(WE)
Warren Ellis
(CC District 2)
(Strater)

Traffic Management Review plan, Development plan and conditions submitted in conjunction with 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**

W078-013
Neva Dean
(CC District 2)
(Strater)

A waiver of the two-year waiting period in order to submit an application for a Specific Use Permit for a mini-warehouse use on the northeast side of Maple Avenue, southeast of Mockingbird Lane.

Staff Recommendation: **Denial**

Thoroughfare Plan Amendments

Tanya Brooks

Consideration of amendment to the City of Dallas Thoroughfare Plan to (1) Shelley Boulevard from Duncanville Road to Knoxville Street, a four lane divided roadway (S-4-D) within 80 feet of right of way; (2) Shelley Boulevard from Knoxville Street to Cockrell Hill Road, a four lane undivided roadway (S-4-U) within 60 feet of right of way; and (3) Knoxville Street from Shelley Boulevard to Illinois Avenue, a four lane divided roadway (S-4-D) within 80 feet of right of way.

Staff Recommendation: **Approval** of the following amendments to the City of Dallas' Thoroughfare Plan: (1) To delete Shelley Boulevard from Duncanville Road to Knoxville Road, a four lane divided roadway (S-4-D) within 80 feet of right of way; (2) To delete Shelley Boulevard from Knoxville Street to Cockrell Hill Road, a four lane undivided roadway (S-4-U) within 60 feet of right of way, and (3) To delete Knoxville Street from Shelley Boulevard to Illinois Avenue, a four lane divided roadway (S-4-D) within 80 feet of right of way.

CPC Transportation Committee: **Approval**

Zoning Cases – Consent

1. **Z078-187(MAW)**
Megan Wimer
(CC District 8)
(Jones-Dodd)

An application to amend Planned Development District No. 752 for R-10(A) Single Family Residential District and public school uses on the southwest corner of Edd Road and Garden Grove Drive.

Staff Recommendation: **Approval**, subject to a conceptual plan and conditions.

Applicant: Dallas Independent School District

Representative: Karl A. Crawley, MASTERPLAN

2. **Z078-209(MAW)**
Megan Wimer
(CC District 14)
(Emmons)

An application to amend the conditions, development plan and landscaping plan for Planned Development Subdistrict No. 37 within Planned Development District 193, the Oak Lawn Special Purpose District on the west side of Hall Street, north of Sale Street.

Staff Recommendation: **Approval**, subject to revised conditions, development plan and landscape plan.

Applicant: Belmont Village Turtle Creek, LLC

Representative: Jackson Walker

3. [Z078-211\(MAW\)](#) An application for a Planned Development District for D(A) Duplex District and public library uses on property zoned a D(A) Duplex District with Specific Use Permit No. 72 on the west side of Lockwood Boulevard, north of Lake Gardens Drive.
Megan Wimer
(CC District 9)
(Weiss)
Staff Recommendation: **Approval**, subject to a site plan and conditions and termination of Specific Use Permit No. 72.
Applicant: Robert Durham, City of Dallas
Representative: Jack Poling

Zoning Cases – Under Advisement

4. [Z078-175\(OTH\)](#) An application to amend Specific Use Permit No. 1342 for a Community Service Center and a Child-care facility on property zoned an R-7.5(A) Single Family District, at the northeast corner of Bonnie View Road and Southerland Avenue.
Olga Torres Holyoak
(CC District 7)
(Bagley)
Staff Recommendation: **Approval**, subject to a site plan and conditions.
Applicant: Bonnie Y LLC
Representative: David Greer, O'Donald Engineering, LLC
Bus Tour Date: April 10, 2008
U/A From: April 10, 2008
- A. [Z067-315\(WE\)](#) An application for a Specific Use Permit for a Vehicle Display, Sales and Services within Subdistrict 2 of Planned Development District No. 534, the CF Hawn Special Purpose District No. 2., on the south side of CF Hawn Freeway east of Murdock Road.
(Warren Ellis)
(CC District 8)
(Jones-Dodd)
Staff Recommendation: **Approval** for a three-year period with eligibility for automatic renewals for additional three year periods, subject to a site plan and staff's recommended conditions.
Applicant: Juan Guzman
Representative: Karen Tellez
Bus Tour Date: May 8, 2008
U/A From: May 8, 2008
- B. [Z078-188\(MAW\)](#) An application for a CS Commercial Service District on property zoned an R-7.5(A) Single Family District on the north side of CF Hawn Freeway, west of Sunview Drive.
(Megan Wimer)
(CC District 8)
(Jones-Dodd)
Staff Recommendation: **Approval**
Applicant: Miguel Chavez
Bus Tour Date: May 8, 2008
U/A From: May 8, 2008

Zoning Cases – Individual

5. [Z078-203\(JH\)](#)
Jennifer Hiromoto
(CC District 2)
(Strater)
An application to create a new subdistrict within Planned Development District No. 317, the Cedars Area Special Purpose District, on property zoned a Subdistrict 2 within Planned Development District No. 317 on the west corner of Ervay Street and Hickory Street.
Staff Recommendation: **Denial**
Applicant: Texas Name Plate
Representative: Karl Crawley

6. [Z078-204\(WE\)](#)
Warren Ellis
(CC District 4)
(Davis)
An application for an IM Industrial Manufacturing District and a Specific Use Permit for an Industrial (outside) potentially incompatible use for an asphalt batching plant on property zoned a CS Commercial Service District and a CS-D Commercial Service District with a Dry Liquor Control Overlay on the east line of South Central Expressway, north of Linfield Road.
Staff Recommendation: **Approval** of an IM Industrial Manufacturing District, with retention of the Dry Liquor Control Overlay, subject to deed restrictions volunteered by the applicant and **approval** of a Specific Use Permit for a five-year period, subject to a site plan and conditions.
Applicant: Austin Bridge and Road
Representative: MASTERPLAN
Bus Tour Date: May 8, 2008

7. [Z078-206\(WE\)](#)
Warren Ellis
(CC District 11)
(Buehler)
An application for an MU-2 Mixed Use District uses on property zoned a CR Community Retail District on the northeast corner of the North Dallas Tollway and Arapaho Road.
Staff Recommendation: **Approval** of an MU-1 Mixed Use District in lieu of an MU-2 Mixed Use District.
Applicant: SA-OMAX 2007, L.P.
Representative: Robert Baldwin

8. [Z078-208\(WE\)](#)
Warren Ellis
(CC District 2)
(Strater)
An application for a Planned Development District for CR Community Retail District uses on property zoned an IR Industrial Research District and a CR Community Retail District on the east line of Cedar Springs Road, north of Inwood Road.
Staff Recommendation: **Denial**
Applicant: Resource Center of Dallas
Representative: Robert Baldwin

Development Code Amendment

DCA078-004
David Cossum

Consideration of amendments to Article IX, Thoroughfares, of Chapter 51A, the Dallas Development Code, to amend regulations pertaining to the effective date of street name changes.

Staff Recommendation: **Approval**

Other Matters

CPC Committee Appointments and Reports

Minutes: May 8, 2008

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Monday, May 12, 2008

***forwardDallas!* AD HOC COMMITTEE** – Monday, May 12, 2008, at 3:00 PM, City Hall, 1500 Marilla Street, in Room 5ES to discuss forwardDallas! Code Amendment.

Thursday, May 13, 2008

JOINT CPC TRINITY RIVER AD HOC COMMITTEE & URBAN DESIGN ADVISORY COMMITTEE (UDAC) – Tuesday, May 13, 2008, at 5:30 PM, City Hall, 1500 Marilla Street, in Room 6ES to discuss the Cedars West Study area and the Oak Cliff Gateway Study Area.

Thursday, May 15, 2008

ZONING ORDINANCE ADVISORY COMMITTEE MEETING (ZOAC) - Thursday, May 15, 2008, at 9:00 a.m., City Hall, 1500 Marilla Street, in Room 5ES, to discuss (1) **DCA078-013** - Consideration of amendments to Chapter 51A, the Dallas Development Code, to amend regulations pertaining to premise signs and special purpose signs.

Thursday, May 15, 2008

***forwardDallas!* AD HOC COMMITTEE** – Thursday, May 15, 2008, at 9:00 AM, City Hall, 1500 Marilla Street, in Room 5BN to discuss forwardDallas! Code Amendment.

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]