



CITY OF DALLAS

CITY PLAN COMMISSION
Thursday, May 17, 2007
AGENDA

BRIEFINGS:	5ES	9:30 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) **S067-166** An application to plat a 1.405 acre tract of land in City Block A/327
(CC District 14) into a 20,753.31 sq. ft. lot and a 28,926.01 sq. ft. lot located at the
 intersection of Floyd St. and Texas St., northwest corner.
 Applicant: Roman Catholic Diocese of Dallas
 Surveyor: Doug Connally & Associates
 Application Filed: April 18, 2007
 Zoning: PD-298
 Staff Recommendation: **Approval**, subject to compliance with the
 conditions listed in the docket

Individual Items – Residential Replats

- (2) **S067-167** An application to replat 0.5483 acres of land containing all of Lot 5A
(CC District 14) and a part of Lot 6 in City Block C/2753 into one 23,886.25 sq. ft. lot
located on the south side of Gaston Ave. between Auburn Ave. and
West Shore Dr.
Applicant: Elizabeth Newman Custom Homes
Surveyor: Doug Connally & Associates
Application Filed: April 24, 2007
Zoning: R-10 (A)
Date Notices Mailed: April 27, 2007
Staff Recommendation: **Denial**

Miscellaneous Docket – Under Advisement

- M067-003** Minor amendment to the development plan for Planned
Richard Brown Development District No. 701 for R-7.5(A) Single Family
(CC District 3) District uses, south of Grady Niblo Road, west of Kiwanis Road
Staff Recommendation: **Approval**
U/A From: May 3, 2007

- M067-026** Minor amendment to the site plan and landscape plan for
Richard Brown Specific Use Permit No. 910, for Public school on the west line
(CC District 12) of Kelley Boulevard, north of Frankford Road
Staff Recommendation: **Approval**
U/A From: May 3, 2007

- M067-030** Minor amendment to the development plan for Planned
Richard Brown Development District No. 640, for various nonresidential uses
(CC District 2) on property on all four corners at the intersection of Annex
Avenue and Bryan Street
Staff Recommendation: **Approval**
U/A From: May 3, 2007

Certificate of Appropriateness for Signs

Deep Ellum/Near East Side Sign District:

- 0704305013** An application for the installation of a 40 square feet lit cabinet
Michael Finley type, flag style pole sign with the permanent text “DEEP
(District 2) ELLUM PARKING” on both sides with space for non-premise
advertising at 2718 Commerce Street, west of Crowds.
Applicant: Tommy Reynolds
Staff Recommendation: **Approval**
SSDAC Recommendation: **Approval**

Zoning Cases – Consent

1. [Z067-159\(RB\)](#)
Richard Brown
(CC District 3)
An application for an NS(A) Neighborhood Service District on property zoned an R-7.5(A) Single Family District with deed restrictions volunteered by the applicant on the east line of Westmoreland Road between Overcrest Street and Davis Street
Staff Recommendation: **Approval**, subject to deed restrictions volunteered by the applicant.
Applicant: Samuel Quezada
Representative: Eugenia Lemus

2. [Z067-185\(JH\)](#)
Jennifer Hiromoto
(CC District 2)
An application for a Planned Development District for MF-2(A) Multifamily District uses on property zoned an MF-2(A) Multifamily District and a CR Community Retail District on both sides of Bennett Avenue between Manett Street and Capitol Avenue.
Staff Recommendation: **Approval**, subject to a conceptual plan and conditions
Applicant: DCO Bennett Development, LP
Representative: Kirk Williams
Bus Tour Date: May 10, 2007

3. [Z067-211\(JH\)](#)
Jennifer Hiromoto
(CC District 3)
An application for an RR Regional Retail District on property zoned a CS Commercial Service District on the northeast corner of Cockrell Hill Road and Interstate 30.
Staff Recommendation: **Approval**
Applicant: Cockrell Hill Hospitality, LLC
Representative: Rob Baldwin

4. [Z067-192\(WE\)](#)
Warren Ellis
(CC District 3)
An application for a Planned Development District for residential and non-residential uses on property zoned an A(A) Agricultural District, between Ledbetter Drive and Spur 408, east of Kiest Boulevard and south of Illinois Avenue
Staff Recommendation: **Approval**, subject to a conceptual plan and conditions
Applicant: Escarpment JV, Katy Ridge Ranch
Representative: MASTERPLAN

5. [Z067-144\(OTH\)](#)
Olga Torres-Holyoak
(CC District 4)
An application for a Specific Use Permit for a tower/antenna for cellular communication on property zoned an R-7.5(A) Single Family District on the south side of Umphress Road, east of Jim Miller Road
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: Zone Systems Inc.
Representative: Peter Kavanagh, Zone Systems, Inc.

Zoning Cases – Under Advisement

6. [Z056-311\(OTH\)](#) An application for an IM Industrial Manufacturing with deed restrictions volunteered by the applicant on property zoned an IR Industrial Research District, on the northeast corner of Simpson Stuart and Interstate 45
Olga Torres Holyoak
(CC District 5)
Staff Recommendation: **Denial**
Applicant: Jackson Hammond Inc.
Representative: Masterplan
Bus Tour Date: November 9, 2006
U/A From: May 3, 2007

Individual Cases

7. [Z067-177\(OTH\)](#) An application for an R-7.5(A) Single Family District, an R-5(A) Single Family District and an MU-1 Mixed Use District on property zoned an R-10(A) Single Family District on the southeast corner of St. Augustine Drive and Interstate Highway 20.
Olga Torres-Holyoak
(CC District 8)
Staff Recommendation: **Approval** of an R-7.5(A) Single Family District for 19.552 acres in lieu of the R-7.5(A) and R-5(A) and **approval** of a CR Commercial Retail District in lieu of the requested MU-1 District.
Applicant: Graue Properties
Representative: Dallas Cothrum, MASTERPLAN
8. [Z067-210\(JH\)](#) An application for an NS(A) Neighborhood Service District on property zoned an R-16(A) Single Family District on the southeast corner of Jamestown Road and Forest Lane
Jennifer Hiromoto
(CC District 13)
Staff Recommendation: **Denial**
Applicant: James Kerr
9. [Z067-212\(JH\)](#) An application to remove the D Dry Liquor Control Overlay on property zoned a CR District on the southwest corner of Matalée Avenue and Greenville Avenue
Jennifer Hiromoto
(CC District 14)
Staff Recommendation: **Denial**
Applicant: John Proffitt
Representative: Rob Baldwin
Bus Tour Date: May 10, 2007
10. [Z067-213\(JH\)](#) An application for an LI Light Industrial District on property zoned Planned Development District No. 673 east of Lancaster Road between Cedardale Road and Telephone Road.
Jennifer Hiromoto
(CC District 8)
Staff Recommendation: **Approval**
Applicant: Ridge Property Services II, LLC
Representative: Kirk Williams
Bus Tour Date: May 10, 2007

11. [Z067-190\(JH\)](#)
Jennifer Hiromoto
(CC District 10)
An application for a Planned Development District for mixed uses on property zoned an MF-1(A) Multifamily District and R-7.5(A) Single Family District on both sides of Walnut Hill Lane, east of Skillman Road
Staff Recommendation: **Approval**, subject to a conceptual plan and staff conditions
Applicant: Prescott Realty
Representative: Myron Dornic
Bus Tour Date: May 10, 2007

12. [Z067-158\(RB\)](#)
Richard Brown
(CC District 8)
An application for a Planned Development District for Certain nonresidential uses on property zoned an MF-2(A) Multifamily District, an R-7.5(A) Single Family District, a CR Community Retail District, an RR Regional Retail District, an LI Industrial District, and an IM Industrial Manufacturing District and the termination of existing deed restrictions on a portion of the site on property generally bounded by IH 20, J.J. Lemmon Road, Wintergreen Road, and Bonnie View Road.
Staff Recommendation: **Hold under advisement** to June 7, 2007.
Applicant: Allen Development of Texas, LLC
Representative: William Dahlstrom

13. [Z067-194\(RB\)](#)
Richard Brown
(CC District 14)
An application for a Planned Development District for a Community service center, a Private recreation center, club, or area and MF-2(A) Multifamily District Uses on property zoned an MF-2(A) Multifamily District on property along the west line of Johnson Place, between Munger Avenue and Roseland Avenue
Staff Recommendation: **Denial**
Applicant: Pilgrims Rest Baptist Church
Representative: Karen Thrasher
Bus Tour Date: May 10, 2007

14. [Z067-173\(RB\)](#)
Richard Brown
(CC District 2&14)
- An application for a Planned Development Subdistrict for LC Light Commercial Subdistrict Uses and certain other residential and nonresidential uses of consideration of a development plan and landscape plan for the Subarea B, C, D, and G portions of the request site, on property zoned an LC Light Commercial District, an MF-3 Multiple Family Subdistrict, an I-2 Industrial Subdistrict, an HC Heavy Commercial Subdistrict, Planned Development Subdistrict No. 18 for I-2 Industrial Subdistrict Uses, Planned Development Subdistrict No. 25-D for O-2 Office Subdistrict Uses, all within Planned Development District No. 193, the Oak Lawn Special Purpose District with the termination of the Dry Liquor Control Overlay that encumbers portions of the site, the termination of existing deed restrictions on a portion of the site, and termination of Planned Development Subdistrict Nos. 18 and 25 in an area generally bounded by McKinnon Street, Moody Street, Akard Street, Ashland Street, Field Street, Payne Street, Harry Hines Boulevard, and Randall Street
- Staff Recommendation: **Approval**, subject to a conceptual plan and staff's recommended conditions for the requested Planned Development Subdistrict; **approval** of a development plan and landscape plan for the Subarea B, C, D, and G portions of the request site; **approval** of the termination of existing deed restrictions, **approval** of the termination of Subdistrict Nos. 18 and 25, but **retention** of the Dry Liquor Control Overlay.
- Applicant: Harwood International Incorporated
Representative: Suzan Kedron
Bus Tour Date: May 10, 2007

Other Matters

CPC Committee Appointments and Reports

Minutes: May 10, 2007

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, May 17, 2007

CPC TRANSPORTATION COMMITTEE MEETING - Thursday, May 17, 2007, at 9:00 AM, City Hall, 1500 Marilla Street, in Room 5ES, to discuss proposed thoroughfare plan amendments that are part of the Logistics Port Special Purpose District to (1) Add a new East/West roadway between Bonnie View and Hutchins City Limit and (2) Add a new North/South Industrial Access Road between the new East/West roadway and Cleveland Road.

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]