



CITY OF DALLAS

CITY PLAN COMMISSION
Thursday, June 5, 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
Olga Torres-Holyoak, Principal Planner

BRIEFINGS:

Subdivision Docket
Zoning Docket

ACTION ITEMS:

Subdivision Docket

Planner: Michael Grace

Consent Agenda - Preliminary Plats

(1) **S078-188**
(District 7)
(Bagley)

An application to replat Lots 21 thru 30 in City Block 2/2539 located on the west side of Bexar St. at the intersection of Bexar St. and Ghent St.

Owner: East Dallas Community Organization

Surveyor: Shields and Lee Surveyors

Application Filed: May 7, 2008

Zoning: PD-730 (Tract 1A)

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

- (2) **S078-120 R**
(District 13)
(Ekblad)
- An application to revise a previously approved plat (S078-120) that replatted a 33.14 acre tract of land containing Lot 5, Block 7291, Mandeville I Addition, Lot 4, Block 7291, Mandeville II Addition, Lot 3, Block 7291, High Ridge Addition, and a portion of Mandeville Lane (abandoned) into 13 lots instead of 8 lots ranging in size from 0.144 acres to 8.070 acres, along Mandeville Lane, south of Royal Lane.
Owner: Next Block-Dallas I, L.P.
Surveyor: Kimley-Horn and Associates, Inc.
Application Filed: May 13, 2008
Zoning: PD-745
Staff Recommendation: **Approval**, subject to the conditions listed in the docket.
- (3) **S078-192**
(District 11)
(Buehler)
- An application to replat all of Lot 4 and Lot 5 in City Block A/7758 into one 0.6428 acre lot. Also known as 14020 and 14010 Coit Rd. and located on the east side of Coit Rd. south of Spring Valley Rd.
Owner : Ruben Jackson Willingham
Surveyor: Lawrence A. Cates & Assoc., LLP
Application Filed: May 8, 2008
Zoning: CR (SUP - 315)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket.
- (4) **S078-197**
(District 7)
(Bagley)
- An application to create a 7.674 acre lot out of a tract of land in City Block A/7364 located on the north side of Interstate 30 near the confluence of Interstate 30 and U.S. Highway 80.
Owner: Heartline Ministries Worship Center, Inc.
Surveyor: Lane's Southwest Surveying, Inc.
Application Filed: May 13, 2008
Zoning: RR & TH-3(A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket.

Residential Replats:

- (5) **S078-190**
(District 6)
(Lozano)
- An application to replat part of Lot 39 and all of Lot 40, also known as 200 and 202 N. Ira Ave., in City Block 20/8342 into one 17,060 sq. ft. lot located on the east side of N. Ira Ave. approximately 145 feet south of W. Jefferson Blvd.
Owner: Bernardino Ortega Gonzalez
Surveyor: Shields & Lee Surveyor
Application Filed: May 7, 2008
Zoning: R-7.5(A)
Staff Recommendation: **Denial**, subject to the conditions listed in the docket.

- (6) **S078-193**
(District 13)
(Ekblad)
- An application to replat all of Lot 13 and 14 in City Block E/6402 to relocate the shared lot line located at 11210 Cox Ln. and 3810 Whitehall Dr.
Owner: Janis Baldwin
Surveyor: Gonzalez & Schneeberg
Application Filed: May 8, 2008
Zoning: R-16(A) & H/58
Staff Recommendation: **Approval**, subject to the conditions listed in the docket.
- (7) **S078-194**
(District 3)
(Gary)
- An application to replat all of Lot 6B, Lot 15 and part of Lot 5, also known as 2602 W. Illinois Ave. in City Block 1/6028 into a 1.561 acre lot and a 3.538 acre lot at the intersection of Chalmers St. and W. Illinois Ave., southwest corner.
Owner: Nueva Vida/New Life Assembly
Surveyor: MC Surveying
Application Filed: May 12, 2008
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket.
- (8) **S078-195**
(District 3)
(Gary)
- An application to replat all of Lot 3, 4 and 5 also known as 706, 710 and 714 N. Westmoreland Ave. in City Block 6/4158 into one 26,250 sq. ft. lot located on the east side of Westmoreland Ave. south of the intersection of Overton St. and Westmoreland Ave.
Owner: SF Advance Drywall, Inc.
Surveyor: Robert E. Acrey
Application Filed: May 12, 2008
Zoning: NS(A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket.
- (9) **S078-198**
(District 5)
(Rodgers)
- An application to replat part of Lots 9 and 10 in City Block P/4367 into one 23,165 sq. ft. lot located at the intersection of E. Ledbetter Dr. and Frio Dr., northeast corner.
Owner: Kenneth & Laverne Willis
Surveyor: Shields & Lee Surveyors
Application Filed: May 13, 2008
Zoning: R-7.5(A) & H/58
Staff Recommendation: **Approval**, subject to the conditions listed in the docket.

Miscellaneous Docket

- M078-023**
Richard Brown
(CC District 14)
(Emmons)
Minor amendment to the development plan for Planned Development District No. 334 for HC Commercial Subdistrict uses in an area bounded by Pearl Street, McKinney Avenue, Olive Street and Cedar Springs Road
Staff Recommendation: **Approval**
- M078-024**
Richard Brown
(CC District 2)
(Strater)
Minor amendment to the development plan for Planned Development District No. 582, the Victory Planned Development District on the northeast corner of Houston Street and Olive Street
Staff Recommendation: **Approval**
- M078-025**
Richard Brown
(CC District 12)
(Wolfish)
Minor amendment to the development plan for Planned Development District No. 560 for Single family uses and Private streets, south of the intersection of Westgrove Drive and Harvest Cove Drive
Staff Recommendation: **Approval**
- D078-012**
Frank Dominquez
(CC District 3)
(Gary)
A development plan and landscape plan for Planned Development District No. 736, on the southwest corner of Clark Road, and Panavision Trail.
Staff Recommendation: **Approval**
- D078-013**
Frank Dominquez
(CC District 14)
(Emmons)
A development plan and landscape plan for Planned Development District No. 738, on the southwest corner of W. Mockingbird Lane and Haggard Way.
Staff Recommendation: **Approval**
- D078-014**
Frank Dominquez
(CC District 7)
(Bagley)
A development plan and landscape plan for Planned Development District No. 730 on both sides of Baxar Street, north of U.S. Hwy No. 175.
Staff Recommendation: **Approval**

Zoning Cases – Consent

1. **Z067-295(OTH)**
Olga Torres Holyoak
(CC District 2)
(Strater)
An application for a Specific Use Permit for an office use on property zoned Planned Development District No. 465, Subdistrict 2, the Arlington Park Special Purpose District, on the south side of Record Crossing, east of I-35
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions
Applicant: BLC of Texas
Representative: Rosa Rios Valdez

2. [Z078-197\(OTH\)](#)
Olga Torres Holyoak
(CC District 7)
(Bagley)
An application to renew Specific Use Permit No. 1495 for an alcoholic beverage establishment limited to a bar, lounge, or tavern and a commercial amusement (inside) limited to a Class A dance hall on property zoned a CC Community Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the east corner of Grand Avenue and Meadow Street.
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewal for additional five-year periods, subject to a site plan and conditions
Applicant: Rodney Griffin
Representative: Louvada Jones
Bus Tour Date: June 12, 2008

3. [Z078-222\(JH\)](#)
Jennifer Hiromoto
(CC District 12)
(Wolfish)
An application to amend Planned Development District No. 254 and terminate Specific Use Permit No. 838 on the northwest corner of Frankford Road and Gibbons Drive.
Staff Recommendation: **Approval**, subject to a development plan, landscape plan and conditions and approval of the termination of Specific Use Permit No. 838
Representative: Gary DeVries, BRW Architects
Applicant: City of Dallas

4. [Z078-223\(JH\)](#)
Jennifer Hiromoto
(CC District 7)
(Bagley)
An application for a Specific Use Permit for a community service center use on property zoned an R-5(A) Single Family Subdistrict and an NC Neighborhood Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District on the east side of Hatcher Street, south of Beulah Place
Staff Recommendation: **Approval** for a permanent time, subject to a site plan and conditions
Applicant: Dallas Housing Authority
Representative: Michael Coker

Zoning Cases – Under Advisement

5. [Z067-315\(WE\)](#)
(Warren Ellis)
(CC District 8)
(Jones-Dodd)
- 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.
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 and May 15, 2008
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 side of 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
U/A From: May 15, 2008
7. [Z078-208\(WE\)](#)
Warren Ellis
(CC District 2)
(Strater)
- An application for a Planned Development District for CR Community Retail District uses and a Specific Use Permit for a community services center 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: **Approval** of a Planned Development District for CR Community Retail District uses, subject to a conceptual plan and conditions and **approval** of an Specific Use Permit for a Community Service Center for a ten year period with automatic renewals for additional ten year periods, subject to a site plan and conditions
Applicant: Resource Center of Dallas
Representative: Robert Baldwin
U/A From: May 15, 2008

8. [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 and May 15, 2008

Zoning Cases – Individual

9. [Z078-207\(MAW\)](#) An application for an MF-2(A) Multifamily Subdistrict on property zoned an NC Neighborhood Commercial Subdistrict within Planned Development District No. 595, the South Dallas Fair Park Special Purpose District on the west side of Holmes Street, south of Pennsylvania Avenue
(Megan Wimer)
(CC District 7)
(Bagley)
Staff Recommendation: **Approval**
Applicant: Forest Heights Neighborhood Development Corporation
Representative: Robert Baldwin
10. [Z078-191\(MAW\)](#) An application for a Planned Development District for MF-2(A) Multifamily District Uses on property zoned an MF-2(A) Multifamily District on the southeast corner of Belmont Avenue and Henderson Avenue
(Megan Wimer)
(CC District 2)
(Strater)
Staff Recommendation: **Denial**
Applicant: ZCG Henderson, LLC
Representative: Kirk Williams and Tommy Mann, Winstead PC
11. [Z067-179\(WE\)](#) An application for a Planned Development District for institutional uses and a child-care facility and termination of Specific Use Permit No. 820 for a day care center on property zoned an R-7.5(A) Single Family District and Specific Use Permit No. 820 for a day care center on the east line of Devonshire Drive, between Stanford Avenue and Hanover Avenue
(Warren Ellis)
(CC District 14)
(Emmons)
Staff Recommendation: **Denial**
Applicant: Westminster Presbyterian Church
Representative: MASTERPLAN
Bus Tour Date: April 10, 2008

12. [Z078-200\(JH\)](#)
Jennifer Hiromoto
(CC District 3)
(Gary)
An application for a Tract III-b Subdistrict within Planned Development District No. 87/H-15, the Winnetka Heights Planned Development District with a Historic Overlay, on property zoned a Tract III Subdistrict within Planned Development District No. 87/H-15 on the southwest corner of Davis Street and Winnetka Avenue.
Staff Recommendation: **Approval**
Applicant: 509 Winnetka LLC, Adam Gates and Jason Thompkins
Representative: Adam Gates
13. [Z078-201\(JH\)](#)
Jennifer Hiromoto
(CC District 14)
(Emmons)
An application for a Planned Development District for CR uses and attended donation center use on property zoned a CR Community Retail District on the southwest side of Haskell Avenue, between Lafayette Street and Delano Place.
Staff Recommendation: **Denial**
Applicant: Goodwill Industries of Dallas, Inc.
Representative: Jonathan Vinson, Jackson Walker

Development Code Amendment

- DCA 078-013**
David Cossum
Consideration of amendments to Chapter 51A, the Dallas Development Code, to amend regulations pertaining to premise signs and special purpose signs.
Staff Recommendation: **Approval**
ZOAC Recommendation: **Approval**

Development Code Amendment – Under Advisement

- 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**
City Plan Commission Ad Hoc Committee Recommendation: **Approval**
U/A From: April 24, 2008 and May 8, 2008

Special Provision Sign District

- SPSD078-001**
David Cossum
(District 2 & 7)
(Strater, Bagley)
A public hearing to consider amendments to the Deep Ellum/Near East Side Special Provision Sign District to renew and amend the “Wallscape Sign” provisions, which expire on June 1, 2008, which allow wallscape signs to be placed on buildings greater than 80 ft. in height in an area generally bound by the DART Southeast Line to the north, Parry Avenue to the east, Interstate 30 and Second Avenue to the south, Interstate 45/US 75 to the southwest.
Staff Recommendation: **Approval**

Other Matters

CPC Committee Appointments and Reports

Minutes: May 15, 2008

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, June 5, 2008

ZONING ORDINANCE ADVISORY COMMITTEE MEETING (ZOAC) - Thursday, June 5, 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.

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]