



CITY OF DALLAS

CITY PLAN COMMISSION
Thursday, June 7, 2007
AGENDA

BRIEFINGS:	5ES	11:00 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
Richard Brown, Principal Planner

BRIEFINGS:

Subdivision Docket
Zoning Docket

ACTION ITEMS:

Subdivision Docket

Planner: Allen Heist

Consent Agenda - Preliminary Plats

(1) **S067-169**
(CC District 13)

An application to replat all of Lot 10 and the south 40 feet of Lot 9 in City Block 10/5201 into one 30,800 sq. ft. lot on the west side of Twin Hills Avenue north of the Twin Hills Connection

Addition: Prescott Interests 7015 Twin Hills

Owners: Asghar Hadjheydari & David Raofpur

Applicant: Sandy Owens

Surveyor: Davis Land Surveying Co., Inc.

Application Filed: May 9, 2007

Zoning: MU-3

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

- (2) **S067-170**
(CC District 7)
- An application to replat all of Lot 2 and part of Lots 1 & 3 in City Block A/2387, all of Lot 2 and part of Lots 1 & 3 in City Block 1/2339, all of Lots 15 & 16 and part of Lots 1 thru 8 in City Block 3/2391, all of Lots 2 thru 15 and part of Lots 1 & 16 in City Block 5/2393, all of Lots 2 thru 10 and Lot A and part of Lots 1 & B in City Block 2396 into 51 lots ranging from 3,000 sq. ft. to 5,895 sq. ft. located along the southeast side of Spring Avenue between Troy Street and Lyons Street
Addition: Frazier Fellowship West Phase 2
Owner/Applicant: Townhaven Companies, LLC
Surveyor: Shields & Lee Surveyors
Application Filed: May 9, 2007
Zoning: PDD 595 (MF-1(A))
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket
- (3) **S067-171**
(CC District 2)
- An application to replat Lot 1 and four unplatted tracts in City Block 7/767 into one 1.1517 acre lot at the north corner of Gaston Avenue and Haskell Avenue
Addition: Gaston Haskell
Owner/Applicant: Greenway-Gaston I, LP
Surveyor: Webb Surveying, Inc.
Application Filed: May 10, 2007
Zoning: PDD 298, Subarea 13
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket
- (4) **S067-172**
(CC District 8)
- An application to plat a 10.606 tract of land in City Block 8291 & 8292 into one lot on the north side of the I-20 (L.B.J. Freeway) service road between Cedar Ranch Drive & Bonnie View Road
Addition: Bonnie View Truck
Owner: Proffutt Limited Partnership
Applicant: American Trucking Communities, LLC
Surveyor: Global Land Surveying, Inc.
Application Filed: May 14, 2007
Zoning: CS
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket

- (5) **S067-173**
(CC District 8) An application to plat five tracts of land in City Block B/8827 into five lots ranging in size from 7,279.94 sq. ft. to 7,305.41 sq. ft. on the northwest side of Beauford Road between Sunview Drive and Elk Creek Road
Addition: Vad
Owners/Applicants: Juan Villareal & George Orellana
Surveyor: Doug Connally & Associates
Application Filed: May 15, 2007
Zoning: PDD 258
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket
- (6) **S067-174**
(CC District 9) An application to plat two tracts of land comprising 2.357 acres in City Block 7398 into six lots ranging in size from 14,265 sq. ft. to 20,272 sq. ft. on the northwest side of Oates Drive between Buckner Boulevard and Vinewood Drive
Addition: Belmont
Owner/Applicant: Yellow Jacket Holdings
Surveyor: Analytical Surveys, Inc.
Application Filed: May 15, 2007
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket
- (7) **S067-175**
(CC District 14) An application to replat 1.188 acres containing Lots 4 thru 6 in City Block T/1484 and Lots 24 & 25 in City Block 19/1874 into a 28 lot Shared Access Development on the south side of Hudson Street east of Hubert Street
Addition: Hudson Street Lofts
Owner/Applicant: Horri Investment Corp.
Surveyor: Analytical Surveys, Inc.
Application Filed: May 15, 2007
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket
- (8) **S067-176**
(CC District 14) An application to replat Lots 19G, 19H, 19J, 19K, 19L & 19M in City Block 8/1883 into one 14,014 sq. ft. lot on the north corner of Gaston Avenue and N. Glasgow Drive
Addition: Replat of Villa Bellamini Revised
Owner/Applicant: Craig Power
Surveyor: Cuzzo Land Surveying
Application Filed: May 15, 2007
Zoning: PDD 99, Area I
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket

- (9) **S067-177**
(CC District 14)
- An application to replat part of Lots 9 & 10 in City Block E/1527 into two lots of 2,972.9 sq. ft. and 4,007.7 sq. ft. each on the southeast side of Cole Avenue south of Oliver Street
Addition: Cockell's Fairland No. 2
Owner/Applicant: Epic Homes, Ltd.
Surveyor: Cuzzo Land Surveying
Application Filed: May 16, 2007
Zoning: PDD 193 (MF-2)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket

Miscellaneous Docket

- D067- 009**
Frank Dominguez
(CC District 2)
- A development plan for Planned Development District No. 582, the Victory Planned Development District on victory Avenue, Museum Way, Victory Park Lane and High Market Street.
Staff Recommendation: **Approval**

- W067-009**
Neva Dean
(CC District 6)
- A wavier of the two-year waiting period in order to submit an application for the renewal and expansion of Specific Use Permit No. 1604 for an Industrial (outside) potentially incompatible use for a concrete crushing plant on property zoned an IR Industrial Research District, on the west line of Conveyor Lane, Southwest of Inwood Road.
Staff Recommendation: **Denial**

Thoroughfare Plan Amendment

- Tanya Brooks
(CC District 8)
- Amendment to the City of Dallas' Thoroughfare Plan to add two new roadways, (1) Unnamed SE5, a special six lane divided principal arterial (SPCL6D) within 113 feet of the right-of-way between Langdon Road and the Hutchins City Limits and (2) Unnamed SE67, a special four lane undivided collector (SPCL 4U) within 72 feet of right-of-way between Unnamed SE5 and Cleveland Road.
Staff Recommendation: **Approval**
Transportation Committee: **Approval**

Zoning Cases – Consent

1. **Z067-221(WE)**
Warren Ellis
(CC District 14)
An application for a Specific Use Permit for an alcoholic beverage establishment use for a bar, lounge, or tavern on property zoned a CA-1(A) Central Area District on the west line of Hawkins Street, between Federal Street and San Jacinto Street.
Staff Recommendation: **Approval** for a two-year time period, subject to a site plan and conditions
Applicant: Rhonda G. Nail
Representative: Michael Coker Company

2. **Z067-224(OTH)**
Olga Torres-Holyoak
(CC District 13)
A City Plan Commission authorized hearing to determine proper zoning on property zoned Planned Development District No. 463, with consideration given to increasing the maximum permitted floor area for all lodging and similar uses to 475,000 square feet and to eliminate the requirement that nonresidential parking sites on the Planned Development District provide access to North Central Expressway Service Road on the southwest corner of North Central Expressway and Northwest Highway.
Staff Recommendation: **Approval**, subject to conditions
Applicant: CFRI-PMRG Lincoln Park Venture, L.P.
Representative: Kirk R. Williams

3. **Z067-219(RB)**
Richard Brown
(CC District 8)
An application for an R-7.5(A) Single Family District on property zoned an A(A) Agricultural District on the west line of Prater Road, north of Oakwood Street.
Staff Recommendation: **Approval**
Applicant/Representative: Josue Martinez

Zoning Cases – Under Advisement

4. **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: **Approval** of the requested Planned Development District, to be known as the Dallas Logistics Hub Special Purpose District, subject to staff's recommended conditions, and **approval** of the termination of deed restriction that encumber a portion of the site.
Applicant: Allen Development of Texas, LLC
Representative: William Dahlstrom
U/A From: May 17, 2007
5. **Z067-168(JH)**
Jennifer Hiromoto
(CC District 5)
- An application for an MF-2(A) Multifamily District with deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District and Planned Development District No. 533-D, the CF Hawn Special Purpose District with a Dry Liquor Control Overlay on the east side of Jim Miller Road, south of Hodde Street
Staff Recommendation: **Denial**
Applicant: Teresa Devasey
Representative: Santos Martinez, MASTERPLAN
U/A From: April 26, 2007
6. **Z067-169(JH)**
Jennifer Hiromoto
(CC District 5)
- An application for a CR Community Retail District on property zoned an R-7.5(A) Single Family District on the east side of Jim Miller Road, at Hodde Street
Staff Recommendation: **Denial**
Applicant: FD-RE, LLC
Representative: Santos Martinez, MASTERPLAN
U/A From: April 26, 2007

7. **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
- U/A From: May 17, 2007
8. **Z067-213(JH)**
Jennifer Hiromoto
(CC District 8)
- 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.
- Staff Recommendation: **Approval**
- Applicant: Ridge Property Services II, LLC
- Representative: Kirk Williams
- Bus Tour Date: May 10, 2007
- U/A From: May 17, 2007

Individual Cases

9. **Z067-171(RB)**
Richard Brown
(CC District 8)
- An application for a Specific Use Permit for a Mini-warehouse use on property zoned an RR Regional Retail District, north of the Intersection of Marvin D. Love Freeway and IH 20
- Staff Recommendation: **Denial**
- Applicant: Assured Self Storage; Joe Valk-Sole Officer
- Representative: Joe Bowers
10. **Z067-174(DC)**
David Cossum
(CC District 7)
- A City Plan Commission authorized hearing to consider the proper zoning on property zoned an NC(E) Neighborhood Commercial Enhanced Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District with consideration being given to a Planned Development District for NC uses that allows accessory outside display of merchandise with consideration also being given to a CC Community Commercial Subdistrict of Planned Development No. 595, on 2nd Avenue between Pine Street and Hatcher Street
- Staff Recommendation: **Approval**
- Bus Tour Date: March 29, 2007

Development Code Amendment

DCA067- 007
David Cossum
(CC District)

Consideration of amendments to Article VII, "Sign Regulations," of Chapter 51A, the Dallas Development Code, to provide for special signage for a city animal shelter.
Staff Recommendation:

Authorization of Hearings

Neva Dean
(CC District 2)

City Plan Commission authorize a public hearing to determine the proper zoning on property zoned Planned Development District No. 317, the Cedars Area Special Purpose District, with consideration being given to amending the district's uses, limited to bar, lounge, or tavern use and commercial amusement (inside) use for a dance hall and amending the development regulations regarding parking and setback requirements in an area generally bounded by I-30, I-45, G.C.&S.F. Railroad, and the M.K.&T. Railroad. This is a hearing to consider the request to authorize the hearing and not the rezoning of property at this time.

Neva Dean
(CC District 9)

City Plan Commission authorize a public hearing to determine the proper zoning on property zoned an R-7.5(A) Single Family District and an R-1ac(A) Single Family District with consideration being given to expanding Specific Use Permit No. 131 for a cemetery on the R-1ac(A) portion on the northwest side of Dalgreen Drive, west of Lawther Drive. This is a hearing to consider the request to authorize the hearing and not the rezoning of property at this time.

Other Matters

CPC Committee Appointments and Reports

Minutes: May 17, 2007

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Tuesday, June 5, 2007

JOINT CPC TRINITY RIVER AD HOC COMMITTEE & URBAN DESIGN ADVISORY COMMITTEE (UDAC) - Tuesday, June 5, 2007, at 5:30 PM, City Hall, 1500 Marilla Street, in Room 6ES to discuss the Mixmaster Riverfront and Cedars West Land Use Opportunity areas.

Thursday, June 7, 2007

ZONING ORDINANCE ADVISORY COMMITTEE MEETING (ZOAC) - Thursday, June 7, 2007, at 9:00 a.m., City Hall, 1500 Marilla Street, in Room 5ES to consider *forwardDallas!* Development Code Amendments - Regulatory Approach

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]