



CITY OF DALLAS

CITY PLAN COMMISSION
Thursday, July 12, 2007
AGENDA

BUS TOUR:		9:00 a.m.
BRIEFINGS:	5ES	Following bus tour
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) **S067-191**
(CC District 2)
- An application to replat Lots 1 & 2 in City Block 15/2298 into one 21,000 sq. ft. lot on the west corner of Afton Street and Lucas Drive
Addition: Maplewood/Fairfax
Owner/Applicant: Live Modern Homes LLC
Surveyor: Analytical Surveys, Inc.
Application Filed: June 13, 2007
Zoning: PDD 193, Subdistrict 4 (MF-2)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket

- (2) **S067-192**
(CC District 2)
- An application to replat part of Lots 1, 2 and 3 in City Block D/905 containing 0.513 acres into a 12 lot Shared Access Development with lots ranging in size from 1,979.77 sq. ft. to 3,630.18 sq. ft. at the west corner of Savannah Street and Gould Street
Addition: Cavala
Owner/Applicant: Bennett Miller Homes
Surveyor: Maranot
Application Filed: June 13, 2007
Zoning: PDD 317, Subdistrict 2
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket
- (3) **S067-119R**
(CC District 1)
- An application to revise a previously approved replat of 1.349 acres of land containing Lots 5A, 5B, 6 and 7 in City Block 90/3073 into a Shared Access Development containing 22 lots ranging in size from 1,745.25 sq. ft. to 6,834.00 sq. ft. at the west corner of 9th Street and Starr Street to delete a requirement for the dedication of additional right-of-way. The previous replat was approved with a condition (#29) requiring the dedication of an additional 8 feet of right-of-way for Starr Street. The applicant has submitted this revision as an appeal of that condition per Section 8.403(a)(2) of the Dallas Development Code.
Addition: Starr Row
Owner: Beckley Properties
Applicant: Bennett Miller Homes
Surveyor: Votex Surveying Co.
Application Filed: June 13, 2007
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket
- (4) **S067-193**
(CC District 2)
- An application to replat Lot 1A in City Block 5/1470 into two lots of 58,259 sq. ft. and 70,203 sq. ft. each bounded by N. Henderson Avenue, Lewis Street, Summit Avenue, and Rowena Street
Addition: Clem
Owner: 1800 Henderson LP
Applicant: Masterplan
Surveyor: Shields & Lee Surveyors
Application Filed: June 14, 2007
Zoning: PDD 462, Subdistrict 5
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket

- (5) **S067-194**
(CC District 2)
- An application to replat a 0.44 acre portion of City Block 1/919 into five lots ranging in size from 2,589 sq. ft. to 6,713 sq. ft. at the north corner of Ervay Street and Richardson Avenue
Addition: S. Q. Richardson S. South Side No. 2
Owners/Applicants: Paul Everitt
Surveyor: MCSurveying Inc.
Application Filed: June 14, 2007
Zoning: PDD 317, Subdistrict 2
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket
- (6) **S067-138R**
(CC District 1)
- An application to revise a replat previously approved April 12, 2007 by abandoning an alley and adding a wastewater easement on 2.15 acres containing all of Lots 3, 19, 20, 21, 22 and part of Lots 1 & 2 in City Block M/3363 and creating two lots of 8,104 sq. ft. and 1.964 acres each on the southwest side of Ballard Avenue between N. Bishop Avenue and N. Madison Avenue
Addition: Bishop Arts Retail
Owner/Applicant: 1222 N. Bishop Ave., LLC
Surveyor: Pacheco Koch Consulting Engineers
Application Filed: June 15, 2007
Zoning: MF-2(A), PDD 340 & PDD 468
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket
- (7) **S067-197**
(CC District 14)
- An application to replat Lots 1, 2 & 3 in City Block C/5417 into one 13.22 acre lot on the south side of Fisher Road between Skillman Street and Abrams Road
Addition: Village View
Owner/Applicant: Village View Associates, LP
Surveyor: Brockette-Davis-Drake, Inc.
Application Filed: June 15, 2007
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket

- (8) **S067-198**
(CC District 2)
- An application to replat Lots 1 thru 12 in City Block 4/366, all of Lots 1 thru 5 and a part of Lot 6 in City Block H/367, all of Lot 7 and a part of Lots 5, 6, 13 & 14 in City Block 367, and a part of the Akard Street and alley abandonment into one 2.248 acre lot bounded by Field Street, Harry Hines Boulevard, Olive Street, and Caroline Street
Addition: International Center X
Owner: Rolex Texas Realty (Delaware) Corp.
Applicant: Harwood International, Ltd.
Surveyor: Brockette-Davis-Drake, Inc.
Application Filed: June 18, 2007
Zoning: PDD 193 (I-2)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket
- (9) **S067-199**
(CC District 2)
- An application to replat Lots 1 thru 12 in City Block 290, all of Lots 1 thru 12 and parts of Lots 13 thru 23 in City Block 295, and a part of the Caroline Street and alley abandonment into one 2.8812 acre lot bounded by Field Street, Akard Street, Olive Street, and Ashland Street
Addition: International Center XI
Owner/Applicant: Harwood International, Ltd.
Surveyor: Brockette-Davis-Drake, Inc.
Application Filed: June 18, 2007
Zoning: PDD 193, Subdistrict 18
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket
- (10) **S067-200**
(CC District 8)
- An application to plat a 2.5196 acre tract of land and a 12.484 acre tract of land in City Block 7599 into a 14.9836 acre lot on the north side of Wheatland Road between Mask Drive and Houston School Road
Addition: Gateway Charter Academy
Owner/Applicant: Gateway Charter School
Surveyor: Analytical Surveys, Inc.
Application Filed: June 18, 2007
Zoning: PDD 757
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket

(11) **S067-045R**
(CC District 8)

An application to revise a previously approved replat of 0.47 acres being part of Lots 3 & 4 in City Block 1024 into one lot on the northeast corner of Hood St. & Congress Ave. to delete a requirement for the dedication of additional right-of-way. The previous replat was approved with a condition requiring the dedication of an additional 5' of right-of-way for Hood St. & Congress Ave. The applicant has submitted this revision as an appeal of that condition per Section 8.403(a)(2) of the Dallas Development Code. The requirement for dedication of additional right-of-way has been removed & replaced with a condition requiring the applicant to dedicate a 5' sidewalk & utility easement along Congress Ave.

Addition: Hood & Congress

Owner/Applicant: Stonegate Hood Partners, LP

Surveyor: Shields & Lee Surveyors

Application Filed: June 19, 2007

Zoning: PDD 193 (MF-3)

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

(12) **S067-201**
(CC District 8)

An application to plat a 8.0183 acre tract of land into 20 lots of 10,000 sq. ft., one 17,165.11 sq. ft. lot, and one 3.0329 acre lot in City Block 8824 on the south corner of Ravenview Road and Fish Road

Addition: Tortoise I

Owner/Applicant: Tortoise I, LP

Surveyor: Doug Connally & Associates, Inc.

Application Filed: June 19, 2007

Zoning: R-10(A)

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

(13) **S067-202**
(CC District 13)

An amending plat to reduce the number of lots in an approved and recorded Shared Access Development & Community Unit Development by eliminating Lot 19 & increasing the lot width of Lots 15 thru 18 in City Block 3/5573 on the north side of W. Northwest Highway (Loop 12) between Midway Road and Guernsey Lane

Addition: Bretton Woods

Owner/Applicant: Behringer Harvard Northwest Highway LP

Surveyor: Votex Surveying Co.

Application Filed: June 19, 2007

Zoning: R-10(A)

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

- (14) **S067-204**
(CC District 14)
- An application to replat Lots 1 thru 7 and 12 & 13 in City Block B/2304 into one 3.338 acre lot bounded by Raleigh Street, Cedar Springs Road, Hawthorne Avenue, and Harford Street
- Addition: Hawthorne Residences
Owner/Applicant: CLB Hawthorne Residences, LP
Surveyor: Bury+Partners-DFW, Inc.
Application Filed: June 19, 2007
Zoning: PDD 193, Subdistrict 70
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket
- (15) **S067-205**
(CC District 14)
- An application to replat the remainder of Lots 1 & 2 and a part of Lot 8 in City Block 4A/1501, a portion of City Block 4A/1501, an unplatted tract in City Block 4A/1501, and Lot 6A in City Block H/1501 into one 3.886 acre lot on the southeast side of Cedar Springs Road between Wycliff Avenue and the Wycliff-Douglas Connection
- Addition: Douglas Park
Owner/Applicant: Douglas Park Partners LP
Surveyor: Brockette-Davis-Drake, Inc.
Application Filed: June 20, 2007
Zoning: PDD 193 (MF-2)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket
- (16) **S067-206**
(CC District 11)
- An application to plat a 9.276 acre tract of land in City Blocks 7730, 7731, 7732 & 7735 into three lots ranging in size from 0.794 acres to 5.615 acres bounded by Churchill Way, Merit Drive, and Bay Street
- Addition: Polo Estates-Park Forest
Owner/Applicant: TCI Woodmont Group IV, LP
Surveyor: Brockette-Davis-Drake, Inc.
Application Filed: June 20, 2007
Zoning: MU-3
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket

Individual Items – Residential Replats

- (17) **S067-195**
(CC District 8) An application to replat Lot 1A and a tract of land in City Block 5833 into a 10.492 acre lot on the east side of Bonnie View Road between Ledbetter Drive and Stag Road
Addition: Holy Cross Catholic Church
Owner/Applicant: Catholic Diocese of Dallas-Fort Worth
Surveyor: Pacheco Koch Consulting Engineers
Application Filed: June 15, 2007
Zoning: R-7.5(A) & CR
Notices Mailed: 1 notice mailed June 19, 2007
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket
- (18) **S067-196**
(CC District 9) An application to replat all of Lot 9 and the west 15 feet of Lot 10 in City Block H/2814 into one 12,242.74 sq. ft. lot on the south side of Pasadena Avenue between West Shore Drive & White Rock Road
Addition: Trevista Group/Pasadena
Owner/Applicant: Trevista Group, LP
Surveyor: Doug Connally & Associates, Inc.
Application Filed: June 15, 2007
Zoning: R-7.5(A)
Notices Mailed: 23 notices mailed June 19, 2007
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket

Miscellaneous Docket

- M067-033**
Richard Brown
(CC District 14) Minor amendment to Tract 1 development plan for Planned Development District No. 610 for Mixed uses on the southwest corner of Matilda Street and Lovers Lane.
Staff Recommendation: **Approval**
- D067- 008**
Frank Dominguez
(CC District 11) A development plan and a landscape plan for Planned Development District No. 215, Subarea Lot 2A on Noel Road between Alpha Road and Peterson Lane.
Staff Recommendation: **Approval**
- D067- 010**
Frank Dominguez
(CC District 2) A development plan for Planned Development District No. 193, The Oak Lawn Special Purpose District on Harry Hines Boulevard, Knight Street and Throckmorton Street.
Staff Recommendation: **Approval**
- D067- 011**
Frank Dominguez
(CC District 1) A development plan for Planned Development District No. 468, on the east corner of Zang Boulevard and Colorado Boulevard.
Staff Recommendation: **Approval**

Zoning Cases – Consent

1. **Z067-231(RB)**
Richard Brown
(CC District 8)
An application for an amendment to Specific Use Permit No. 84 for a Sewage treatment plant on property zoned an A(A) Agricultural District on Log Cabin Road, south of Jordan Valley Road and west of South Belt Line Road.
Staff Recommendation: **Approval**, subject to a revised site plan and conditions.
Applicant: City of Dallas Water Utilities, Owner
Representative: Richard Wagner

2. **Z067-234(RB)**
Richard Brown
(CC District 14)
An application for an amendment to Specific Use Permit No. 1274 for a private school and child-care facility on property zoned an R-7.5(A) Single Family District on the east line of Norris Street between Mockingbird Lane and Winton Street.
Staff Recommendation: **Approval**, subject to a revised site plan and conditions.
Applicant: Lakewood Montessori School
Representative: David Shinnick

3. **Z067-241(WE)**
Warren Ellis
(CC District 2)
An application for an MU-2 Mixed Use District with deed restrictions volunteered by the applicant on property zoned an IR Industrial Research District between Denton Drive and Maple Avenue, east of Bomar Avenue
Staff Recommendation: **Approval**, subject to deed restrictions volunteered by the applicant
Applicant: Tomaino Properties, L.P., Tomaino GP, LLC, and Rod Mar, Inc.
Representative: Robert Baldwin

4. **Z067-243(WE)**
Warren Ellis
(CC District 1)
An amendment to Specific Use Permit No. 472 for a college, university, or seminary to be used as a junior college on property zoned an R-7.5(A) Single Family District on the north side of Illinois Avenue, between Knoxville Street and Duncanville Road.
Staff Recommendation: **Approval**, subject to a revised site plan, revised landscape plan and conditions
Applicant: Dallas County Community College District
Representative: Steve Park or Rashmi Menoh

5. **Z067-242(JH)**
Jennifer Hiromoto
(CC District 13)
An application for a CR Community Retail District on property zoned a LO-1 Limited Office District on the west side of Marsh Lane, north of Walnut Hill Lane.
Staff Recommendation: **Approval**
Applicant: Marsh Lane Plaza, LP

Zoning Cases – Under Advisement

6. **Z067-227(JH)**
Jennifer Hiromoto
(CC District 1)
- An application for a Specific Use Permit for a restaurant with drive-thru service and a financial institution with drive-in windows on property zoned Subdistrict D in Planned Development District No. 468 on the south side of Colorado Boulevard, west of Zang Boulevard.
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals of additional ten-year periods, subject to a site plan and staff conditions.
Applicant: Greenway Investment Company
Representative: Karl Crawley, MASTERPLAN
U/A From: June 21, 2007

Individual Cases

7. **Z067-245(WE)**
Warren Ellis
(CC District 2)
- An application for an 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 on the southeast side of Throckmorton Street, northeast of Congress Avenue.
Staff Recommendation: **Denial**
Applicant: H. Makan
Representative: Todd Wesson

Other Matters

Landmark Commission Appeal

- Jim Anderson
(CC District 14)
- An appeal of the decision of the Landmark Commission of a Certificate of Demolition, (CD067-015(JA)) at 2214 Routh Street to approve demolition of a non-contributing structure because newer than period of significance.
Staff Recommendation: **Approval**

CPC Committee Appointments and Reports

Minutes: June 21, 2007

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Tuesday, July 10, 2007

SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC) - Tuesday, July 10, 2007, 2:00 p.m., City Hall, 1500 Marilla Street, in Room 5BN Conference Room to discuss Certificate of Appropriateness #0706131023; #0706181005; and 0706151007 in the Deep Ellum/Near East Side Sign District

Thursday, July 12, 2007

SUBDIVISION REVIEW COMMITTEE: Thursday, July 12, 2007, Meeting in the City Council Chambers at 8:00 A.M. to consider Items (3) S067-119R and (11) S067-045R.

Friday, July 13, 2007

JOINT CPC TRINITY RIVER AD HOC COMMITTEE & URBAN DESIGN ADVISORY COMMITTEE (UDAC) – Friday, July 13, 2007, at 8:00 AM, City Hall, 1500 Marilla Street, Bus Tour of 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]