



CITY OF DALLAS

CITY PLAN COMMISSION
Thursday, August 2, 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
Warren Ellis, Principal Planner

BRIEFINGS:

Subdivision Docket
Zoning Docket

ACTION ITEMS:

Subdivision Docket

Planner: Mike Grace

Consent Agenda - Preliminary Plats

- (1) **S067-218**
(District 2)
(Strater)
- An application to replat the remainder of Lot 9, Lots 10-11 and 13-16 of Bon View Place, Lots 12A and 12B of Akin Subdivision and Lots 9A and 9B of Gray-Hatt Subdivision in City Block B/1992 into one 3.6522 acre lot and being the entire block on the north side of Belmont Ave. between N. Garrett Ave. and N. Henderson Ave.
Applicant: Henderson Belmont Apartments PO Limited Partnership
Surveyor: Ferguson-Deere, Inc.
Application Filed: July 6, 2007
Zoning: MF-2
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket

- (2) **S067-219**
(District 1)
(Prothro)
- An application to replat all of Lot 31 and 32 in City Block 11/3450 into one 4,348 sq. ft. lot located at the intersection of W. Clarendon Dr. and S. Montreal Ave., southeast corner.
- Applicant: Jose Gaytan
Surveyor: Shaffer & Associates
Application Filed: July 6, 2007
Zoning: CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket

Miscellaneous Docket

- M067-035**
Richard Brown
(CC District 12)
(Wolfish)
- Minor amendment to Tract 1 Development plan/Tract 2 Conceptual plan for Planned Development District No. 622 for Single Family uses, private streets, and an accessory community center (private) on Campbell Road, south of Summerside Drive
- Staff Recommendation: **Approval**
- M067-036**
Richard Brown
(CC District 8)
(Jones-Dodd)
- Minor amendment to the site plan for Specific Use Permit No. 666 for a college on the northwest quadrant of Bonnie View Road and Wintergreen Road.
- Staff Recommendation: **Approval**
- M067-038**
Richard Brown
(CC District 11)
(Buehler)
- Minor amendment to the site plan for Specific Use Permit No. 1620 for a Commercial amusement (inside) use limited to a Class A dance hall and Alcoholic beverage establishment for a private-club bar on the east line of Dallas North Tollway, north of Belt Line Road.
- Staff Recommendation: **Approval**
- M067-039**
Richard Brown
(CC District 2)
(Starter)
- Minor amendment to the development plan for Planned Development Subdistrict No. 76 for GR General Subdistrict uses in an area generally bounded by Cedar Springs Road, Knight Street, Dickason Avenue, and Douglas Avenue.
- Staff Recommendation: **Approval**
- M067-041**
Richard Brown
(CC District 12)
(Wolfish)
- Minor amendment to the Tract F Development Plan for Planned Development District No. 173 for a Single Family, Office, Retail, and Park uses on the northeast corner of Hillcrest Road and Frankford Road.
- Staff Recommendation: **Approval**

Certificate of Appropriateness for Signs

Downtown Sign District (Retail Core Subdistrict):

0706131023
Michael Finley
(District 2)
(Starter)

An application for the installation of a 487.5 square feet upper level flat attached premise sign to read 'WEST END HOTEL' to replace the existing "Hampton Inn" sign on the west façade of 1015 Elm Street.

Applicant: Bobby A. Nichols

Staff Recommendation: **Approval**

SSDAC Recommendation: **Approval**

0706151007
Michael Finley
(District 2)
(Strater)

An application for the installation of a 569 square feet upper level flat attached premise sign to read 'WEST END HOTEL' to replace the existing "Hampton Inn" sign on the south façade of 1015 Elm Street.

Applicant: Bobby A. Nichols

Staff Recommendation: **Approval**

SSDAC Recommendation: **Approval**

0706181005
Michael Finley
(District 2)
(Strater)

An application for the installation of a 569 square feet upper level flat attached premise sign to read 'WEST END HOTEL' to replace the existing "Hampton Inn" sign on the north façade of 1015 Elm Street.

Applicant: Bobby A. Nichols

Staff Recommendation: **Approval**

SSDAC Recommendation: **Approval**

Zoning Cases – Consent

1. **Z067-256(MF)**
Michael Finley
(CC District 9)
(Weiss)

A City Plan Commission authorized hearing to consider an amendment to, and an expansion of, Specific Use Permit No. 131 for a cemetery on property zoned an R-7.5(A) Single Family District and an R-1ac.(A) Single Family District, on the northwest side of Dalgreen Drive, southwest of Lawther Drive.

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

2. **Z067-214(JH)**
Jennifer Hiromoto
(CC District 8)
(Jones-Dodd)

An application for an MU-3 Mixed Use District on property zoned an NO(A) Neighborhood Office District and a GO(A) General Office District on the north side of Wheatland Road, east of West Virginia Drive.

Staff Recommendation: **Approval**

Applicant: John Odell

Representative: Matthew Cragun

Zoning Cases – Under Advisement

3. **Z067-178(WE)**
Warren Ellis
(CC District 13)
(Ekblad)
- An application for a CR Community Retail District with deed restrictions volunteered by the applicant on property zoned a TH-1(A) Townhouse District, on the north side of Northwest Highway, west of Midway Road.
Staff Recommendation: **Denial**
Applicant: Hunt Properties, Inc.
Representative: MASTERPLAN
U/A From: April 12, 2007; May 3, 2007 and June 21, 2007
Bus Tour Date: June 14, 2007

Individual Cases

4. **Z067-176(WE)**
Warren Ellis
(CC District 3)
(Gary)
- An application for a Specific Use Permit for an open-enrollment charter school on property zoned an R-10(A) Single Family District, on the south side of Kiest Boulevard, west of Kiestwood Drive.
Staff Recommendation: **Approval** for a two-year period, subject to a revised site plan and conditions.
Applicant: Dr. Vicente Delgado
Representative: Mack Santoyo
5. **Z067-184(JH)**
Jennifer Hiromoto
(CC District 3)
(Gary)
- An application to renew and amend Specific Use Permit No. 1581 on property zoned a TH-3(A) Townhouse District on the northwest side of Ryan Road, southwest of Garapan Drive.
Staff Recommendation: **Approval** for a two-year period with eligibility for automatic renewals for additional two-year periods, subject to a site plan and staff's recommended conditions.
Applicant: Sharon Harris
6. **Z067-186(JH)**
Jennifer Hiromoto
(CC District 12)
(Wolfish)
- An application to amend Planned Development District No. 514 on the northeast corner of Hillcrest Road and Arapaho Road and on the west side of Hillcrest Road, north of La Bolsa Drive.
Staff Recommendation: **Denial**
Applicant: Shelton School and evaluation Center, Inc.
Representative: Willie Cothrum, MASTERPLAN
7. **Z067-189(RB)**
Richard Brown
(CC District 14)
(Emmons)
- An application for a Planned Development District for MU-3 Mixed Uses on property zoned an MU-3 Mixed Use District on the north line of Yale Boulevard, east of Prentice Street.
Staff Recommendation: **Approval**, subject to a development plan and staff's recommended conditions
Applicant: Prescott Realty Group
Representative: Suzan Kedron

8. **Z067-257(RB)**
Richard Brown
(CC District 6)
(Vacant)

An application for a Specific Use Permit for an Industrial (outside) potentially incompatible use for a Concrete crushing plant on property zoned an IM Industrial Manufacturing District, along the west line of Conveyor Lane, southwest of Inwood Road.

Staff Recommendation: **Approval** for a six-month period, subject to a site plan and conditions

Applicant: Destructors, Inc.

Representative: Paul Baker

Other Matters

CPC Committee Appointments and Reports

Revision to calendar (Off October 18 and meet October 25, due to APA Conference date change)

Minutes: July 19, 2007

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, August 2, 2007

ZONING ORDINANCE ADVISORY COMMITTEE MEETING (ZOAC) - Thursday, August 2, 2007, at 9:00 a.m., City Hall, 1500 Marilla Street, in Room 5ES to consider (1) DCA067-006 - Amendments to Chapter 51A, the Dallas Development Code, regarding a mining use, pertaining to gas wells.

Tuesday, August 7, 2007

JOINT CPC TRINITY RIVER AD HOC COMMITTEE & URBAN DESIGN ADVISORY COMMITTEE (UDAC) – Tuesday, August 7, 2007, at 5:30 PM, City Hall, 1500 Marilla Street, in Room 6ES to discuss the Mixmaster Riverfront Authorized hearing.

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]
1. 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]