



CITY OF DALLAS

CITY PLAN COMMISSION
Thursday, September 27, 2007
AGENDA

BRIEFINGS:	5ES	10:30 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
Warren Ellis, Principal Planner

BRIEFINGS:

Subdivision Docket
Zoning Docket

ACTION ITEMS:

Subdivision Docket

Planner: Allen Heist

Consent Agenda - Preliminary Plats

- (1) **S067-264**
(CC District 3)
(Gary)
- An application to replat Lots 1 thru 3 and a tract of land in City Block A/5127 into one 4.3716 acre lot on the southwest corner of Stevens Forest Drive and Mary Cliff Road
Addition: Kessler Ridge
Owner/Applicant: Chateau Crete Development, LLC
Surveyor: Doug Connally & Associates, Inc.
Application Filed: August 31, 2007
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket

- (2) **S067-266**
(CC District 10)
(Hill)
- An application to plat a tract of land in City Block 7749 into one 5.004 acre lot on the east side of N. Central Expressway (US75) between Forest Lane and LBJ Freeway (I635)
Addition: Forest Park Medical Center
Owner: Central Landmark, Ltd.
Applicants: Dr. Wade Barker & Dr. Richard Toussaint
Surveyor: Wier & Associates, Inc.
Application Filed: September 4, 2007
Zoning: MU-3
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket
- (3) **S067-267**
(CC District 14)
(Emmons)
- An application to replat part of Lots 19 thru 21 in City Block 3/5687 and part of Lot 1 in City Block 1/5695 into one 28,878 sq. ft. lot between the Dallas North Tollway and Eastern Avenue south of Lovers Lane
Addition: Greenway Place Phase II
Owner/Applicant: Rivendell Eastern, LP
Surveyor: Vilbig & Associates, Inc.
Application Filed: September 4, 2007
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket
- (4) **S067-268**
(CC District 3)
(Gary)
- An application to replat part of Lots 1 thru 3 and the remainder of Lots 4 & 5 in City Block A/3414 and all of City Blocks 3422 & 3423 into one 2.6034 acre lot on the north corner of Plowman Avenue and N. Zang Boulevard
Addition: Trinity Gateway
Owner/Applicant: Trinity River Holdings, Ltd.
Surveyor: Doug Connally & Associates, Inc.
Application Filed: September 4, 2007
Zoning: PDD 468, Subdistrict D-1, Tract 1
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket

Individual Items – Residential Replats

- (5) **S067-262**
(CC District 8)
(Jones-Dodd)
- An application to replat Lots 7, 8, 19 & 20 in City Block E/7590 into one 3.265 acre lot between Willoughby Boulevard and Sedgemoor Avenue south of Beckleymeade Avenue
Addition: Beckley Gardens Lot 7R Block E/7590
Owner/Applicant: Glendale Park Congregation of Jehovah's Witnesses
Surveyor: JDJR Engineers & Consultants, Inc.
Application Filed: August 29, 2007
Zoning: R-7.5(A)
Notices Mailed: 19 notices mailed August 30, 2007
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket
- (6) **S067-265**
(CC District 3)
(Gary)
- An application to replat Lot 3 in City Block 6960 into an eighteen lot Shared Access Development on the south side of Blue Ridge Boulevard west of Kimball Ridge Drive
Addition: DMGI No. 1
Owner/Applicant: DMGI Holdings/Darney Butler
Surveyor: Maranot Real Estate Services, Inc.
Application Filed: August 31, 2007
Zoning: R-10(A)
Notices Mailed: 1 notice mailed September 4, 2007
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket

Miscellaneous Docket

- M067-047**
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 an Alcoholic beverage establishment for a private-club bar on the east line of the Dallas North Tollway, north of Belt Line Road .
Staff Recommendation: **Approval**
- Z067-251(RB)**
Richard Brown
(CC District 12)
(Wolfish)
- Site plan in conjunction with an application for a Specific Use Permit for an Alcoholic beverage establishment for a Private club-bar on property zoned a CR Community Retail District on the southeast corner of Midway Road and Frankford Road
Staff Recommendation: **Approval**

Zoning Cases – Consent

1. **Z067-300(RB)**
Richard Brown
(CC District 8)
(Jones-Dodd)
An application for a CS Commercial Service District on property zoned an R-5(A) Single Family District on an internal parcel northeast of Shadow Creek Drive and Spikerush Court
Staff Recommendation: Approval
Applicant: Klinggaman Development Company, Inc., Owner
Representative: Gary A. Klingaman

2. **Z067-133(OTH)**
Olga Torres-Holyoak
(CC District 4)
(Marshall)
An application for a Specific Use Permit for a tower/antenna for cellular communication on property zoned a CR Community Retail District, on the west corner of Vermont Avenue and Ewing Avenue
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: T-Mobile
Representative: Dave Kirk

3. **Z067-301(OTH)**
Olga Torres-Holyoak
(CC District 9)
(Weiss)
An application for a CR Community Retail District on property zoned an LO-1(A)-D Limited Office District with a Dry Liquor Control Overlay on the north side of Garland Road, southwest of Buckner Boulevard
Staff Recommendation: Approval with retention of the Dry Liquor Control Overlay
Applicant: Javelin Capital Partners, LLC
Representative: Robert Baldwin

4. **Z067-303(OTH)**
Olga Torres-Holyoak
(CC District 9)
(Weiss)
An application for an MU-1 Mixed Use District on property zoned MF-2(A) Multifamily District on the north side of Garland Road, southwest of Buckner Boulevard
Staff Recommendation: Approval
Applicant: Javelin Capital Partners, LLC
Representative: Robert Baldwin

Zoning Cases – Under Advisement

5. **Z067-262(OTH)**
Olga Torres-Holyoak
(CC District 11)
(Buehler)
An application for an MU-3 Mixed Use District on property zoned an MO-1 Mixed Office District, termination of the existing deed restrictions, and new deed restrictions volunteered by the applicant on the southeast corner of LBJ Freeway and Forest Lane
Staff Recommendation: Approval of an MU-3 District, subject to deed restrictions volunteered by the applicant and **approval** of the termination of the existing deed restrictions
Applicant: CALC Management LLC
Representative: Masterplan
U/A From: August 23, 2007

6. [Z067-225\(JH\)](#)
Jennifer Hiromoto
(CC District 5)
(Woolen Lipscomb)
An application for a Specific Use Permit for vehicle or engine repair and maintenance use on property zoned Subdistrict 3 within Planned Development District No. 533, the CF Hawn Special Purpose District No. 1 on the northeast side of CF Hawn Freeway, south of Lake June Road.
Staff Recommendation: **Denial**
Applicant: Johnny Brockens
U/A From: July 19, 2007 and August 9, 2007
7. [Z067-178\(WE\)](#)
Warren Ellis
(CC District 13)
(Ekblad)
An application for a Planned Development District for TH-2(A) Townhouse District uses and non-residential uses 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
Bus Tour Date: June 14, 2007
U/A From: April 12, 2007; May 3, 2007; June 21, 2007 and August 2, 2007

Individual Cases

8. [Z067-302\(WE\)](#)
Warren Ellis
(CC District 2)
(Strater)
An application for a Planned Development District for multifamily uses and limited non-residential uses on property zoned an MF-2(A) Multifamily District, on the north side of La Vista Drive, east of Grand Avenue
Staff Recommendation: **Approval**, subject to a revised conceptual plan, and staff's conditions
Applicant: Lakewood Development LLC
Representative: MASTERPLAN
9. [Z067-296\(WE\)](#)
Warren Ellis
(CC District 2)
(Strater)
An application for a Planned Development District for multifamily uses on property zoned an IR Industrial Research District, on the west side of Market Center Boulevard, north of Turtle Creek Boulevard with consideration being given to the creation of a new subdistrict within Planned Development District No. 621, the Old Trinity and Design District Special Purpose District.
Staff Recommendation: **Approval**, subject to a conceptual plan, and staff's conditions
Applicant: Alliance Realty Partners, LLC
Representative: MASTERPLAN

10. [Z067-307\(OTH\)](#)
Olga Torres-Holyoak
(CC District 11)
(Buehler)
A City Plan Commission authorized hearing to determine proper zoning on property zoned a D(A) Duplex District on the west side of Shadow Bend Drive, north of Meadow Road with consideration given to a TH-1(A) Townhouse District
Staff Recommendation: **Approval**, subject to conditions

11. [Z067-272\(OTH\)](#)
Olga Torres-Holyoak
(CC District 6)
(Vacant)
An application to create a new subdistrict within Planned Development District No. 714, West Commerce Street/Fort Worth Avenue Special Purpose District, on property zoned a TH-3(A) Townhouse District, on the northeast corner of the terminus of Folsom Street, north of Fort Worth Avenue, east of Willomet Avenue
Staff Recommendation: **Approval**, subject to staff's recommended conditions
Applicant: Options Holding Ltd.
Representative: Will Pinkerston
Bus Tour Date: August 9, 2007

12. [Z067-286\(OTH\)](#)
Olga Torres-Holyoak
(CC District 4)
(Marshall)
An application for an RR Regional Retail District with deed restrictions volunteered by the applicant on property zoned a CR Community Retail District, on the northeast corner of Ann Arbor Avenue and Marsalis Avenue
Staff Recommendation: **Denial**
Applicant/ Representative: Dennis Fisher

13. [Z067-281\(MF\)](#)
Michael Finley
(CC District 10)
(Hill)
An application for an amendment to Planned Development District No. 717 for single family uses on property on Oren Street and Westrock Drive, southwest from Stults Road
Staff Recommendation: **Approval** of amendments involving architectural projections and non-enclosed structures and **denial** of the amendment to allow portions of structures to extend across property lines.
Applicant: Urban Edge Developers, Ltd. and others; Owners
Representative: Masterplan; Karl Crawley

Other Matters

CPC Committee Appointments and Reports

Minutes: September 20, 2007

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

None

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]