



CITY OF DALLAS

CITY PLAN COMMISSION
Thursday, October 11, 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) **S067-272**
(CC District 8)
(Jones-Dodd)
- An application to plat a 39,792 sq. ft. tract of land in City Block 8806 into two lots of 18,330 sq. ft. and 21,462 sq. ft. each on the west corner of Kleberg Road and Woody Road
- Addition: Sevn Cottrell
Owner/Applicant: Sevn M. Cottrell
Surveyor: Robert E. Acrey
Application Filed: September 17, 2007
Zoning: R-10(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket

- (2) **S067-273**
(CC District 2)
(Strater)
An application to plat a tract of land and a street right-of-way to be abandoned in City Block 7936 into one 13,011 sq. ft. lot on the south side of Empire Central Drive between Stemmons Freeway and Harry Hines Boulevard
Addition: Longbike
Owner/Applicant: Longbike, Inc.
Surveyor: Ferguson-Deere, Inc.
Application Filed: September 18, 2007
Zoning: IM
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket
- (3) **S067-274**
(CC District 5)
(Lipscomb)
An application to plat a tract of land in City Block 6049 into one 34,394 sq. ft. lot on the southeast corner of W. Ledbetter Drive and S. Hampton Road
Addition: Treasure Yom
Owner/Applicant: Javed Iqbal
Surveyor: Peiser Surveying Co.
Application Filed: September 18, 2007
Zoning: RR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket
- (4) **S067-275**
(CC District 6)
(vacant)
An application to replat part of Lots 3 and 4 in City Block A/5783 into two lots of 14,758.4 sq. ft. and 1.085 acres each between W. Northwest Highway and Bachman Drive east of Ovella Avenue
Addition: E.I.P.
Owner/Applicant: Elizabeth I. Perez & Associates, Inc.
Surveyor: Carrera Consulting Engineers, Inc.
Application Filed: September 18, 2007
Zoning: CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket
- (5) **S067-276**
(CC District 14)
(Emmons)
An application to replat the remainder of Lot 10 in City Block 1/1022 into one 3,629.83 sq. ft. lot on the northeast side of Brown Street between Weldon Street and Hood Street
Addition: MDP
Owner/Applicant: Mark Daniel Properties, LLC
Surveyor: Doug Connally & Associates, Inc.
Application Filed: September 19, 2007
Zoning: PDD 193 (MF-3)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket

- (6) **S067-277**
(CC District 3)
(Gary)
- An application to plat a 7.806 acre tract of land in City Block 8035 into one lot on the south side of W. Ledbetter Drive west of Duncanville Road
Addition: Oak Cliff Forest No. 1
Owner/Applicant: Martin & Darrell D. Hendrix
Surveyor: Shaffer & Associates
Application Filed: September 21, 2007
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket
- (7) **S067-278**
(CC District 9)
(Weiss)
- An application to plat a 37,500 sq. ft. tract of land in City Block 5433 into one lot on the southeast side of Abrams Road west of Northwest Highway
Addition: McDonald's
Owner/Applicant: Franchise Realty Interstate Corp.
Surveyor: A.J. Bedford Group, Inc.
Application Filed: September 24, 2007
Zoning: CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket
- (8) **S067-279**
(CC District 3)
(Gary)
- An application to plat ten tracts of land in City Block 7129 into one 7.197 acre lot on the east side of N. Hampton Road between Dennison Street and Kraft Street
Addition: El Centro College West Campus
Owner/Applicant: Dallas County Community College District
Surveyor: Jaster-Quintanilla Dallas, LLP
Application Filed: September 24, 2007
Zoning: CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket
- (9) **S067-280**
(CC District 3)
(Gary)
- An application to plat a tract of land in City Block 8720 into one 2.965 acre lot on the west corner of Merrifield Road and Spur 408
Addition: Merrifield
Owner/Applicant: Elvis Wayne Merrifield & Sharra Lynn Lankford
Surveyor: TranSystems
Application Filed: September 25, 2007
Zoning: A(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket

- (10) **S067-281**
(CC District 8)
(Jones-Dodd)
- An application to replat Lots 1 & 2 in City Block A/6947 into one 1.15 acre lot on the southeast corner of S. Cockrill Hill Road and Red Bird Lane
Addition: Pueblo Plaza at Cockrell Hill
Owner/Applicant: Jaime E. Salazar
Surveyor: Peiser Surveying Co.
Application Filed: September 25, 2007
Zoning: CS
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket
- (11) **S067-282**
(CC District 3)
(Gary)
- An application to replat all of Lots 5 thru 11 and Lots 14 thru 21, and a portion Lot 12 in City Block A/7238 into one 2.098 acre lot on the west side of Harston Street between Singleton Boulevard and Bedford Street and to replat Lot 6A in City Block C/7238 into one 42,021 sq. ft. lot on the west side of Harston Street between Bedford Street and Akron Street
Addition: College Park/Kenlee
Owner/Applicant: Kenlee Group
Surveyor: Analytical Surveys, Inc.
Application Filed: September 25, 2007
Zoning: IM & IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket
- (12) **S056-172**
(CC District 13)
(Ekblad)
- A minor amending plat to add and correct minimum finished floor elevations and to correct the status of existing utility easements to a previously approved and recorded plat that created a 17 lot Community Unit Development from a 22.123 acre tract of land on Inwood Road at Royal Lane, southwest corner.
Addition: Creeks of Preston Hollow
Owner/Applicant: Creeks of Preston Hollow, LP
Surveyor: Ronald D. Smith, Surveyor, Inc.
Application Filed: September 28, 2007
Zoning: R1ac(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket

Miscellaneous Docket

- W067-017**
Neva Dean
(CC District 3)
(Gary)
- A waiver of the two-year waiting period in order to submit an application for an amendment to Tract VI of Planned Development District No. 88 for a linguistic center, retirement housing and monopole cellular tower south of Camp Wisdom, west of Clark Road.
Staff Recommendation: **Denial**

Miscellaneous Docket – Under Advisement

W067-015
Neva Dean
(CC District 11)
(Buehler)

A waiver of the two-year waiting period in order to submit an application for an amendment to Planned Development District No. 750 on the northwest corner of Walnut Hill Lane and North Central Expressway
Staff Recommendation: **Denial**
U/A From: September 20, 2007

Zoning Cases – Under Advisement

1. **Z067-259(OTH)**
Olga Torres-Holyoak
(CC District 14)
(Emmons)

An application for an MU-1 Mixed Use District on the western half of the site, and an MF-3(A) Multifamily District on the eastern half of the site with deed restrictions volunteered by the applicant on the entire site, on property zoned an MF-1(A) Multifamily District, in an area bounded by Lovers Lane to the north, Matilda Street to the west, Milton Street to the south and Amesbury Drive to the east.

Staff Recommendation: **Approval** of an MU-1 Mixed Use District on the western half of the property and an MF-3(A) on the eastern half of the property and a strip along Milton Street on the western side of the property, subject to deed restrictions volunteered by the applicant on the entire property

Applicant: Fairfield at Lovers Lane LP

Representative: Masterplan

Bus Tour Date: August 9, 2007

U/A From: August 9, 2007 and September 20, 2007

2. **Z067-260(OTH)**
Olga Torres-Holyoak
(CC District 14)
(Emmons)

An application for a P(A) Parking District on property zoned an MF-1(A) Multifamily District on the on the southwest corner of Matilda Street and Lovers Lane

Staff Recommendation: **Approval**, subject to a site plan.

Applicant: Eastem Partners, LLC

Representative: Masterplan

Bus Tour Date: August 9, 2007

U/A From: September 20, 2007

3. [Z067-275\(OTH\)](#)
Olga Torres-Holyoak
(CC District 14)
(Emmons)
An application for a Planned Development Subdistrict for HC Heavy Commercial Subdistrict uses within Planned Development District No. 193, on property zoned a GR General Retail Subdistrict and an HC Heavy Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District on both sides of Routh Street at its terminus at the Katy Trail
Staff Recommendation: **Approval** of a Planned Development Subdistrict for GR General Retail Subdistrict uses, subject to a conceptual plan and conditions
Applicant: Katy Venture Ltd.
Representative: Kirk Williams and Tommy Mann
U/A From: September 20, 2007
4. [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
U/A From: September 27, 2007
5. [Z067-296\(WE\)](#)
Warren Ellis
(CC District 2)
(Strater)
An application for a Planned Development District for mixed 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** of a new subdistrict within Planned Development District No. 621 in lieu of a Planned Development District for mixed uses
Applicant: Alliance Realty Partners, LLC
Representative: MASTERPLAN
U/A From: September 27, 2007

Individual Cases

6. [Z067-319\(WE\)](#)
Warren Ellis
(CC District 12)
(Wolfish)
An application for an MU-2 Mixed Use District on property zoned an LI Light Industrial District, south of President George Bush Turnpike at the terminus of Pear Ridge Drive
Staff Recommendation: **Approval**
Applicant: Crow-Billingsley Midway Road South A, Ltd, Crow-Billingsley 544/Carrollton, Ltd.-Div A Lucy Billingsley
Representative: Kirk Williams & Tommy Mann, Winstead PC

7. [Z067-217\(RB\)](#)
Richard Brown
(CC District 2 & 14)
(Strater & Emmons)
- A City Plan Commission authorized hearing to determine proper zoning with consideration being given to requiring a Specific Use Permit for a Financial institution with drive-in window within the Subarea 12 portion of Planned Development District No. 298, the Bryan Area Special Purpose District Area in an area generally bounded by Gaston Avenue, Cantegral Street, Floyd Street, Swiss Avenue, Washington Avenue, and Haskell Avenue
- Staff Recommendation: **Approval** of permitting a Financial institution with drive-in window by Specific Use Permit within the Subarea 12 portion of Planned Development District No. 298, the Bryan Area Special Purpose District
8. [Z067-299\(RB\)](#)
Richard Brown
(CC District 10)
(Hill)
- An application for a Planned Development District for MF-2(A) Multifamily District Uses on property zoned an MF-2(A) Multifamily District in the northwest quadrant of Northwest Highway and Lullwater Drive
- Staff Recommendation: **Approval**, subject to a conceptual plan and staff's recommended conditions
- Applicant: Churchill Residential, LLC
- Representative: Karl Crawley
- Bus Tour Date: October 10, 2007

Other Matters

CPC Committee Appointments and Reports

Minutes: October 4, 2007

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Cancellation - Tuesday, October 23, 2007

CANCELLATION OF THE JOINT CPC TRINITY RIVER AD HOC COMMITTEE & URBAN DESIGN ADVISORY COMMITTEE (UDAC) – Tuesday, October 23, 2007, at 5:30 PM, City Hall, 1500 Marilla Street, in Room 6ES.

Tuesday, October 30, 2007

JOINT CPC TRINITY RIVER AD HOC COMMITTEE & URBAN DESIGN ADVISORY COMMITTEE (UDAC) – Tuesday, October 30, 2007, at 5:30 PM, City Hall, 1500 Marilla Street, in Room 6ES.

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]