



CITY OF DALLAS

CITY PLAN COMMISSION
Thursday, January 4, 2007
AGENDA

BRIEFINGS:	5ES	11:30 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
Jennifer Hiromoto, Principal Planner

BRIEFINGS:

Subdivision Docket
Zoning Docket

ACTION ITEMS:

Subdivision Docket

Planner: Paul Nelson

Consent Agenda - Preliminary Plats

(1) **S045-234**
(District 14)

An application for a Minor Amending Plat to increase the lot width of Lots 1 thru 6 in City Block 2/983 from 19.92 feet wide to 20 feet wide on N. Haskell Avenue between Cole Avenue and Travis Street

Applicant: Boulevard Builders

Surveyor: Dowdey Anderson & Associates, Inc.

Application Filed: December 12, 2006

Zoning: PDD No. 305

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

- (2) **S067-052**
(District 7) An application to create one 0.5393 acre lot, one 0.7068 acre lot, and one 0.8419 acre lot from a 2.0879 acre tract of land in City Block B/8472 on the R.L. Thornton (I-30E) Service Road beginning at a point 432.95 feet west of Deer Creek Drive
Applicant: Parnian Property Investment, Inc.
Surveyor: Davis Land Surveying Co., Inc.
Application Filed: December 6, 2006
Zoning: RR-D-1
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (3) **S067-053**
(District 14) An application to replat a 0.9578 acre tract of land containing all of Lots 1, 2 and 3 and part of Lots 4, 5 and 6 in City Block 1/2078 into 2 lots on Abrams Road between Richmond Avenue and Belmont Avenue
Applicant: CDC Real Estate
Surveyor: Lawrence A. Cates & Associates, LLP
Application Filed: December 6, 2006
Zoning: PDD 281
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (4) **S067-055**
(District 5) An application to create one 0.5295 acre lot in City Block 6248 on 6636 C. F. Hawn Freeway, northwest of N. Jim Miller Road
Applicant: Heriberto Miranda
Surveyor: Xavier Chapa
Application Filed: December 6, 2006
Zoning: PDD No. 533, Subdistrict 3
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (5) **S067-057**
(District 6) An application to replat all of City Block 6452 and all of City Blocks 1/6452, 2/6452, 3/6452 and 4/6452, and to be abandoned Doric Street, Century Street, and part of Abernathy Avenue into two lots totaling 31.4238 acres on Abernathy Avenue at Lombardy Lane, northeast quadrant
Applicant: DART
Surveyor: AZ&B, Inc.
Application Filed: December 8, 2006
Zoning: LI, IM
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

- (6) **S067-058**
(District 2) An application to replat part of City Block 5747 and A/5748 to create one 3.3182 acre lot on Motor Street east of Harry Hines Blvd.
Applicant: DART
Surveyor: AZ&B, Inc.
Application Filed: December 11, 2006
Zoning: IR
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (7) **S067-060**
(District 3) An application to create one 23.222 acre lot, one 21.4333 acre lot and one 18.155 acre lot from a 63.2936 acre tract of land in City Blocks 7212 and 7214 on Adler Drive east of Cockrell Hill Drive on the south line of Interstate 30E
Applicant: Trammel Crow I-30 Distribution Center, L.P.
Surveyor: Half Associates
Application Filed: December 12, 2006
Zoning: IM
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (8) **S067-061**
(District 13) An application to replat all of Lots 3D and 3F in City Block 7290 into one 2.253 acre lot on North Central Expressway at Royal Lane, northeast corner
Applicant: B.C. Royal Crossing
Surveyor: JDJR Engineers and Consultants, Inc.
Application Filed: December 12, 2006
Zoning: CS
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Individual Items – Residential Replats

- (9) **S067-054**
(District 4) An application to replat Lots 8, 9, and 10 in City Block 2/6004 into one 1.005 acre lot on 4122 S. Marsallis Avenue at Brookmere Avenue, northeast corner
Applicant: Rice Chapel African Methodist Episcopal Church, Inc.
Surveyor: McSurveying, Inc.
Application Filed: December 6, 2006
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

- (10) **S067-056**
(District 9) An application to replat one 0.179 acre tract of land containing all of Lot 29 in City Block C/2964 to reduce the existing 35 foot platted front building line to 30 feet on 7207 E. Mockingbird Lane between Rockview Street on the east and Rockaway Street on the west
Applicant: Stephen D. and Susan Fethkenher
Surveyor: Analytical Surveys, Inc.
Application Filed: December 7, 2006
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (11) **S067-059**
(District 6) An application to replat part of Lots 13 and 14 in City Block A/7164 into one 0.207 acre lot on 3903 and 3907 Ingersol St. at Leath Avenue, northwest corner
Applicant: Hector and Olivia Estrada
Surveyor: Thomas M. Bristow
Application Filed: December 11, 2006
Zoning: R-5(A)
Staff Recommendation: **Denial**
- (12) **S067-062**
(District 12) An application to replat part of Lot 1, City Block 1/8213, and replat all of Lots 2, 3, 4 and 10 in City Block B/8212 to make minor lot line adjustments by removing property from Lot 1 Block 8213 and to add the same total area to Lots 2, 3, 4, and 10 in Block B/8212 fronting on Keller Springs Road south of Braewood Place and east of Glen Abbey Drive
Applicant: 5220 Mustang Texas Developers, Ltd.
Surveyor: Dowdey, Anderson & Associates
Application Filed: December 13, 2006
Zoning: PDD 561 & PDD 562
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Miscellaneous Docket

- M067-001**
Richard Brown
(CC District 2) Minor amendment to the development plan for Planned Development District No. 582, the Victory Planned Development District in an area generally bounded by property north of Hi Line Drive, the M.K.&T. Railroad to the east, Continental Avenue to the south, and Stemmons Freeway to the west
Staff Recommendation: **Approval**

M067-004
Richard Brown
(CC District 2)

Minor amendment to the development plan for Planned Development District No. 582, the Victory Planned Development District in an area generally bounded by property north of Hi Line Drive, the M.K.&T. Railroad to the east, Continental Avenue to the south, and Stemmons Freeway to the west

Staff Recommendation: **Approval**

Z067-110(RB)
Richard Brown
(CC District 2)

Conceptual plan and conditions submitted in conjunction with an application for a Planned Development Subdistrict for LC Light Commercial Subdistrict Uses with retention of the Dry Liquor Control Overlay on a portion of the site, on property zoned an LC Light Commercial Subdistrict and an MF-3 Multiple Family Subdistrict with the D Dry Liquor Control Overlay on this portion of the site, all within Planned Development District No. 193, the Oak Lawn Special Purpose District in an area generally bounded by Harwood Street, Jack Street, McKinnon Street, and Ivan Street

Staff Recommendation: **Approval**

D067-003
Frank Dominguez
(CC District 14)

A development plan and landscape plan for Planned Development Subdistrict No. 53, within Planned Development District No. 193 with retention of Historic Overlay District No. 94 (St. Ann's School) on property generally located at N. Harwood Street, Moody Street and Harry Hines Boulevard.

Staff Recommendation: **Approval**

W067-005
Neva Dean
(CC District 13)

A wavier of the two-year waiting period in order to submit an application for an amendment to Planned Development District No. 724 on the northeast corner of Walnut Hill Lane and Hedgeway Drive

Staff Recommendation: **Approval**

Zoning Cases – Under Advisement

1. **Z056-220(JH)**
Jennifer Hiromoto
(CC District 3)

An application for a Planned Development District for Single Family uses on a property zoned R-16(A) Single Family District, Planned Development District No. 108, and an LO-3 Limited Office District on the east side of Walton Walker Boulevard, north of Country Creek Drive

Staff Recommendation: **Approval**, subject to a development plan and staff's recommended conditions

Applicant: Vista Del Cieto, Ltd.

Representative: Kirk Williams

Bus Tour Date: November 9, 2006

U/A From: November 2, 2006; November 16, 2006 and December 7, 2006

Zoning Cases – Individual

2. **Z067-117(JH)** An application for a CR Community Retail District on property zoned an R-7.5(A) Single Family District with deed restrictions volunteered by the applicant on the south side of Webb Chapel Extension, northeast of Overlake Drive
Jennifer Hiromoto
(CC District 6)
Staff Recommendation: **Approval**, subject to deed restrictions volunteered by the applicant.
Applicant: Francisco Torres

Development Code Amendments

DCA 056-019 Consideration of amendments to Chapter 51A, the Dallas Development Code, Regarding the number of notification signs required to be posted and the timing of the posting for notification signs required for public hearings before the City Plan Commission, the Landmark Commission, and the Board of Adjustment.
Staff Recommendation: **Approval** of the attached ordinance
Zoning Ordinance Advisory Committee Recommendation: **Approval** of the attached ordinance

DCA 056-020 Consideration of amendments to Chapter 51A, the Dallas Development Code, regarding the applicability of a residential proximity slope height restriction to a monopole cellular tower use when a Specific Use Permit is required.
Staff Recommendation: **Approval** of the attached ordinance
Zoning Ordinance Advisory Committee Recommendation: **Approval** of the attached ordinance

Other Matters

Amendment to 2007 Calendar

Minutes: December 21, 2006

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, January 4, 2007

ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC): City Hall, Council Briefing Room - 5ES, 9:30 a.m. to consider Item (1) DC056-019 – Reconsideration of amendments to Chapter 51A, the Dallas Development Code, regarding the number of notification signs required to be posted and the timing of the posting for notification signs required for public hearings before the City Plan Commission, the Landmark Commission, and the Board of Adjustment and Item (2) DCA067-001 – Consideration of amendments to Chapter 51A, the Dallas Development Code, to require a Specific Use Permit for certain commercial amusement uses in the CA Central Area districts.

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]