



CITY OF DALLAS

CITY PLAN COMMISSION
Thursday, January 11, 2007
AGENDA

BUS TOUR:	See attachment	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
Olga Torres-Holyoak, Principal Planner

BRIEFINGS:

Subdivision Docket
Zoning Docket

ACTION ITEMS:

Subdivision Docket

Planner: Paul Nelson

Consent Agenda - Preliminary Plats

(1) **S012-178R3**
(District: None)

An application to amend a previously approved preliminary plat to create a 246 lot residential plat on 46.879 acres of land in the City of Dallas ETJ north of US Highway 80, west of FM 740, and east of Lake Ray Hubbard

Applicant: Travis Ranch Development, LP

Surveyor: Carter & Burgess, Inc.

Application Filed: December 29, 2006

Zoning: NONE

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

- (2) **S067-063**
(District 8) An application to create an 18 lot single family subdivision with lots ranging from 10,000 to 15,505 square feet in area from a 4.2729 acre tract of land in City Block 8820 on 1710 Vida Lane at Belt Line Road, south corner northeast of US Hwy 175
Applicant: David Goldstein & Vadim Krasovitsky
Surveyor: Doug Connally & Associates
Application Filed: December 14, 2006
Zoning: R-10(A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (3) **S067-064**
(District 2) An application to remove a 401 square foot portion of Lot 2 to create a Storm Drainage and Sanitary Sewer Easement by separate instrument fronting on Kirby Street by replatting a 1.5845 acre tract of land containing part of Lot 2 in City Block 12/2003 into one lot on N. Central Expressway, north of N. Peak Street
Applicant: Brian Parks
Surveyor: David Petree
Application Filed: December 14, 2006
Zoning: MC-3, SUP 1513
Staff Recommendation: **Denial**
- (4) **S067-068**
(District 4) An application to replat part of Lots 21 thru 25 in City Block 5/6122 and part of Lots 25 thru 27 in City Block 6/6122 abandoned Claypool (Fishburn Street) into one 10.6460 acre lot on Scyene Road between Second Avenue and Jim Miller Road
Applicant: DART
Surveyor: AZ&B
Application Filed: December 20, 2006
Zoning: CS, A(A), and FP
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (5) **S067-069**
(District 8) An application to create one 1.11 acre lot from a tract of land in City Block 6882 on Bonnie View Road northwest of Highland Hills Road
Applicant: Champ Teng
Surveyor: Peiser Surveying
Application Filed: December 20, 2006
Zoning: CR
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

- (6) **S067-070**
(District 8) An application to replat a 5.313 acre tract of land containing part of Lot 3A in City Block G/6939 into one 3.806 acre lot and one 1.507 acre lot on Camp Wisdom Road between American Way on the east and Cockrell Hill Road on the west
Applicant: Redbird Highland Ltd
Surveyor: Piburn & Partners
Application Filed: December 21, 2006
Zoning: CR
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (7) **S067-071**
(District 10) An application to replat all of Lot 1, and a tract of land in City Block B/8052 into one 24.271 acre lot on Sanden Drive between Grader Street and Regency Crest Drive
Applicant: Catellus Operating, LP
Surveyor: Half Associates
Application Filed: December 22, 2006
Zoning: IR
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (8) **S067-072**
(District 2) An application to replat Lot 13 of City Block 2/1984 to create a 3 lot Shared Access Area Development on a 0.190 acre tract of land on 1906 Euclid Avenue
Applicant: Tom Schaffer, Judd Adams, Kevin Early
Surveyor: Lane's Southwest Surveying
Application Filed: December 22, 2006
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Individual Items – Residential Replats

- (9) **S067-065**
(District 13) An application to replat part of City Block 2/5521, all of a 10 foot alley to be abandoned, and all of Lot 1 in City Block 2/5521 to create one 4.6607 acre lot on Harry's Lane and Strait Lane southwest corner
Applicant: Kenny and Lisa Troutt
Surveyor: Doug Connally & Associates
Application Filed: December 15, 2006
Notices Sent: December 20, 2006
Zoning: R-1ac.(A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

- (10) **S067-066**
(District 3) An application to replat a tract of land containing all of Lots 5, 6, 7, 8, 9, 17, 18, 19, 20, 22, and 23 and part of Lot 21 in City Block 4/7155 into one 1.8664 acre lot on 4116 Gentry Drive, Mart Street and Bernal Drive
Applicant: Voice of Hope Ministries
Surveyor: Doug Connally & Associates, Inc.
Application Filed: December 15, 2006
Notices Sent: December
Zoning: R-7.5(A), SUP 445
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (11) **S067-067**
(District 12) An application to replat an 18.910 acre tract of land containing all of Lot 1 in City Block 8213 into 28 single family lots on Keller Springs Road and Abbey Creek Drive
Applicant: 5220 Mustang Texas Developers, Ltd.
Surveyor: Dowdey, Anderson & Associates
Application Filed: December 19, 2006
Zoning: PDD 561
Notices Sent: December 19, 2006
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Miscellaneous Docket

- M056-048**
Richard Brown
(CC District 13) Minor amendment to the development/landscape plan for Planned Development District No. 553 for a Private school and Church on the southeast quadrant of Preston Road and Orchid Lane
Staff Recommendation: **Denial**
- Z056-210(RB)**
Richard Brown
(CC District 2) An extension of the six-month period between the City Plan Commission recommendation and City Council consideration of a zoning request on an application for an MU-1 Mixed Use District on property zoned an IR Industrial Research District on the northeast line of Maple Avenue, southeast of Inwood Road.
Staff Recommendation: **Approval**
- Z056-308(JH)**
Jennifer Hiromoto
(CC District 6) Deed restrictions submitted in conjunction with an application for an IM Industrial Manufacturing District and a Specific Use Permit for an outside industrial potentially incompatible use on property zoned an IR Industrial Research District on the north side of Mañana Drive, west of Newkirk Street
Staff Recommendation: **Approval**

Z067-112(OTH)
Olga Torres-Holyoak
(CC District 3)

Landscape plan submitted in conjunction with an application for an amendment to, and an expansion of, Specific Use Permit No. 445 for an Institution of Charitable or Philanthropic Nature for the War on Poverty on property zoned an R-5(A) Single Family District on the east side of Gentry Drive, south of Canada Drive

Staff Recommendation: **Approval**

Certificate of Appropriateness for Signs – Under Advisement

Downtown Sign District:

0610251020
Michael Finley
(District 14)

An application for the installation of a 180 square feet projecting attached wall sign with illuminated graphics and no text at 300 North Akard Street above the garage entrance on the west façade of the building facing Akard Street at Federal Street

Applicant: Benton Byrum

Staff Recommendation: **Approval**, subject to approval by the Landmark Commission

SSDAC Recommendation: **Approval**, subject to approval by the Landmark Commission

U/A From: November 16, 2006 and December 21, 2006

Zoning Cases – Under Advisement

1. **Z056-318(WE)**
Warren Ellis
(CC District 2)

An application for a Specific Use Permit for a transit passenger station or transfer center on property zoned an IR Industrial Research District, on the southwest side of Denton Drive between Burbank Street and Wyman Street

Staff Recommendation: **Approval** for a permanent time period, subject to a site plan and staff's recommended conditions

Applicant: DART

Representative: Masterplan

U/A From: October 12, 2006; October 26, 2006; November 16, 2006 and December 7, 2006

2. [Z056-327\(OTH\)](#) An application for a Planned Development Subdistrict for MF-2 Multiple Family Subdistrict Uses on property zoned an MF-2 Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District on the southeast corner of Cedar Springs Road and Dallas North Tollway.
Staff Recommendation: **Approval**, subject to development plan and staff's recommended conditions.
Applicant: Shin Development.
Representative: Karl A. Crawley, Masterplan
U/A From: December 7, 2006 and December 21, 2006

Zoning Cases - Individual

3. [Z056-309\(OTH\)](#) An application for an amendment to Planned Development District No. 251 for a private school and R-7.5(A) Single Family District uses on the northwest corner of Buckner Boulevard and Lake Highlands Road
Staff Recommendation: **Approval**, subject to conceptual plan and conditions.
Applicant: Dallas Academy
Representative: Dallas Cothrum
Bus Tour Date: January 11, 2007
4. [Z067-118\(JH\)](#) An application for a CS Community Service District on property zoned an R-7.5(A) Single Family District and a CR Community Retail District on the east side of Hermosa Drive and on both sides of Fuller Drive
Staff Recommendation: **Denial**
Applicant: Jeff & Paige Gatlin
Representative: Michael Coker
Bus Tour Date: January 11, 2007

Other Matters

Minutes: January 4, 2007

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, January 11, 2007

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]