



CITY OF DALLAS

CITY PLAN COMMISSION
Thursday, March 30, 2006
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
David Whitley, Principal Planner

BRIEFINGS:

Forward Dallas! Comprehensive Plan

Theresa O'Donnell, Director of Development Services
Janet Tharp, Interim Assistant Director of Long Range Planning

Historic District Certificate of Appropriateness review process

Janet Tharp, Interim Assistant Director of Long Range Planning

Subdivision Docket

Zoning Docket

ACTION ITEMS:

Subdivision Docket

Planner: Paul Nelson

Consent Agenda - Preliminary Plats

- (1) **S056-182**
(CC District 14)

An application to replat a 15,800 sf tract of land and a 1.7412 acre tract of land containing part of City Blocks 566 and A/566 into a 2.1262 acre lot located on the west side of North Central Expressway between Flora Street and Ross Avenue
Applicant: Fellowship Church
Application Filed: March 1, 2006
Zoning: PD No. 708 (Dallas Arts District Extension Area)
Staff Recommendation: Approval, subject to the conditions listed in the docket

- (2) **S056-184**
(CC District 6) An application to replat a portion of Lot 1, City Block B/6557 into one 1.52 acre tract located on 11529 Goodnight Lane at Larson Lane, northwest corner
Applicant: Nasir Ali
Application Filed: March 3, 2006
Zoning: MU-3
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (3) **S056-185**
(CC District 13) An application to replat all of Lot 1B, City Block A/5456 containing 33.3171 acres of land into one lot located between Park Lane and Blackwell Street east of U.S. 75 North Central Expressway
Applicant: Harvest/NPE, L.P.
Application Filed: March 3, 2006
Zoning: MU-3(SAH) Deed Restricted
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (4) **S056-186**
(CC District 7) An application to create a 7.98 acre lot in City Block 6213 located on the South side of Samuell Blvd., approximately 160' west of Catron Drive
Applicant: Buckner Baptist Benevolences
Application Filed: March 6, 2006
Zoning: LI
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (5) **S056-187**
(CC District 14) An application to replat a 0.442 acre tract of land containing part of Lot 18 and all of Lots 19 and 20 City Block 2/642 to create a 13 lot shared access development ranging from 0.027 acres to 0.029 acres located on 3901 and 3905 San Jacinto Street
Applicant: Pinnebog Investments
Application Filed: March 7, 2006
Zoning: PD 298 Sub Area 8 (Bryan Area Special Purpose District)
Staff Recommendation: Approval, subject to the conditions listed in the docket

- (6) **S056-188**
(CC District 14) An application to replat all of Lot 8 and part of Lot 7 City Block G/935, all of Lots 1 through 4 and part of Lot 5 City Block J/929, part of lots 13 and 15 City Block H/938 and part of Lots 1, 3, 5, 7 and 8 City Block K/934 to create one 2.180 acre lot for multi-family, located on McKinnon Street northwest of Yeargan Street
Applicant: Roberdeau, Inc., Oeste, Inc.
Application Filed: March 7, 2006
Zoning: PD 193 (O-2)
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (7) **S056-190**
(CC District 2) An application to replat all of Lots 1 through 3 City Block 8/695 into one lot 0.6198 acre lot, located on North Fitzhugh Avenue & Fuqua, north corner
Applicant: Franklin Capital Group, Inc.
Application Filed: March 7, 2006
Zoning: MF-2 (A)
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (8) **S056-191**
(CC District 3) An application to replat a 9.4514 acre tract of land in City Block 2/6987 into one lot on Cockrell Hill Road, north of Kiest Blvd.
Applicant: SDC Luxar Investments, L.P.
Application Filed: March 7, 2006
Zoning: PD 731 Tract 2 (MF-1(A))
Staff Recommendation: Approval, subject to the conditions listed in the docket

Individual Items – Residential Replats

- (9) **S056-183**
(CC District 2) An application to replat 0.229 acres of land containing all of Lot 16 and part of Lot 17 City Block A/1998 lot sizes ranging from 2014 sf to 2830 sf located on 5026 Mission Avenue at Garrett Avenue
Applicant: Epic Homes, Ltd.
Application Filed: March 2, 2006
Notices Mailed: March 8, 2006
Zoning: TH-3 (A)
Staff Recommendation: Approval, subject to the conditions listed in the docket

- (10) **S056-189**
(CC District 12)
- An application to replat a 1.5306 acre tract of land containing all of Lot 9 City Block 2/8211 into one lot, located on 5910 Westgrove Drive for floodway easement clarification
Applicant: Richard H. Shirley, Jr. and Lisa K. Shirley
Application Filed: March 7, 2006
Notices Mailed: March 9, 2006
Zoning: R-1AC (A)
Staff Recommendation: Approval, subject to the conditions listed in the docket

Certificates of Appropriateness for Signs

Uptown Sign District:

- 0603015011**
Michael Finley
(CC District 14)
- An application for a Certificate of Appropriateness for the installation of a 107.5 square feet flat attached sign reading '**CENTURY BANK**' at 2222 N. McKinney Avenue on the east corner of the intersection of Cedar Springs Road and the Maple/Routh Connector.
Applicant: Nathan Lohri of Diamond Signs, Inc.
Staff Recommendation: **Approval**

Downtown Sign District:

- 0603035001**
Michael Finley
(CC District 14)
- An application for a Certificate of Appropriateness for the installation of an 829 square feet flat attached upper level logo sign at 208 S. Akard Street reading '**at&t**' on the south façade to replace the existing Logo Sign reading '**SBC**'.
Applicant: Steve Benson of Artografx
Staff Recommendation: **Approval**

- 0602141144**
Michael Finley
(CC District 14)
- An application for a Certificate of Appropriateness to reface a 242 square feet four sided polygon pole sign reading '**CHASE**' at 2101 North Pearl Street on the west corner of the intersection of Woodall Rogers Freeway and North Pearl Street.
Applicant: Bobby A. Nichols of Chandler Signs
Staff Recommendation: **Approval**

- 0602141143**
Michael Finley
(CC District 14)
- An application for a Certificate of Appropriateness to reface both faces of a 39.67 square feet monument sign reading '**CHASE**' at 2101 North Pearl Street on the northeast side of Olive Street, northwest of Woodall Rogers Freeway.
Applicant: Bobby A. Nichols of Chandler Signs
Staff Recommendation: **Approval**

0602151028
Michael Finley
(CC District 14)

An application for a Certificate of Appropriateness to reface both faces of a 39.67 square feet pole sign reading '**CHASE**' at 2101 North Pearl Street on the northwest side of Woodall Rogers Freeway, between Pearl Street and Olive Street.

Applicant: Bobby A. Nichols of Chandler Signs

Staff Recommendation: **Approval**

0602151009
Michael Finley
(CC District 14)

An application for a Certificate of Appropriateness for the installation of a 196 square feet pole sign reading '**GRAINGER**' at 2500 Pacific Avenue 50 feet west of the west line of N. Hawkins Street, south of Pacific Avenue.

Applicant: Zeke Bullock of Barnett Signs, Inc.

Staff Recommendation: **Approval**

0602211015
Michael Finley
(CC District 14)

An application for a Certificate of Appropriateness for the installation of a 95 square feet upper level internally illuminated flat attached sign reading '**GRAINGER**' at 2500 Pacific Avenue on the west façade.

Applicant: Zeke Bullock of Barnett Signs, Inc.

Staff Recommendation: **Approval**

0602151013
Michael Finley
(CC District 14)

An application for a Certificate of Appropriateness for the installation of a 95 square feet upper level internally illuminated flat attached sign reading '**GRAINGER**' at 2500 Pacific Avenue on the north façade.

Applicant: Zeke Bullock of Barnett Signs, Inc.

Staff Recommendation: **Approval**

Miscellaneous Docket

M056-025
Richard Brown
(CC District 6)

A minor amendment to the site plan and landscape plan for Specific Use Permit No. 1297, on the southeast corner of Stemmons Freeway and Rentzel Street.

Staff Recommendation: **Approval**

M056-026
Richard Brown
(CC District 14)

A minor amendment to the development plan for Planned Development Subdistrict No. 23, within Planned Development District No. 193, the Oak Lawn Special Purpose District on Clyde Lane, southeast of McKinney Avenue.

Staff Recommendation: **Approval**

M056-027
Richard Brown
(CC District 11)

A minor amendment to the landscape plan for Planned Development No. 614, within Tract III, on the east side of Montfort Drive, between Belt Line Road and Arapaho Road.

Staff Recommendation: **Approval**

D056-008
Frank Dominguez
(CC District 3)

A development plan for Planned Development District No. 731 on the northeast corner of Cockrell Hill Road and Kiest Boulevard.

Staff Recommendation: **Approval**

Zoning Cases – Individual

1. **Z045-172(NB)**
Nathaniel Barnett
(CC District 14)

A City Plan Commission authorized hearing to determine proper zoning on property zoned an R-7.5(A) Single Family District in an area generally along the 6100 and 6200 blocks of Prospect Avenue with consideration being given to a new Conservation District

Staff Recommendation: **Approval** of a Conservation District

Bus Tour Date: March 9, 2006

2. **Z056-179(DW)**
David Whitley
(CC District 8)

An application for a Specific Use Permit for an outside salvage and reclamation use on property zoned an IM Industrial Manufacturing District and Planned Development District No. 535 on the northeast side of C.F. Hawn Freeway, northwest of Haymarket Road

Staff Recommendation: **Denial**

Applicant: Real Estate Solutions

Bus Tour Date: March 30, 2006

3. **Z056-186(JH)**
Jennifer Hiromoto
(CC District 14)

An application for a Planned Development Subdistrict for MF-2 uses within Planned Development District No. 193, the Oak Lawn Special Purpose District, on a property zoned an MF-2 Multiple Family Subdistrict and an LC Light Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District on McKinney Avenue, south of Hester Avenue.

Staff Recommendation: **Denial**

Applicant: Gillon Caruth I, Ltd

Representative: Karl Crawley, MASTERPLAN

Other Matters

Minutes: March 23, 2006

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, March 30, 2006

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]