



CITY OF DALLAS

CITY PLAN COMMISSION
Thursday, May 11, 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
Warren Ellis, Principal Planner

BRIEFINGS:

Subdivision Docket
Zoning Docket

ACTION ITEMS:

Subdivision Docket

Planner: Paul Nelson

Consent Agenda - Preliminary Plats

- (1) **S034-088**
(CC District 13) A minor amendment submitted in accordance with Section 212.016 of the Local Government Code to correct scrivener's errors on the Final Plat for "Royal Oaks Office Suites Addition" located on 8600 Greenville Avenue at Royal Lane, northeast corner
Applicant: Office Investors at Royal Creek, LP
Application Filed: April 28, 2006
Zoning: NO(A)
Staff Recommendation: Approval with no conditions

- (2) **S056-231**
(CC District 14) An application to replat all of City Block 742 into one 2.475 acre lot bordered by Live Oak Street, Washington Avenue, St. Joseph Street, and Swiss Avenue
Applicant: Dallas Theological Seminary
Application Filed: April 18, 2006
Zoning: PDD 298, Sub districts 10 & 11
Staff Recommendation: Approval, subject to the conditions listed in the docket

- (3) **S056-232**
(CC District 10) An application to replat 13.459 acres containing Lot 1 in City Block A/7081 to remove existing easements and to create new easements on E. Northwest Highway at Lullwater Drive, northwest corner
Applicant: Ashton Dallas Residential
Application Filed: April 18, 2006
Zoning: MF-2(A)
Staff Recommendation: Approval, subject to the conditions listed in the docket

Individual Items – Residential Replats

- (4) **S056-226**
(CC District 13) An application to replat part of Lot 10 in City Block 1/5492 to create two 14,625 square foot lots on 6043 Meadow Road east of Preston Road
Applicant: Phillip Fristoe
Application Filed: April 18, 2006
Notices Mailed: April 19, 2006
Zoning: R-10(A)
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (5) **S056-227**
(CC District 8) An application to replat Lot 23 in City Block E/7588 into two 10,000 square foot lots on Beckley View Avenue, south of Beckleymeade Avenue
Applicant: Emmanuel C. McSween
Application Filed: April 18, 2006
Notices Mailed: April 19, 2006
Zoning: R-7.5(A)
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (6) **S056-228**
(CC District 8) An application to replat Lot 1 being a 0.6651 acre tract of land in City Block 16/6866 into one 9,658.76 square foot lot, one 9,657.99 square foot lot, and one 9,658.00 square foot lot on Highland Woods Drive between Bonnie View Road and Bluffman Drive
Applicant: JJW Properties, LLC
Application Filed: April 18, 2006
Notices Mailed: April 24, 2006
Zoning: R-7.5(A)
Staff Recommendation: Approval, subject to the conditions listed in the docket

- (7) **S056-229**
(CC District 9)
- An application to replat a 0.9950 acre tract of land containing part of Lot A in City Block 6133 and all of Lot 11 in City Block 1/6133 into one; 8,141.35 square foot lot; one, 7,784.53 square foot lot; one, 10,247.23 square foot lot, and one, 17,169.4 square foot lot on Peavy Rd, and Harter Rd, southeast of Northcliff Dr.
Applicant: Edward & Michele Coker; & Case Study Homes, Inc
Application Filed: April 18, 2006
Notices Mailed: April 21, 2006
Zoning: R-7.5(A)
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (8) **S056-233**
(CC District 2)
- An application to replat a 0.3492 acre tract of land containing part of Lots 6 and 7 in City Block C/795 ½ into one lot on 4738 Victor Street, southwest of N. Prairie St.
Applicant: Nathaniel and Robin Barnes
Application Filed: April 19, 2006
Notices Mailed: April 21, 2006
Zoning: PDD 98
Staff Recommendation: Approval, subject to the conditions listed in the docket

Miscellaneous Docket

M056-030
Richard Brown
(CC District 7)

A minor amendment to the development and landscape plan for Planned Development District No. 716, on the northwest and southeast line of Bertrand Avenue, north of Scyene Road
Staff Recommendation: **Approval**

M056-034
Richard Brown
(CC District 8)

A minor amendment to the development/landscape plan for Planned Development District No. 507, on the north line of Wheatland Road, east of South R. L. Thornton Freeway
Staff Recommendation: **Approval**

Zoning Cases – Consent

2. **Z056-209(RB)**
Richard Brown
(CC District 2)

An application for a Specific Use Permit for a Utility or government installation other than listed for the Dallas County Institute of Forensic Sciences on property zoned an MU-3 Mixed Use District on the southwest line of IH 35, between Motor Street and Wycliff Avenue.
Staff Recommendation: **Approval** for a permanent time period, subject to a site plan and conditions
Applicant: Dallas County, Owner
Representative: David Lubeski

3. **Z056-216(DW)**
David Whitley
(CC District 1)
An application to amend Specific Use Permit No. 1553 for an open-enrollment charter school on property zoned an MU-1 Mixed Use District and Subarea 4 within Planned Development District No. 316, the Jefferson Area Special Purpose District on the northeast corner of Zang Boulevard and Sunset Avenue.
Staff Recommendation: **Approval**, subject to a site plan and staff's recommended conditions
Applicant: La Academia de Estrellas
Representative: Lorraine Mantei
4. **Z056-219(WE)**
Warren Ellis
(CC District 12)
An application for a Specific Use Permit for a private school on property zoned a CS Commercial Service District, on the east line of Davenport Road, north of Nutwood Circle.
Staff Recommendation: **Approval**, for a five-year period with automatic renewals for additional five-year periods, subject to a site plan and staff's recommended conditions.
Applicant: Texas Torah Institute
Representative: MASTERPLAN

Zoning Cases – Under Advisement

5. **Z056-152(WE)**
Warren Ellis
(CC District 12)
An application for an amendment to Planned Development District No. 318 to create a new Subarea for residential uses, an increase in height and the maximum number of stories permitted, on the northwest corner of the North Dallas Parkway at Haverwood Street.
Staff Recommendation: **Approval**, subject to staff's recommended conditions.
Applicant: SAS Associates, Inc.
Representative: Michael Coker Company, Inc.
U/A From: February 23, 2006; March 9, 2006 and March 23, 2006
6. **Z056-207(WE)**
Warren Ellis
(CC District 11)
An application for a Planned Development District for single family uses on property zoned an R-1/2 ac(A) Single Family District on the south line of Spring Valley Road, between Hillcrest Road and Preston Road
Staff Recommendation: **Approval**, subject to a development plan and conditions.
Applicant: DaVinci Estates, L.P.
Representative: MASTERPLAN
U/A From: April 20, 2006

7. **Z056-108(JH)**
Jennifer Hiromoto
(CC District 7)
- An application for a Planned Development District on property zoned an RS-I Regional Service Industrial Subdistrict, a P(A) Parking Subdistrict, a MF-2(A) Multifamily Subdistrict, and a CC Community Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on property bounded by Ervay Street, Grand Avenue, Lamar Street, Parnell Street and GCSF Railroad with consideration being given to an RS-I Regional Service Industrial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District
- Staff Recommendation: **Approval** of an RS-I Subdistrict with PDD No. 595 in lieu of a Planned Development District
- Applicant: Dallas Independent School District (DISD)
- Representative: Santos Martinez, Masterplan
- Bus Tour Date: January 12, 2006
- U/A From: April 20, 2006
8. **Z056-200(JH)**
Jennifer Hiromoto
(CC District 4)
- An application for a TH-3(A) District on property zoned an R-7.5(A) Single Family District on the east side of Marsalis Avenue, north of Ann Arbor Avenue.
- Staff Recommendation: **Approval**
- Applicant: Patricia Hawkins
- Representative: Michael R. Coker, Coker Company
- U/A From: April 20, 2006

Zoning Cases – Individual

9. **Z056-213(DW)**
David Whitley
(CC District 14)
- An application for a Planned Development Subdistrict for GR General Retail Subdistrict uses on property zoned an O-2 Office and HC Heavy Commercial Subdistricts with Planned Development District No. 193, the Oak Lawn Special Purpose District, on the northwest corner of McKinnon Street and Cedar Springs Road.
- Staff Recommendation: **Approval**, subject to a conceptual plan, tree and sidewalk plan, revised development plan, detailed landscape plan and staff's recommended conditions
- Applicant: WP South Acquisitions and Carr America Development, LP
- Representative: Masterplan

10. **Z056-222(WE)**
Warren Ellis
(CC District 8)
- An application for a CS Commercial Service District on property zoned a CR Community Retail District, on the north line of Lyndon B. Johnson Freeway (I-20), east of Lancaster Road.
- Staff Recommendation: **Denial**
- Applicant: Marshall McMillin Texas Trucks and Equipment, Inc.
- Representative: Michael R. Coker Company

Comprehensive Plan

Forward Dallas! Comprehensive Plan

Theresa O'Donnell
Janet Tharp
Peer Chacko

The forwardDallas! plan provides a vision for Dallas' future, an overall framework and policies to guide the city in achieving the vision, and an implementation plan and monitoring system.

U/A From: April 6, 2006; April 20, 2006 and May 4, 2006

Landmark Commission Appeal

Jim Anderson

Appeal of the decision of the Landmark Commission to deny a Certificate of Appropriateness in the Swiss Avenue Historic District at 6102 Swiss Avenue

Staff Recommendation: **Denial**

Authorization of a Hearing

Neva Dean
(CC District 12)

Consideration of authorization of a public hearing to determine the proper zoning on the Residential 2 and Residential 3 portion of Planned Development District No. 222 on the north side of Frankford Road, west of Preston Road with consideration given to amending the conditions and development plan of that portion of the Planned Development District. This is a hearing to consider the request to authorize the hearing and not on the rezoning of property at this time.

Other Matters

Minutes: May 4, 2006

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, May 11, 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]