



CITY OF DALLAS

REVISED
CITY PLAN COMMISSION
Thursday, May 18, 2006
AGENDA

BRIEFINGS:	5ES	10:00 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: Allen Heist

Consent Agenda - Preliminary Plats

- (1) **S056-234**
(CC District 7)
 - An application to replat Lot 17 and part of Lot 18 in Block 2/1348, part of Lot 1 and all of Lot 16 in Block 1/1349, and all of Lot 1A in Block 4/1354 into one 4.926 acre lot at Martin Luther King Jr. Boulevard, 4th Avenue, and Trezevant Street
 - Addition Name: Martin Luther King Jr. Station
 - Applicant: Dallas Area Rapid Transit
 - Application Filed: April 19, 2006
 - Zoning: PD 595 (MF-2(A), CC, & SUP 1511)
 - Staff Recommendation: **Approval**, subject to the conditions listed in the docket

- (2) **S056-235**
(CC District 6)
- An application to plat a tract of land in Block 8379 into one 16,225.48 sq. ft. (0.3725 ac.) lot at the southeast corner of Luna Road and Blue Bank Road
Addition Name: Ambassador
Applicant: Ambassador Cab Co.
Application Filed: April 21, 2006
Zoning: IR & FP
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (3) **S056-236**
(CC District 3)
- An application to plat a 6.226 acre tract of land in Block 7667 into a 33 lot Shared Access Area Development and Community Unit Development on the north side of Sportsmans Parkway between Cavalcade Drive and Cherry Laurel Lane
Addition Name: Sierra Bonita
Applicant: Horri Investment Corp.
Application Filed: April 24, 2006
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (4) **S056-237**
(CC District 8)
- An application to plat a 19.1853 acre tract of land in Block A/7558 into three lots of 3.9996, 4.6648, and 10.5208 acres on the south side of LBJ Freeway (I20) service road between S. Hampton Road and S. Polk Street
Addition Name: Penn Brothers
Applicant: Penn Brothers Realty
Application Filed: April 24, 2006
Zoning: PD 240, Tracts 2A, 2B & 2C
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (5) **S056-238**
(CC District 4)
- An application to replat part of Lot 1 and all of Lot 2 in Block 5827 into one 2.684 acre lot and to remove the previously platted 95 foot building line on the south side of Forney Road between Buckner Boulevard (Loop 12) and Lomax Drive
Addition Name: The Facility
Applicant: McNeill Living Trust
Application Filed: April 25, 2006
Zoning: LI
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

- (6) **S056-239**
(CC District 11)
- An application to plat a 14.7292 acre tract of land in Block 8176 into a 14 lot Shared Access Area Development and Community Unit Development along the south side of Spring Valley Road at Cliffbrook Drive
Addition Name: DaVinci Estates
Applicant: DaVinci Estates, LP & S. Houshmand
Application Filed: April 25, 2006
Zoning: R-1/2ac(A) & FP
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (7) **S056-240**
(CC District 8)
- An application to plat a 9.995 acre tract of land in Block 6898 into one lot on the north side of Camp Wisdom Road between S. Lancaster Road (Hwy 342) and Firebird Drive
Addition Name: Dallas "South Central" Police Station
Applicant: City of Dallas
Application Filed: April 26, 2006
Zoning: PD 625 (Mixed Use)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (8) **S056-241**
(CC District 1)
- An application to plat a tract of land and the remainder of Lot 1 in Block A/4568 into one 23,700 sq. ft. (0.544 ac.) lot on the south side of W. Davis Street between Bernice Street and Paisley Street
Addition Name: Aguilar Davis
Applicant: Alvaro Aguilar
Application Filed: April 28, 2006
Zoning: PD 631 (MCO)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (9) **S056-242**
(CC District 1)
- An application to replat Lots 1 and 2 in Block 96/3079 into one 40,425 sq. ft. (0.9280 ac.) lot at the northeast corner of E. 10th Street and N. Marsalis Avenue
Addition Name: Malchi No. 5
Applicant: John Malchi
Application Filed: May 1, 2006
Zoning: RR
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

- (10) **S045-234**
(CC District 14) A minor amending plat to include interior street names in a 36 lot Shared Access Area Development in Blocks 1/983 and 2/983 on N. Haskell Avenue between Travis Street and Cole Avenue
Addition Name: Valencia II
Applicant: Boulevard Builders/Valencia LP
Application Filed: May 5, 2006
Zoning: PD 305 (MF-2(A))
Staff Recommendation: **Approval**
- (11) **S034-206**
(CC District 14) A minor amending plat to include a portion of previously designated common area into Lot 26 in a 36 lot Shared Access Area Development in Block E/5697 on Oriole Avenue west of Inwood Road
Addition Name: Park Cities Townhomes
Applicant: PCTH, Ltd.
Application Filed: May 9, 2006
Zoning: MF-2(A)
Staff Recommendation: **Approval**

Miscellaneous Docket

- D056-009**
Frank Dominguez
(CC District 3)
(Gary) A development plan for Planned Development District No. 525, on Stone Mesa Drive, north of Rock Quarry Drive.
Staff Recommendation: **Approval**
- W056-007**
Neva Dean
(CC District 14) A wavier of the two-year waiting period in order to submit an application for an amendment to the Planned Development Subdistrict No. 37 within Planned Development District No. 193, the Oak Lawn Special Purpose District on Hall Street, between Hood Street and Sale Street
Staff Recommendation: **Denial**
- W056-008**
Neva Dean
(CC District 3) A wavier of the two-year waiting period in order to submit an application for an amendment to Planned Development District No. 736 for single family uses, private streets, and an accessory community center (private) use on the southwest corner of Clark Road and Panavision Trail.
Staff Recommendation: **Denial**
- Z056-154(WE)**
Warren Ellis
(CC District 12) Deed restrictions volunteered by the applicant in conjunction with an application for a TH-3(A) Townhouse District on property zoned an R-10(A) Single Family District, on the west line of Davenport Road, south of Stedman Drive.
Staff Recommendation: **Approval** of the revised deed restrictions volunteered by the applicant.

Z056-177(DW)
David Whitley
(CC District 8)

Site plan and conditions submitted in conjunction with an application for a Specific Use Permit for an open-enrollment charter school and termination of Specific Use Permit No. 487 for a YMCA on property zoned an R-5(A) Single Family District on the east corner of Highland Hills Drive and Bonnie View Road

Staff Recommendation: **Approval** of a site plan and conditions

Certificates of Appropriateness for Signs

Downtown Sign District:

0605021050
Michael Finley
(District 14)

An application for a Certificate of Appropriateness by Bradley Barnard of Fast Signs for the instillation of a 2,197 square feet upper level attached sign reading '**Tower Royale by Adams Mark – June 2006**' at 400 North Olive Street on the northeast façade of the building located on Live Oak Street between Olive Street and Pearl Street.

Staff Recommendation: **Approval**

SSDAC Recommendation: **Approval** of the 61' x 36' sign for an eight (8) month period.

Zoning Cases – Consent

1. **Z056-192(RB)**
Richard Brown
(CC District 3)

An application for an amendment to the conditions for Planned Development District No. 603 for IR Industrial Research District Uses on the north alignment of Pinnacle Park Boulevard, east of Cockrell Hill Road

Staff Recommendation: **Approval**

Applicant: TR Pinnacle Corp.; Capri Capital Advisors, LLC; Pinnacle West, LP

Representative: Karl Crawley

2. **Z056-194(RB)**
Richard Brown
(CC District 8)

An application for an RR Regional Retail District on property designated as Tracts 2A, 2B, and 2C within Planned Development District No. 240 on the south line of IH 20, east of Hampton Road

Staff Recommendation: **Approval**

Applicant: Penn Brothers Realty, Owner

Representative: Dallas Cothrum

3. [Z056-227\(RB\)](#)
Richard Brown
(CC District 10)
An application for a Planned Development District for Single family uses and Private streets on property zoned an R-7.5(A) Single Family District on the east line of Audelia Road, south of Shadow Way
Staff Recommendation: **Approval**, subject to a development plan, Audelia Road planting plan, and conditions
Applicant: Marlin Atlantis
Representative: Mardy Brown
Bus Tour Date: May 11, 2006

4. [Z056-218\(JH\)](#)
Jennifer Hiromoto
(CC District 8)
An application to amend Specific Use Permit No. 1485 for a community service center on property zoned an R-7.5(A) Single Family District on the northwest corner of Camp Wisdom Road and Hampton Road
Staff Recommendation: **Approval** for a two-year period with eligibility for automatic renewal for additional two-year periods, subject to site plan and conditions
Applicant: Anthony Evans

5. [Z056-225\(FD\)](#)
Frank Dominquez
(CC District 13)
An application for the renewal of Specific Use Permit No. 1447 for a Private school on property zoned an R-7.5(A) Single Family District on the northeast corner of Boedeker Street and Park Lane
Staff Recommendation: **Approval** of a renewal for Specific Use Permit No. 1447 for a private school for a ten-year time period with eligibility for automatic renewals for additional ten-year time periods, subject to a site plan and conditions
Applicant: Our Redeemer Lutheran Church/Our Redeemer Evangelical Lutheran Church
Representative: Jackson Walker, LLP, Susan Mead/Suzan Kedron

6. [Z056-223\(WE\)](#)
Warren Ellis
(CC District 3)
An application for a Specific Use Permit for multifamily and single family uses within Tract 12 of Planned Development District 508 for mixed uses on the north line of Singleton Boulevard, east of Pointer Street.
Staff Recommendation: **Approval** for a permanent time period, subject to a site plan and conditions
Applicant: KB Home
Representative: Macatee Engineering

Zoning Cases – Under Advisement

7. **Z045-120 (MM)**
Michael Finley
(CC District 2&14)

An application for (1) a Planned Development District for mixed uses to be known as the Baylor University Medical Center Area Special Purpose District; (2) the termination of Specific Use Permits Nos. 853, 673, and 1110; (3) the termination of Planned Development District No. 613 and portions of Planned Development District No. 298 and Planned Development District No. 298-D, the Bryan Area Special Purpose District; and (4) the termination of deed restrictions on property zoned Planned Development District No. 298, Planned Development District 298-D, an MU-3 Mixed Use District, an MU-3-D Mixed Use District with a Dry Liquor Control Overlay, an MU-2 Mixed Use District, an MU-2-D Mixed Use District with a Dry Liquor Control Overlay, a P(A) Parking District, a CS Commercial Service District, an MF-2(A) Multifamily District, an LO-3 Limited Office District, an LO-3-D Limited Office District with a Dry Liquor Control Overlay, an IM Industrial Manufacturing District and a GO(A) General Office District, located within an area generally bounded by Live Oak Street, Haskell Street, Main Street and Malcolm X Blvd. Consideration will be given to creating three subareas in Planned Development District No. 298 and 298-D to allow additional uses and development standards, in lieu of including this area of PDD No. 298 in the proposed Baylor University Medical Center Area Special Purpose District.

Staff Recommendation: **Continue under advisement** until June 1, 2006 to allow Staff time to review the proposed planned development conditions.

Applicant: Baylor Health Care System

Representative: Robert Reeves, Robert Reeves & Assoc.

Bus Tour Date: March 30, 2006

U/A From: February 24, 2005; March 24, 2005; April 14, 2005; May 12, 2005; June 23, 2005; October 27, 2005; December 8, 2006 and April 20, 2006

8. [Z045-132 \(RB\)](#)
Richard Brown
(CC District 2)
- An application for an MU-3 Mixed Use District with removal of the D Dry Liquor Control Overlay on property zoned an LO-3-D Limited Office District with the D Liquor Control Overlay with consideration being given to an MU-2 Mixed Use District with retention of the D Dry Liquor Control Overlay on the north corner of Washington Avenue and Worth Street.
Staff Recommendation: **Approval** of an MU-3 Mixed Use District with retention of the D Dry Liquor Control Overlay, subject to deed restrictions volunteered by the applicant.
Applicant: 606 Washington Limited; James M. Eidson-Manager, Owner
Representative: Kirk R. Williams
Bus Tour Date: March 30, 2006
U/A From: January 20, 2005; February 10, 2005; February 24, 2005; March 24, 2005; April 14, 2005; May 12, 2005; June 23, 2005; October 27, 2005; December 8, 2005 and April 20, 2006
9. [Z056-215\(DW\)](#)
David Whitley
(CC District 2)
- An application for a Specific Use Permit for an Alcoholic Beverage Establishment for a bar, lounge or tavern on property zoned an IR Industrial Research District on the north corner of Inwood Road and Maple Avenue.
Staff Recommendation: **Approval** for a two-year time period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions
Applicant: Matt Miller, Dallas Eagle
Representative: Ryan Bibb
U/A From: May 4, 2006
10. [Z056-183\(JH\)](#)
Jennifer Hiromoto
(CC District 7)
- An application for a Planned Development District for R-7.5(A) uses and manufactured home park use and a Specific Use Permit for a manufactured home park use on property zoned an R-7.5(A) Single Family District on the south side of Highland Road, south of Barbaree Boulevard.
Staff Recommendation: **Denial**
Applicant: Steve Crossett
Representative: Jonathan Vinson, Jackson Walker
Bus Tour Date: March 30, 2006 and April 20, 2006

Zoning Cases – Individual

11. [Z056-221\(JH\)](#)
Jennifer Hiromoto
(CC District 14)
- An application for a Specific Use Permit for a Bank or Savings and Loan Office with drive-through lanes on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the southwest corner of Fitzhugh Avenue and McKinney Avenue
Staff Recommendation: **Denial**
Applicant: McFitzhugh Properties, Ltd.
Representative: Kyle Russell, Russell Associates

12. **Z056-171(RB)**
Richard Brown
(CC District 2)
- An application for a Specific Use Permit for a Transit Passenger Station or transfer center on property zoned an MU-3 Mixed Use District, and an application for a Planned Development Subdistrict for a Railroad passenger station and TH-3 Subdistrict Uses on property zoned a TH-3 Townhouse Subdistrict and an LC Light Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the west line and east line of Harry Hines Boulevard between Wycliff Avenue and Douglas Avenue
Staff Recommendation: **Approval** of a Specific Use Permit for a Transit passenger station or transfer center for a permanent time period, subject to a site plan, landscape plan, and conditions, and **approval** of a Planned Development Subdistrict for a Railroad passenger station and TH-3 Subdistrict Uses, subject to a development plan, landscape plan, and conditions
Applicant: Dallas Area Rapid Transit
Representative: Karl A. Crawley
Bus Tour Date: March 9, 2005
13. **Z056-201(WE)**
Warren Ellis
(CC District 14)
- An application to create a Planned Development Subdistrict for mixed residential, retail and office uses within Planned Development No. 193, the Oak Lawn Special Purpose District, on property zoned an LC Light Commercial Subdistrict and an O-1 Office Subdistrict, and volunteered deed restrictions by the applicant on a portion of Planned Development District No. 225, the State Thomas Special Purpose District on an area generally bounded by McKinney Avenue, Routh Street., State Street, and Fairmount Street.
Staff Recommendation: **Denial**
Applicant: SNK Dallas Uptown L.P.
Representative: Jackson Walker, LLP
Bus Tour Date: March 30, 2006
14. **Z056-224(WE)**
Warren Ellis
(CC District 14)
- An application for an amendment to the deed restrictions for a restaurant use on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District on the east line of McKinney Avenue, southeast of Armstrong Street
Staff Recommendation: **Denial**
Applicant: Cretia Drydale
Representative: Roger Albright

15. [Z056-226\(WE\)](#)
Warren Ellis
(CC District 11)
An application for a MC-2 Multiple Commercial District on property zoned an LO-2 Limited Office District on the northwest corner of Preston Road and Lyndon B. Johnson Freeway (I-635).
Staff Recommendation: **Approval** of an MU-1 Mixed Use District in lieu of an MC- 2 Multiple Commercial District
Applicant: Hpd North Dallas, Ltd.
Representative: MASTREPLAN
16. **Z056-199(MF)**
Michael Finley
(CC District 2)
A City Plan Commission authorized hearing to consider the proper zoning on property zoned Planned Development District No. 269, the Deep Ellum/East Side District, with consideration of an amendment including but not limited to, regulations regarding parking requirements, and limitations on dance halls, tattoo parlors, body piercing studios and bars, lounges and taverns in an area generally bounded by Parry Ave., R.L. Thornton Freeway, N. Central Expressway and the T&P RR.
Staff Recommendation: **Approval**, subject to staff recommendation
Representative: Roger Albright
Bus Tour Date: May 11, 2006
17. [Z056-238\(DC\)](#)
David Cossum
(CC District 2)
An application to create a new sub-district to allow the additional use of a homeless assistance center in Planned Development No. 357, the Farmers Market Special Purpose District, located in an area bounded by Interstate-30 (R.L. Thornton Freeway) to the south, St. Paul Street to the southwest, Corsicana Street to the northwest and Park Avenue to the northeast.
Staff Recommendation: **Approval**, subject to a development and conditions
Applicant: City of Dallas
Representative: Terry Williams
Bus Tour Date: May 11, 2006

Land Use Study – Under Advisement

- Angela Calvin
(CC District 10)
Consideration of the adoption of the District 10 Strategic Plan to be used as a guide in the implementation of future development in an area generally defined as Northeast Dallas bounded by the Dallas City Limits to the north and east, Northwest Highway to the south, and U.S. Highway 75 and the White Rock Greenbelt to the west.
Staff Recommendation: **Adoption** of the Plan
U/A From: May 4, 2006

Reconsideration

Comprehensive Plan

Forward Dallas! Comprehensive Plan

1. Reconsideration of action taken on May 11, 2006, which was to keep the public hearing open and hold the forwardDallas! Plan under advisement until June 22, 2006.

If #1 is approved then Consideration of #2.

2. Consideration of 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.

Other Matters

Minutes: May 11, 2006

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, May 18, 2006

SUBDIVISION REVIEW COMMITTEE and ZONING ORDINANCE ADVISORY COMMITTEE: Joint meeting in City Council Chambers at 8:30 a.m. to consider proposed Development Code Amendment establishing administrative approval process.

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]