



CITY OF DALLAS

CITY PLAN COMMISSION
Thursday, June 1, 2006
AGENDA

BRIEFINGS:	5ES	11:00 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
Richard Brown, Principal Planner

BRIEFINGS:

Subdivision Docket
Zoning Docket

ACTION ITEMS:

Subdivision Docket

Planner: Allen Heist

Consent Agenda - Preliminary Plats

- (1) **S056-243**
(CC District 6)
- An application to replat a 4.224 acre tract of land containing all of Lot 1 and a tract of land in City Block A/4021 into one 2.854 acre lot, and one 1.370 acre lot on 712 Ft. Worth Avenue
- Applicant: Mahesh and Lovkesh Kalia
Application Filed: May 3, 2006
Zoning: IR
Staff Recommendation: Approval, subject to the conditions listed in the docket

- (2) **S056-244**
(CC District 13) An application to replat a 2.426 acre tract containing all of Lot 3B in City Block 7290 into one, 1.056 acre lot, one, 0.173 acre lot, and one 1.197 acre lot on Manderville Lane at N. Central Expressway, northeast corner
Applicant: BC Royal Crossing, Ltd
Application Filed: May 3, 2006
Zoning: CR
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (3) **S056-245**
(CC District 2) An application to create one 5.7244 acre lot and one 5.8030 acre lot from an 11.5274 acre tract of land in City Block 6055 on I-35E, northwest of Wycliff Avenue
Applicant: Dallas County
Application Filed: May 3, 2006
Zoning: MU-3
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (4) **S056-248**
(CC District 12) An application to create a 1.111 acre lot in City Block 8752 on Kelly Boulevard at Old Mill Road, northeast corner
Applicant: Vernon Smith
Application Filed: May 3, 2006
Zoning: CR
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (5) **S056-249**
(CC District 11) An application to create one 18.115 acre lot in City Block 7729 on Valley View Lane at IH 635 Service Road, northwest corner
Applicant: The Covenant Knights School
Application Filed: May 3, 2006
Zoning: PDD 143
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (6) **S056-250**
(CC District 14) An application to create a 2.840 acre lot in City Block 722 on Live Oak Street between St. Joseph Street and Apple Street, if extended
Applicant: Dallas Theological Seminary
Application Filed: May 3, 2006
Zoning: PDD 298, Subdistrict 8
Staff Recommendation: Approval, subject to the conditions listed in the docket

- (7) **S056-251**
(CC District 11) An application to replat a 30.267 acre tract being Lot 7A into six lots that are a one 21.095 acre lot, one 3.713 acre lot, one 1.124 acre lot, one 1.409 acre lot, one 1.886 acre lot, and one 1.040 acre lot on Belt Line Road between Prestonwood Boulevard and Montfort Drive
Applicant: WXIII PWM Real Estate LP
Application Filed: May 3, 2006
Zoning: PDD 614, Tracts I and III
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (8) **S056-253**
(CC District 6) An application to create two, 2.6318 acre lots from a 5.2636 acre tract of land in City Block 7702 on 4225 Irving Boulevard and 4437 Leston Avenue, west of Norwood Avenue
Applicant: JSJM, Inc.
Application Filed: May 4, 2006
Zoning: IR
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (9) **S056-257**
(CC District 2) An application to replat all of City Block G/489 and an abandoned alley into one 2.675 acre lot on Malcolm X Boulevard, Indiana Street, and North Walton Street
Applicant: Westdale Properties America I
Application Filed: May 10, 2006
Zoning: PD No. 269
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (10) **S056-259**
(CC District 14) An application to replat all of Lots 9, 10, and 11 in City Block 3/1584 into one 0.494 acre lot on Oak Lawn Avenue at Wycliff Avenue, southwest corner
Applicant: Diane Nabholtz
Application Filed: May 11, 2006
Zoning: PDD 193 (PDS#3)
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (11) **S056-260**
(CC District 2) An application to create one 5.086 acre lot in City Blocks 1226 and 1273 on Stemmons Freeway (I-35E) between Inspiration Drive and Hi-Line Drive
Applicant: Wood Partners
Application Filed: May 11, 2006
Zoning: PDD 621, Sub-district 1
Staff Recommendation: Approval, subject to the conditions listed in the docket

- (12) **S056-261**
(CC District 8) An application to replat part of Lot 6 in City Block 7618 into one 1.687 acre lot on 8702 S. Lancaster Road, north of Cedardale Road
Applicant: Lancaster Crossing, LLC
Application Filed: May 12, 2006
Zoning: CS
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (13) **S056-262**
(CC District: **ETJ**) An application to create a 591 lot single family subdivision from a 210.004 acre tract of land in the City of Dallas ETJ in Kaufman County northeast of the City of Forney between Highway 80 and East King Road
Applicant: Hanover Property Company
Application Filed: May 12, 2006
Zoning: None
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (14) **S056-263**
(CC District 2) An application to create one 1.252 acre lot in City Block 420 on 913 Bellview Street, northeast of S. Lamar Street
Applicant: Bellview Condominium Associates I, Ltd.
Application Filed: May 12, 2006
Zoning: PDD 317, District 3A
Staff Recommendation: Approval, subject to the conditions listed in the docket

Individual Items – Residential Replats

- (15) **S056-246**
(CC District 13) An application to replat a 0.9323 acre tract of land containing all of Lot 1 in City Block 5517 to increase the existing 30 foot platted building line to 40 feet along Meaders Lane, and to reduce the existing platted 80 foot building line to 15 feet along Inwood Road, on 5110 Meaders Lane at Inwood Road, southeast corner
Applicant: Stephan and Lyda Akin
Application Filed: May 3, 2006
Notices Mailed: May 5, 2006
Zoning: R-1ac.(A)
Staff Recommendation: Denial

- (16) **S056-247**
(CC District 6) An application to replat part of Lots 1 and 2 in City Block 19/8335 into one 10,155.14 square foot lot on 1032 N. Bond Avenue, north of Hale Street
Applicant: Juan Manuel Cabrales
Application Filed: May 3, 2006
Notices Mailed: May 8, 2006
Zoning: R-7.5(A)
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (17) **S056-252**
(CC District 7) An application to replat Lot 1 being a 0.4756 acre tract of land in City Block 23/5809 into one 9,126.25 square foot lot and one 11,594.05 square foot lot on 5802 Overlook Drive at James Street
Applicant: Humberto & Margarita Maldonado
Application Filed: May 4, 2006
Notices Mailed: May 8, 2006
Zoning: R-7.5(A)
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (18) **S056-254**
(CC District 13) An application to replat a 0.5107 acre tract of land containing all of Lot 7 in City Block 2/5564 by reducing the 50 foot platted building line to a 34 foot building line along the north line of Glenleigh Drive at 9303 Rockbrook Drive
Applicant: James S. Dempster and Karen L. Kanieski
Application Filed: May 5, 2006
Notices Mailed: May 8, 2006
Zoning: R-10(A)
Staff Recommendation: Denial
- (19) **S056-255**
(CC District 8) An application to replat a 1.7527 acre tract of land containing the remainder of Lot 18 and all of Lot 19A in City Block E/6855 into one lot on 5044 Veterans Drive at 56th Street, east corner
Applicant: New Leaf Baptist Church
Application Filed: May 8, 2006
Notices Mailed: May 10, 2006
Zoning: R-5(A)
Staff Recommendation: Approval, subject to the conditions listed in the docket

- (20) **S056-256**
(CC District 11) An application for a Minor Amending Plat to relocate the existing floodway easement line on a 0.8613 acre parcel being Lot 9 in City Block A/7463 on 12464 Breckenridge Drive south of Helsem Way
Applicant: Douglas Vanesko
Application Filed: May 9, 2006
Notices Mailed: May 10, 2006
Zoning: R-1/2 (A)
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (21) **S056-258**
(CC District 14) An application to replat Lot 10 in City Block 2/2954 to reduce the existing building line along the south line of Saratoga Circle from a minimum of 20 feet to a minimum of 9.5 feet on 6132 Saratoga Circle
Applicant: Russell M. and Cari Kelemen
Application Filed: May 9, 2006
Notices Mailed: May 11, 2006
Zoning: R-7.5(A)
Staff Recommendation: Approval, subject to the conditions listed in the docket

Miscellaneous Docket

- D056-010**
Frank Dominguez
(CC District 3) A development plan for Planned Development District No. 521, on the southwest side of Eagle Ford Drive, south of IH 20.
Staff Recommendation: **Approval**
- D056-011**
Frank Dominquez
(CC District 2) A development/landscape plan for Planned Development District No. 582, the Victory Planned Development District on the northeast corner of Lamar Street and Victory Avenue.
Staff Recommendation: **Approval**

Zoning Cases – Consent

1. **Z056-230(JH)**
Jennifer Hiromoto
(CC District 11) An application for a Specific Use Permit for a Private School on property zoned an R-16(A) Single Family District on the north side of Churchill Way, west of Whitley Lane.
Staff Recommendation: **Approval** for a five-year period, subject to site plan and conditions
Applicant: Dallas International School
Representative: Davis Glass

2. **Z056-217(FD)**
Frank Dominquez
(CC District 8)
- An application for a renewal of Specific Use Permit No. 1158 for a Child-care facility use, on property zoned an R-7.5(A) Single Family District on the southwest corner of Kirnwood Drive and Racine Drive
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewal for additional five-year periods, subject to a site plan and conditions
Applicant: Shirley Gleason

Zoning Cases – Under Advisement

3. **Z045-289(NB)**
Nathaniel Barnett
(CC District 2&14)
- A City Plan Commission authorized hearing to determine the proper zoning on property zoned an R-7.5(A) Single Family District, an R-7.5(A)–MD-1 Single Family District with a Modified Delta Overlay and a TH-3(A)–MD-1 Townhouse with a Modified Delta Overlay with consideration being given to a new Conservation District in an area generally bound by both sides of Goodwin to the north, Greenville to the east, both sides of Richard to the south and Laneri to the west.
Staff Recommendation: **Approval** of the Conceptual Plan and **approval** of the Conservation District
Bus Tour Date: March 30, 2006
U/A From: May 4, 2006
4. **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
Bus Tour Date: May 11, 2006
U/A From: May 11, 2006
5. **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 and May 11, 2006

6. **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 deed restrictions volunteered 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: **Approval**, subject to staff recommended conditions and revised conceptual plan.

Applicant: SNK Dallas Uptown L.P.

Representative: Jackson Walker, LLP

Bus Tour Date: March 30, 2006

U/A From: May 18, 2006

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: **Approval**, subject to staff recommended conditions, a conceptual plan, a parking plan and bus shuttle system circulation plan.
- 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; April 20, 2006 and May 18, 2006

Zoning Cases – Individual

8. **Z045-254(RB)**
Richard Brown
(CC District 11)
- An application for a Planned Development District for Mixed Uses on property zoned as Planned Development District No. 29 for Retail and Multiple Family Uses on the northwest corner of Walnut Hill Lane and North Central Expressway.
- Staff Recommendation: **Approval**, subject to a conceptual plan and staff's recommended conditions.
- Applicant: 9837 North Central, L.P., Owner
- Representative: William E. Cothrum

9. **Z056-231(RB)**
Richard Brown
(CC District 5)

An application for a Specific Use Permit for an Alcoholic beverage establishment for a Private club-bar on property zoned within the Subarea 4 portion of Planned Development District No. 366, the Buckner Boulevard Special Purpose District, and an IM Industrial Manufacturing District, both zoning districts possess the D-1 Liquor Control Overlay on the northeast corner of Buckner Boulevard and Kipling Drive.

Staff Recommendation: **Denial**

Applicant: What's Hot Fun World, Ltd., Owner

Representative: Jonathan Vinson

Comprehensive Plan

Forward Dallas! Comprehensive Plan

Consideration of the forwardDallas! plan. ForwardDallas! 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; May 4, 2006; May 11, 2006 and May 18, 2006

Staff recommendation: **Approval**

Other Matters

Minutes: May 18, 2006

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, June 1, 2006

ZONING ORDINANCE ADVISORY AND SUBDIVISION REVIEW COMMITTEES:

Joint meeting at 8:30 A.M in City Council Chambers to consider Item (1) DC056-014

SUBDIVISION REVIEW COMMITTEE: 10:00 A.M. in City Council Chamber to consider the following items: Item 15 (S056-246); Item 17 (S056-047); Item 18 (S056-254); Item 21; S056-258

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]