



CITY OF DALLAS

CITY PLAN COMMISSION
Thursday, September 14, 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
Olga Torres-Holyoak, Principal Planner

BRIEFINGS:

Subdivision Docket
Zoning Docket

ACTION ITEMS:

Subdivision Docket Planner: Paul Nelson

Consent Agenda - Preliminary Plats

- (1) **S056-342**
(CC District 5)

An application to create one, 174.5528 acre lot from a tract of land in City Block 6263 on S. Longacre Drive, south of Carter Road and west of Jim Miller Road
Applicant: City of Dallas
Application Filed: August 16, 2006
Zoning: PDD NO. 81, CS, R-7.5(A) with SUP No. 182
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (2) **S056-344**
(CC District 4)

An application to create one, 3.005 acre lot being part of City Block 6237 on 7224 Umphress Road west of Alhambra Drive
Applicant: Umphress Road United Methodist Church
Application Filed: August 16, 2006
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

- (3) **S056-348**
(CC District 14) An application to replat Lots 16, 17, and 18 in City Block 2/2040 to create one, 0.551 acre lot on 4411 Bowser Avenue northwest of Herschel Avenue
Applicant: Foresite Development
Application Filed: August 22, 2006
Zoning: PDD No. 193(MF-2)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (4) **S056-349**
(CC District 14) An application to replat Lots 14, 15, and 16 in City Block 33/1052 into one 0.551 acre lot on 4107 Bowser Avenue at Knight Street, west corner
Applicant: Foresite Development
Application Filed: August 22, 2006
Zoning: PDD No. 193(MF-2)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (5) **S056-350**
(CC District 14) An application is to replat a 0.5395 acre tract of land containing Lots 10, 11, 12, and 13 into a 15 lot shared access area development on 1905, 1911, 1915 and 1919 Hope Street, north of La Vista Court
Applicant: Joshua LeComte
Application Filed: August 22, 2006
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Individual Items – Residential Replat

- (6) **S056-345**
(CC District 8) An application to replat a 0.6456 acre tract of land containing all of Lot 6 in City Block 32/7614 into two, 14,062.5 square foot lots fronting on the southeast line of 3018 Alta Mesa Drive, southwest of Nandina Drive
Applicant: Regar Dale Dowell
Application Filed: August 18, 2006
Notices mailed: August 25, 2006
Number of notices sent: 24
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

- (7) **S056-346**
(CC District 8) An application to replat all of Lot 19 in City Block 6A/7614 into one 18,522.99 square foot lot and one 7,500 square foot lot on the 2739 Plaza Boulevard at Sierra Way, northwest corner
Applicant: Tricia Kaye Gilmore
Application Filed: August 18, 2006
Notices mailed: August 25, 2006
Number of notices sent: 9
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (8) **S056-347**
(CC District 14) An application to replat a 1.95 acre tract of land containing all of Lots 1, 2, 3, 4, and 5 in City Block B/2230 and part of Lots 3, 4, and 5 in City Block 3/2316 into a Shared Access Area Development of 7 lots and one 20,963.85 square foot common area/floodway management area on Denton Drive at Maple Springs Drive, southeast corner
Applicant: Charles Carroll
Application Filed: August 21, 2006
Notices mailed: August 25, 2006
Number of notices sent: 26
Zoning: PDD No. 193 (R-7.5)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Miscellaneous Docket

- M056-017**
Richard Brown
(CC District 13) A minor amendment to the development plan for Planned Development District No. 706, on the northwest corner of Walnut Hill Lane and Gooding Drive
Staff Recommendation: **Approval**
- M056-040**
Richard Brown
(CC District 3) A minor amendment to the development/landscape plan for Planned Development District No. 568, on the southwest corner of Perryton Drive and Hampton Road.
Staff Recommendation: **Approval**
- M056-045**
Richard Brown
(CC District 2) A minor amendment to the development plan for Planned Development District No. 582, the Victory Planned Development District in an area bounded by property north of Hi Line Drive, the M. K. & T. Railroad to the east, Continental Avenue to the south, and Stemmons Freeway to the west.
Staff Recommendation: **Approval**

W056-012
Neva Dean
(CC District 11)

A wavier of the two-year waiting period in order to submit an application for an amendment to Planned Development District No. 215 for SC Shopping Center District and MF-3 Multiple-family District uses on the east side of Noel Road, south of Alpha Road.

Staff Recommendation: **Denial**

Thoroughfare Plan Amendments

Tanya Brooks
(CC District 2)

An amendment to the CBD Street and Vehicular Circulation Plan to change the right-of-way of Routh Street from Ross Avenue to San Jacinto Street from 50 feet of pavement width and 90 feet of right-of-way to 66 feet of pavement width and 96 feet of right-of-way; and to change the designation of Routh Street from San Jacinto Street to Central Expressway from a six lane divided roadway within 50 feet of pavement width and 100 feet of right-of-way to a five lane divided roadway within 66 feet of pavement width and 96 feet of right-of-way.

Staff Recommendation: **Approval**

Transportation Committee: **Approval**

Zoning Cases – Consent

1. **Z056-155(WE)**
Warren Ellis
(CC District 7)

An application for a Specific Use Permit for Local Utilities on property zoned an MF-2(A) Multifamily Subdistrict, within Planned Development District No. 595, the South Dallas Fair Park Special Purpose District, on the south corner of Pennsylvania Avenue and Truck Street.

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

Applicant: DART

Representative: MASTERPLAN

2. **Z056-285(OTH)**
Olga Torres-Holyoak
(CC District 8)

An application to renew and amend Specific Use Permit No. 1339 for an open enrollment charter school on the northwest corner of Rylie Road and Tufts Road.

Staff Recommendation: **Approval** for a five-year period with automatic renewals, subject to a site plan and conditions

Applicant: Rylie Family Faith Inc.

Representative: Tommy Thomas

3. [Z056-288\(WE\)](#)
Warren Ellis
(CC District 5)
- An application for a Specific Use Permit for a transit passenger station or transfer station on property zoned an IM Industrial Manufacturing District, a CS Commercial Service District and a portion of Subarea 4 of Planned Development District No. 366, the Buckner Boulevard Special Purpose District on the southwest corner of Buckner Boulevard and Elam Road.
Staff Recommendation: **Approval** for a permanent time period, subject to a revised site plan and staff's recommended conditions.
Applicant: DART
Representative: MASTERPLAN
4. [Z056-291\(JH\)](#)
Warren Ellis
(CC District 7)
- An application for an LI Light Industrial District on property zoned Planned Development District No. 549 on the northeast corner of Buckner Boulevard and Eastpoint Drive.
Staff Recommendation: **Approval**
Applicant: Prologis
Representative: MASTERPLAN

Zoning Cases – Individual

5. [Z056-290\(WE\)](#)
Warren Ellis
(CC District 6)
- An application for a CS Commercial Service District and a Specific Use Permit for a commercial motor vehicle parking on property zoned an R-5(A) Single Family District on the north line of Toronto Street, east of Bataan Street
Staff Recommendation: **Denial**
Applicant: Gilgert Zuniga
Representative: Elias Rodriguez
Bus Tour Date: September 14, 2006

Authorization of Hearings

- (CC District 10)
- Consideration of authorization of a hearing to determine the proper zoning on property zoned an R-7.5(A) Single Family District including 6502 - 6521 Blue Valley Lane, 3916 - 4136 Sperry Street, both sides of Ellsworth Avenue, and Anita Street from Sperry Street to Abrams Road, and both sides of Winton Street from Hillside Drive to Sperry Street with consideration being given to a conservation district for the Lakewood North neighborhood. This is a hearing to consider the request to authorize a hearing and not the rezoning of property at this time.

Other Matters

Consideration of excused absences – Chair Betty Culbreath

July 13, 2006

July 20, 2006

Minutes: August 31, 2006

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Wednesday, September 13, 2006

SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC): City Hall, Room 5BN, 2:00 p.m. to review certificates of appropriateness for applicable signs in Special Provision Sign Districts.

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]