



CITY OF DALLAS

CITY PLAN COMMISSION  
Thursday, September 21, 2006  
AGENDA

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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.

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Theresa O'Donnell, Director  
David Cossum, Assistant Director of Current Planning  
Jennifer Hiromoto, Principal Planner

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**BRIEFINGS:**

Authorized Hearing Process for Rezoning and Recommendations for Initial Study Areas  
Paul Lehner, Director of Planning and Development Trinity River Corridor Project

Subdivision Docket  
Zoning Docket

**ACTION ITEMS:**

Subdivision Docket Planner: Allen Heist

Consent Agenda - Preliminary Plats

- (1) **S056-351**  
(CC District 8)
- An application to create a 49.85 acre lot out of a 114.6262 acre tract of land in Block 8284 on the south side of Langdon Road east of Bonnieview Road  
Addition Name: Dallas Morning News  
Applicant: Dallas Morning News, L.P.  
Application Filed: August 23, 2006  
Zoning: IR  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

- (2) **S056-356**  
(CC District 8)
- An application to replat Lot 5 in Block A/7553 to create two lots of 2.97 acres and 3.04 acres each on the south side of W. Wheatland Road west of Old Hickory Trail  
Addition Name: S.W.R. Addition II  
Applicant: DFW/Wheatland Investors, L.P.  
Application Filed: August 28, 2006  
Zoning: RR  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (3) **S056-357**  
(CC District 11)
- An application to replat part of Lot 2A and all of Lot 2B in Block C/7017 into one 3.5756 acre lot on the east side of Noel Road between Peterson Lane and Alpha Road  
Addition Name: Villa Piana Apartments  
Applicant: Mid-Continent Exchange III  
Application Filed: August 29, 2006  
Zoning: PDD 215  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (4) **S056-358**  
(CC District 8)
- An application to replat a portion of Block A/7557 in the Stoneridge Business Park Phase I Addition, an industrial subdivision, to create a 7.0902 acre lot on the south side of the LBJ Freeway (I-20) service road and the north side of Stoneview Drive between Old Hickory Trail and Autobahn Drive  
Addition Name: Omega Automotive  
Applicant: Bennett Ratliff  
Application Filed: August 29, 2006  
Zoning: RR  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (5) **S056-359**  
(CC District 10)
- An application to plat an 11.534 acre tract of land in Blocks 8440 & 8441 into 35 lots on the southeast corner of Audelia Road and Shadow Way  
Addition Name: Creekside  
Applicant: Martin Atlantis White, Ltd.  
Application Filed: August 29, 2006  
Zoning: R-7.5(A) & FP  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

- (6) **S056-360**  
(CC District 6) An application to replat Lots 1A & 2A in Block E-4/7940 into one 6.40 acre lot on W. Mockingbird Lane between Carpenter Freeway (SH 183) and Stemmons Freeway (I-35E)  
Addition Name: Empire Central  
Applicant: 1111 Mockingbird Partners, L.P.  
Application Filed: August 30, 2006  
Zoning: MU-3  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (7) **S056-361**  
(CC District 14) An application to replat Block X/5698 into one 0.9941 acre lot on the northeast corner of W. Mockingbird Lane and Roper Street  
Addition Name: Pegasus  
Applicant: Good, Fulton, Farrell Architects  
Application Filed: August 31, 2006  
Zoning: CR  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (8) **S056-362**  
(CC District 14) An application to replat all of Lots 9, 10 & 11; part of Lot 12; and a tract of land in Block 592½ into two lots of 0.157 acres and 0.519 acres each on the southwest side of Johnson Avenue between Munger Avenue and Roseland Avenue  
Addition Name: Pilgrim West  
Applicant: Pilgrim West Village  
Application Filed: August 31, 2006  
Zoning: MF-2(A)  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (9) **S056-363**  
(CC District 8) An application to plat a 45.23 acre tract of land and a 36.82 acre tract of land for a total of 82.05 acres in Blocks 8495, 8495 & 8528 into a 285 unit Community Unit Development between Sandyland Boulevard and Leon Drive west of St. Augustine Road  
Addition Name: Sandyland Estates  
Applicant: Al Romero  
Application Filed: August 31, 2006  
Zoning: R-10(A) & FP  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Individual Items – Residential Replats

- (10) **S056-352**  
(CC District 4) An application to replat Lots 1 & 2 in Block 6/7075 to create one 9,275 sq. ft. lot on the southeast corner of S. Bexar Street and Donald Street  
Addition Name: Spiritual Life Church of God in Christ  
Applicant: Spiritual Life Church of God in Christ  
Application Filed: August 23, 2006  
Notices Mailed: August 28, 2006  
Zoning: PDD 595 (R-5(A))  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (11) **S056-353**  
(CC District 8) An application to replat Lots 4 & 5 in Block A/8833 into one 28,653 sq. ft. lot on southeast side of Quietwood Drive east of Kingsland Road  
Addition Name: Lawson  
Applicant: Mark Alan Lawson  
Application Filed: August 23, 2006  
Notices Mailed: August 28, 2006  
Zoning: R-10(A)  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (12) **S056-354**  
(CC District 3) An application to replat all of Lots 11, 12 & 13 in Block 3/8711 into two lots of 0.521 and 0.459 acres each on the southeast corner of Cliff Haven Drive and Tanzy Road  
Addition Name: Pannell Shipman  
Applicant: Jimmy D. Pannell  
Application Filed: August 24, 2006  
Notices Mailed: August 28, 2006  
Zoning: PDD 226  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Miscellaneous Docket

- D056-015**  
Frank Dominguez  
(CC District 2) A development/landscape plan for Planned Development District No. 582, the Victory Planned Development District on the east corner of Payne Street and Harry Hines Boulevard  
Staff Recommendation: **Approval**
- D056-023**  
Frank Dominguez  
(CC District 14) A development/landscape plan for Planned Development Subdistrict No. 68, within Planned Development District No. 193, the Oak Lawn Special Purpose District on property bounded by McKinney Avenue, N. Olive Street, Woodall Rodgers Frontage Road and N. Harwood Street  
Staff Recommendation: **Approval**

**D056-025**  
Frank Dominguez  
(CC District 12)

A development plan for Planned Development District No. 722 for single family uses, handicapped group dwelling unit and private street or alley on Preston Road, north of Frankford Road.

Staff Recommendation: **Approval**

**D056-026**  
Frank Dominguez  
(CC District 11)

A development plan and landscape plan for Planned Development District No. 614, on the west line of Montfort Drive , north of Beltline Road

Staff Recommendation: **Approval**

Certificates of Appropriateness for Signs

**Downtown Sign District:**

**0608301058**  
Michael Finley  
(District 14)

An application for a Certificate of Appropriateness for the installation of a 52 square feet illuminated projecting sign reading 'mosaic' with space for four names and logos of four tenants at 300 North Akard Street on the south façade of the building facing Pacific Avenue.

Staff Recommendation: **Approval**, subject to approval by the Landmark Commission

Applicant: Benton Byrum of Byrum Sign and Crane

**0608301062**  
Michael Finley  
(District 14)

An application for a Certificate of Appropriateness for the installation of a 12 foot by 36 foot 432 square feet upper level flat attached wall sign reading 'mosaic' at 300 North Akard Street on the north façade facing Federal Street at the corner of its intersection with Akard Street.

Staff Recommendation: **Approval**, subject to approval by the Landmark Commission

Applicant: Benton Byrum of Byrum Sign and Crane

**0608301059**  
Michael Finley  
(District 14)

An application for a Certificate of Appropriateness for the installation of a 12 foot by 36 foot 432 square feet upper level flat attached wall sign reading 'www.mosaicdallas.com 214.953.1010' at 300 North Akard Street on the west façade facing Akard Street at the corner of its intersection with Federal Street.

Staff Recommendation: **Approval**, subject to approval by the Landmark Commission

Applicant: Benton Byrum of Byrum Sign and Crane

**0608161038**  
Michael Finley  
(District 14)

An application for a Certificate of Appropriateness for the installation of a 92 square feet neon lighted projecting sign reading '**JOS A BANK CLOTHIERS**' at 1508 Commerce Street on the northwest corner of the building.

Staff Recommendation: **Approval**

Applicant: Terry Hodge of Accent Graphics, Inc.

**0608241071**  
Michael Finley  
(District 14)

An application for a Certificate of Appropriateness for the installation of a 20 square feet monument sign at 1801 Ross Avenue reading '**AmegyBank of Texas**' on the corner of the intersection of Ross Avenue and St Paul Street.

Staff Recommendation: **Approval**

Applicant: Bobby A. Nichols of Chandler Signs

**0608312007**  
Michael Finley  
(District 14)

An application for a Certificate of Appropriateness for the installation of a 15 square feet monument sign reading '**BECK**' at 1801 Ross Avenue on the west side of St. Paul Street approximately 211 feet north of the north line of Ross Avenue

Staff Recommendation: **Approval**

Applicant: Johnny Dunlap of Riteway Signs

#### **Jefferson Boulevard Sign District:**

**0608231153**  
Michael Finley  
(District 1)

An application for a Certificate of Appropriateness for the installation of a 62.5 square feet rear illuminated flat attached wall sign reading '**PIZZA PAPA JOHNS**' at 704 West Jefferson Boulevard on the west façade.

Staff Recommendation: **Approval**

Applicant: Carl Large of Metroplex Sign

**0608251107**  
Michael Finley  
(District 1)

An application for a Certificate of Appropriateness for the installation of a 62.5 square feet rear illuminated flat attached wall sign reading '**PIZZA PAPA JOHNS**' at 704 West Jefferson Boulevard on the north façade.

Staff Recommendation: **Approval**

Applicant: Carl Large of Metroplex Sign

#### **Downtown Sign District – Kiosks:**

**0608285001**  
Michael Finley  
(District 14)

An application for a Certificate of Appropriateness for the installation of an approved 40 square feet kiosk sign at 2503 San Jacinto Street on the east corner of a parking lot at San Jacinto and Routh Street.

Staff Recommendation: **Approval**

Applicant: Tommy Reynolds of Reynolds Outdoor Media

**0608315003**  
Michael Finley  
(District 14)

An application for a Certificate of Appropriateness for the installation of an approved 40 square feet kiosk sign at 1414 Woodall Rodgers Freeway approximately 200 feet northeast of Field Street.

Staff Recommendation: **Approval**

Applicant: Tommy Reynolds of Reynolds Outdoor Media

**0608305005**  
Michael Finley  
(District 14)

An application for a Certificate of Appropriateness for the installation of an approved 40 square feet kiosk sign at 1999 Bryan Street on the west corner of the intersection of Bryan and Harwood Street.

Staff Recommendation: **Approval**

Applicant: Tommy Reynolds of Reynolds Outdoor Media

**0608305007**  
Michael Finley  
(District 6)

An application for a Certificate of Appropriateness for the installation of an approved 40 square feet kiosk sign at 860 South Lamar Street on the south corner of a parking lot approximately 150 feet northwest of Canton Street (I-30 service road).

Staff Recommendation: **Approval**

Applicant: Tommy Reynolds of Reynolds Outdoor Media

**0608305010**  
Michael Finley  
(District 6)

An application for a Certificate of Appropriateness for the installation of an approved 40 square feet kiosk sign at 2001 North Griffin Street on McKinney Avenue just northwest of Laws Street.

Staff Recommendation: **Approval**

Applicant: Tommy Reynolds of Reynolds Outdoor Media

**Deep Ellum Sign District – Parking Lot Signs:**

**0608285005**  
Michael Finley  
(District 14)

An application for a Certificate of Appropriateness for the installation of A Deep Ellum parking lot sign at 2630 Main Street on the south side of Main Street midway between Good Latimer Expressway and Pryor Street.

Staff Recommendation: **Approval**

Applicant: Tommy Reynolds of Reynolds Outdoor Media

Zoning Cases – Consent

1. **Z056-298(RB)**  
Richard Brown  
(CC District 2)  
An application for a Specific Use Permit for a Transit passenger station or transfer center on property zoned a CS Commercial Service District on the north line of Motor Street, between Harry Hines Boulevard and Motor Street  
Staff Recommendation: **Approval** for a permanent time period, subject to a site plan, a landscape plan and conditions  
Applicant: Dallas Area Rapid Transit  
Representative: Karl A. Crawley
  
2. **Z056-299(RB)**  
Richard Brown  
(CC District 10)  
An application for an amendment to the development plan, landscape plan, and conditions for Planned Development District No. 467 for a Public School on the north line of Church Road, east of White Rock Trail  
Staff Recommendation: **Approval**, subject to a development plan, landscape plan, and conditions  
Applicant: Richardson Independent School District  
Representative: Karl A. Crawley
  
3. **Z056-293(JH)**  
Jennifer Hiromoto  
(CC District 14)  
An application to renew Specific Use Permit No. 1460 for a Commercial Amusement (Inside) use to be used as a Class A Dance Hall on property zoned an LC Light Commercial District within Planned Development District No. 193, the Oak Lawn Special Purpose District on the west side of Travis Street, north of Armstrong Avenue  
Staff Recommendation: **Approval** for a five-year period, subject to a site plan, a landscape plan and conditions  
Applicant: Fort Knox Investments  
Representative: Roger Albright

Zoning Cases – Individual

4. **Z056-296(JH)**  
Jennifer Hiromoto  
(CC District 14)  
An application to create a new subdistrict within Planned Development District No. 281, the Lakewood Special Purpose District on the west side of Abrams Road, south of Belmont Avenue.  
Staff Recommendation: **Denial**  
Applicant: Wachovia Bank  
Representative: Robert Reeves
  
5. **Z056-297(JH)**  
Jennifer Hiromoto  
(CC District 5)  
An application for a Specific Use Permit for a tower/antenna for cellular communication on property zoned an R-7.5(A) Single Family District on the west side of St. Augustine Road, north of Homeplace Drive  
Staff Recommendation: **Denial**  
Applicant: Zone Systems



Other Matters

Proposed 2007 CPC Calendar

Minutes: September 14, 2006

Adjournment

**CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**

**Thursday, September 21, 2006**

**JOINT SUBDIVISION REVIEW COMMITTEE and ZONING ORDINANCE ADVISORY COMMITTEE MEETING:** Joint meeting in City Council Chambers at 8:30 a.m. to consider DCA 056-018 – Standard and procedures for platting and removing a building line, Zoning Topics DCA 056-017 – Amend use regulations for personal service uses, and DCA 056-019 – Notification requirements for development applications.

### **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]