



CITY OF DALLAS

CITY PLAN COMMISSION  
Thursday, October 5, 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  
Richard Brown, Principal Planner

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**BRIEFINGS:**

Subdivision Docket  
Zoning Docket

**ACTION ITEMS:**

Subdivision Docket

Planner: Paul Nelson

Consent Agenda - Preliminary Plats

- (1) **S056-366**  
(CC District 9)
- An application to create one, 2.3388 acre lot and one, 1.0837 acre lot from a 3.4226 acre tract of land in City Block D/8043 on 205 Executive Drive, north of E. Northwest Highway
- Applicant: Surya Holdings, Ltd  
Surveyor: Doug Connally & Associates  
Application Filed: September 8, 2006  
Zoning: CS  
Staff Recommendation: Approval, subject to the conditions listed in the docket

- (2) **S056-367**  
(CC District 13) An application to create two, 21,114 square foot lots on a 0.969 acre tract of land in City Block 6413 on 10418 Marsh Lane north of Merrell Road  
Applicant: Mark Buskuhl & Donald Yount  
Surveyor: Analytical Surveys, Inc.  
Application Filed: September 8, 2006  
Zoning: R-16(A)  
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (3) **S056-368**  
(CC District 14) An application to replat Lots 1, 2, and 3 in City Block 2/2457 into one 0.5175 acre lot on 5006 – 5014 Lemmon Avenue, northwest of Westside Drive  
Applicant: Richard Kevin Smith  
Surveyor: Surveying Associates  
Application Filed: September 11, 2006  
Zoning: PDD No. 193(LC)  
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (4) **S056-369**  
(CC District 14) An application to replat all of Lots 1 and 2, and part of Lot 1B in City Block G/565 into one 0.064 acre lot on 2706 Thomas Avenue at Worthington Street, south corner  
Applicant: Kenny L. Bullock  
Surveyor: Analytical Surveys, Inc.  
Application Filed: September 11, 2006  
Zoning: PDD No. 225  
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (5) **S056-370**  
(CC District 5) An application is to create one, 1.3389 acre lot from a tract of land in City Block 6350 on 512 - 522 Holcomb Road at Elam Heights Drive, southeast corner  
Applicant: Wings of Deliverance Tabernacle, Inc.  
Application Filed: September 11, 2006  
Surveyor: Doug Connally & Associates  
Zoning: R-7.5(A)  
Staff Recommendation: Approval, subject to the conditions listed in the docket

- (6) **S056-371**  
(CC District 2) An application to replat part of Lots 17 and 18 in City Block 1/1337 into one, 0.1254 acre lot on 3824 Brown Street at Shelby Street, east corner  
Applicant: Shelby Brown Townhomes, L.P.  
Surveyor: Doug Connally & Associates  
Application Filed: September 11, 2006  
Zoning: PDD 193(O-2)  
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (7) **S056-372**  
(CC District 2) An application to replat part of Lot 45 and all of Lots 6 thru 15 in City Block 21/7890 into one 1.7045 acre lot on Riveredge Drive between Irving Blvd. and E. Levee Street  
Applicant: Phillips/Ryburn  
Surveyor: Goodson Engineers  
Application Filed: September 11, 2006  
Zoning: PDD 621, Subdistrict 1  
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (8) **S056-373**  
(CC District 7) An application to replat all of Lots 4, 5 and 6 in City Block 2446 into one 0.4287 acre lot on 4419 Hamilton Avenue, northeast of Foreman Avenue  
Applicant: James B. and Adelle M. Taylor  
Surveyor: Doug Connally & Associates  
Application Filed: September 11, 2006  
Zoning: PDD 595(MF-2A)  
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (9) **S056-375**  
(CC District 2) An application to replat part of City Blocks 11/2000 and 14/2000, and all of City Blocks 14/2000 and 14/2001, into one 6.470 acre lot and one 4.212 acre lot from a 10.682 acre tract of land on Homer Street between Fitzhugh Avenue and Kirby Street  
Applicant: Trammell Crow Residential  
Surveyor: Jones & Boyd, Inc.  
Application Filed: September 11, 2006  
Zoning: MF-1(A) and MF-2(A)  
Staff Recommendation: Approval, subject to the conditions listed in the docket

Individual Items – Residential Replat

- (10) **S056-364**  
(CC District 6)      An application for a minor amending plat to define Common Areas 35A, 35B and 35C of a 3.587 acre tract of land containing all of Lots 1 thru 35C in City Block A/4015 on Stafford Avenue at Malone Drive, north of Ft. Worth Avenue  
Applicant: Dilbeck Court Limited  
Surveyor: Fugate Surveying  
Application Filed: September 6, 2006  
Notices mailed: September 13, 2006  
Number of notices sent: 28  
Zoning: PDD 714, Subdistrict 2 & PDD 732  
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (11) **S056-365**  
(CC District 9)      An application to replat a 1.273 acre tract of land containing Lots 7 and 8 in City Block 4/4804 into one, 24,110 square foot lot, and one, 31,361 square foot lot from on 8417 San Fernando Way at St. Francis Avenue, north corner  
Applicant: Brian Donohoe  
Surveyor: Analytical Surveys, Inc.  
Application Filed: September 7, 2006  
Notices mailed: September 14, 2006  
Number of notices sent: 15  
Zoning: PDD 575, Subdistrict I; (R-10(A), 16,000 sq. ft. lots  
Staff Recommendation: Approval, subject to the conditions listed in the docket

Miscellaneous Docket

- M056-046**  
Richard Brown  
(CC District 6)      A minor amendment to the development plan - Subdistrict 2 portion within Planned Development District No. 732 on the north line of Fort Worth Avenue, west of Sylvan Street.  
Staff Recommendation: **Approval**

Zoning Cases – Consent

1. **Z056-248(RB)**  
Richard Brown  
(CC District 12)      A City Plan Commission authorized hearing to determine proper zoning with consideration being given to amending the development plan and conditions for the Residential 2 and Residential 3 portions of Planned Development District No. 222 for SC Shopping Center District Uses on the north line of Frankford Road, west of Preston Road  
Staff Recommendation: **Approval**, subject to a revised development plan.

2. **Z056-300(RB)**  
Richard Brown  
(CC District 13)  
An application for an amendment to the landscape plan, and development plan and conditions for Planned Development District No. 344 for a Commercial amusement (inside and outside) uses on the north line of Park Lane, northwest of Abrams Road  
Staff Recommendation: **Approval**, subject to a revised landscape, development plan and conditions  
Applicant: Golf Entertainment International  
Representative: Robert Reeves
3. **Z056-282(WE)**  
Warren Ellis  
(CC District 4)  
An application for a Specific Use Permit for an open-enrollment charter school on property zoned a CR-D Community Retail District with a Dry Liquor Overlay on the northeast corner of Scyene Road and Elva Avenue  
Staff Recommendation: **Approval** for a three-year time period, subject to a revised site plan and staff's recommended conditions  
Applicant: David White  
Representative: MASTERPLAN
4. **Z056-302(WE)**  
Warren Ellis  
(CC District 6)  
An application for a CS Commercial Service District on property zoned an IM Industrial Manufacturing District on the south line of West Northwest Highway, west of Newkirk Street  
Staff Recommendation: **Approval**  
Applicant: Lone Star Multi-Theaters, Ltd.  
Representative: Roger Albright  
Bus Tour Date: September 14, 2006

Zoning Cases – Under Advisement

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  
U/A From: September 21, 2006

Zoning Cases – Individual

6. **Z056-303(WE)**  
Warren Ellis  
(CC District 7)
- An application for a D(A) Duplex Subdistrict on property zoned an R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas Fair Park Special Purpose District on the east line of Colonial Avenue at Romine Avenue  
Staff Recommendation: **Denial**  
Applicant: Pegasus Urban Development Group, LLC  
Representative: Joe Jeffery  
Bus Tour Date: September 14, 2006
7. **Z056-304(WE)**  
Warren Ellis  
(CC District 7)
- An application for a D(A) Duplex Subdistrict on property zoned an R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas Fair Park Special Purpose District on the west line of Colonial Avenue, between Driskell Street and Hickman Street  
Staff Recommendation: **Denial**  
Applicant: Pegasus Urban Development Group, LLC  
Representative: Joe Jeffery  
Bus Tour Date: September 14, 2006
8. **Z056-305(WE)**  
Warren Ellis  
(CC District 7)
- An application for a D(A) Duplex Subdistrict on property zoned an R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas Fair Park Special Purpose District on the west line of Colonial Avenue at Driskell Street  
Staff Recommendation: **Denial**  
Applicant: Pegasus Urban Development Group, LLC  
Representative: Joe Jeffery  
Bus Tour Date: September 14, 2006

Development Code Amendments

- DCA 056-011**
- Consideration of amendments to Chapter 51A, the Dallas Development Code, Section 51A-4.704, to establish appropriate standards for Board of Adjustment consideration of special exceptions for the enlargement of non conforming structures  
Staff Recommendation: **Approval**  
Subdivision Review Committee and Zoning Ordinance Advisory Committee Recommendation: **Approval**

**DCA 056-012** Consideration of amendments to Chapter 51A, the Dallas Development Code, Section 51A-7.203, to establish a presumption that whoever's name or contact information is listed on a sign posted in the right of way is responsible for the sign  
Staff Recommendation: **Approval**  
Subdivision Review Committee and Zoning Ordinance Advisory Committee Recommendation: **Approval**

**DCA 056-013** Consideration of amendments to Chapters 51 and 51A of the Dallas Development Code, Sections 51-4.221, 51A-4.208, and 51A-4.221, to delete the definition and classification of a sexual encounter center  
Staff Recommendation: **Approval**  
Subdivision Review Committee and Zoning Ordinance Advisory Committee Recommendation: **Approval**

Authorization of Hearings

(CC District 3) Consideration of authorization of a hearing to determine proper zoning on property zoned Planned Development District No. 226, an R-10(A) Single Family District, and an A(A) Agricultural District, on the northeast corner of West Red Bird and Kiwanis Road with consideration being given to a conservation district for the Cedar Vista neighborhood.

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Other Matters

Minutes: September 21, 2006

Adjournment

**CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**

**Tuesday, October 10, 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.

**Thursday, October 5, 2006**

**ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC):** City Hall, Council Briefing Room - 5ES, 9:00 a.m. to consider Item (1) DC056-019 – Notification requirements for development applications and (2) DCA056-020 – Applicability of a residential proximity slope to a cellular tower use when a Specific Use Permit is required



### **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]