



CITY OF DALLAS

CITY PLAN COMMISSION  
Thursday, October 26, 2006  
AGENDA

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BRIEFINGS:	5ES	10:30 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:**

Subdivision Docket  
Zoning Docket

**ACTION ITEMS:**

Subdivision Docket

Planner: Allen Heist

Consent Agenda - Preliminary Plats

- (1) **S056-394**  
(CC District 7)
- An application to replat Lot 8 and a tract of land in City Block 1/808 into one 1.3129 acre lot between S. Hill Avenue and S. Haskell Avenue west of E. R. L. Thornton Freeway (I-30)  
Addition: Assured Group No. 2  
Owner: Don Valk  
Applicant: Shawn Valk  
Surveyor: Scott Davis  
Application Filed: September 27, 2006  
Zoning: IM & FP  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

- (2) **S056-395**  
(CC District 6)
- An application to replat Lots 1 & 2 in City Block C/6456 and Lots 1 through 5 in City Block D/6456 into two lots of 16.018 acres and 4.297 acres each at Brockbank Drive and Valley Meadow Drive  
Addition: Francisco Medrano Middle School  
Owner/Applicant: Dallas Independent School District  
Surveyor: Pacheco Koch  
Application Filed: September 27, 2006  
Zoning: MF-2(A) & CS  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (3) **S056-396**  
(CC District 5)
- An application to replat Lot 1 of the J. K. Hudgens Subdivision and Lot 1 of the L. B. Wallace Subdivision and a tract of land in City Block 6270 into one 12.5008 acre lot on the southwest corner of Elam Road and Buckner Boulevard  
Addition: DART Buckner Station  
Owner/Applicant: Dallas Area Rapid Transit  
Surveyor: ARS Engineers, Inc.  
Application Filed: September 27, 2006  
Zoning: CS, IM & PDD 366 (Subarea 4)  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (4) **S056-397**  
(CC District 7)
- An application to replat Lots 1 & 2 in City Block 3/2510 and Lots 1 & 2 in City Block 6/2510 into seven lots ranging in size from 1,908 sq. ft. to 2,450 sq. ft. on the east side of Bexar Street between Ghent Avenue and Hooper Avenue  
Addition: Bexar Street North Townhomes Phase II  
Owner/Applicant: City of Dallas  
Surveyor: Shields & Lee  
Application Filed: September 28, 2006  
Zoning: PDD 730  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (5) **S056-398**  
(CC District 7)
- An application to replat Lots 2, 3 & 4 in City Block 2/2509 into six lots ranging in size from 1,902 sq. ft. to 2183 sq. ft. on the east side of Bexar Street between Anderson Street and Hooper Avenue  
Addition: Bexar Street North Townhomes Phase I  
Owner/Applicant: City of Dallas  
Surveyor: Shields & Lee  
Application Filed: September 28, 2006  
Zoning: PDD 730  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

- (6) **S056-399**  
(CC District 1)
- An application to replat the remainder of Lot 11 and all of Lots 12 & 13 in City Block G/4148 into two lots of 11,778 sq. ft. and 11,838 sq. ft. each on the southeast corner of W. Davis Street and Kramer Street  
Addition: Balderas  
Owner/Applicant: Javier Balderas, Javier Sifuentes & Glen Sivils  
Surveyor: Shields & Lee  
Application Filed: September 28, 2006  
Zoning: PDD 631 (LCO) & MF-2(A)  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (7) **S056-400**  
(CC District 6)
- An application to replat Lots 9 & 10 in City Block D/6364 into one 12,600 sq. ft. lot on the east side of Norma Street between Irving Boulevard and Doug Drive  
Addition: Reichert  
Owner/Applicant: Donald E. Reichert  
Surveyor: Fugate Surveying, Inc.  
Application Filed: September 28, 2006  
Zoning: IR  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (8) **S056-401**  
(CC District 6)
- An application to plat a tract of land and replat Lots 1 through 15 and the remainder of Lot 16 in City Block F/7704 into one 8.509 acre lot on the northwest corner of Doug Drive and Apricot Street  
Addition: S.W.I.T. Commercial Park  
Owner: S.W.I.T. Holdings, LLC  
Applicant: Jane C. Roth  
Surveyor: Shields & Lee  
Application Filed: September 28, 2006  
Zoning: IR  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

- (9) **S056-402**  
(CC District 14)
- An application to replat Lots 3, 4, 7 & 8 in City Block G/1474 into a 20 lot Shared Access Area Development on 0.7063 acres on the west side of Matilda Street between Ross Avenue and Lewis Street  
Addition: The Providence  
Owner: Matilda Apartments, LP  
Applicant: David Hoff  
Surveyor: Gonzalez & Schneeberg  
Application Filed: September 29, 2006  
Zoning: MF-2(A)  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (10) **S067-001**  
(CC District 3)
- An application to plat a 16.591 acre tract of land in City Blocks 7210 & 7212 into one lot on the east side of N. Cockrell Hill Road between Pinnacle Point Drive and Rock Quarry Road  
Addition: Pinnacle Ridge  
Owner/Applicant: Pinnacle Ridge Apartments, LP  
Surveyor: The Wallace Group, Inc.  
Application Filed: October 2, 2006  
Zoning: MF-1(A)  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (11) **S067-002**  
(CC District 2)
- An application to replat a 1.981 acre portion of Lot 2B in City Block B/652 into three lots of 20,016 sq. ft., 28,116 sq. ft. and 38,170 sq. ft. each on the west corner of Ross Avenue and N. Prairie Avenue  
Addition: BC/Ross  
Owner/Applicant: Briscoe Clark Co., Ltd.  
Surveyor: Goodson Engineers  
Application Filed: October 2, 2006  
Zoning: PDD 298, Subarea 4  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (12) **S067-003**  
(CC District 2)
- An application to replat part of Lot 1, all of Lot 2, and part of Lot 3 in City Block 4/714 into six lots ranging in size from 2,772 sq. ft. to 4,011 sq. ft. on the west corner of Scurry Street and Burlew Street  
Addition: Scurry Estates  
Owner/Applicant: East Dallas Community Organization  
Surveyor: PDP Consulting Group  
Application Filed: October 3, 2006  
Zoning: PDD-298, Subarea 9 (MF-2(A)) & FP  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Individual Items – Residential Replat

- (13) **S056-393**  
(CC District 11)
- An application to combine Lot 7 and an abandoned alley right-of-way in City Block B/7286 into one 0.492 acre lot on the south side of Currin Drive between St. Michaels Drive and Pebble Down Drive
- Addition: Northaven Meadows/Mann  
Owner/Applicant: Nathaniel & Michelle Mann  
Surveyor: Analytical Surveys, Inc.  
Application Filed: September 27, 2006  
Notices Mailed: September 29, 2006  
Zoning: R-16(A)  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Street Name Change

- (14) **NC056-002**  
(District 13)
- A proposal to change the name of Calleja Way, a cul-de-sac street along Strait Lane between Walnut Hill Lane and Manson Court to “Strait Court”
- Application Filed: September 20, 2006  
Staff Recommendation: Hold under advisement, with the public hearing left open to allow for the submission of an alternate street name

Miscellaneous Docket

- W067-001**  
Neva Dean  
(CC District 14)
- A wavier of the two-year waiting period in order to submit an application for an amendment to Planned Development Subdistrict No. 70 for MF-2 Multiple Family Subdistrict Uses in Planned Development District No. 193, the Oak Lawn Special Purpose District, in an area generally bounded by Cedar Springs Road, Hawthorne Avenue, Hartford Street, and the northern half of Raleigh Street
- Staff Recommendation: **Denial**
- W067-002**  
Neva Dean  
(CC District 3)
- A wavier of the two-year waiting period in order to submit an application for an amendment to the Tract I portion of the Subdistrict D-1 portion of Planned Development District No. 468 for Mixed Uses on the north quadrant of Zang Boulevard and Plowman Avenue
- Staff Recommendation: **Denial**

Miscellaneous Docket – Under Advisement

**M056-047**

Richard Brown  
(CC District 13)

A minor amendment to the development plan for Planned Development District No. 720, on Ridgecrest Road between Fair Oaks Avenue and Holly Hill Drive

Staff Recommendation: **Denial**

U/A From: October 12, 2006

**Z056-183(JH)**

Jennifer Hiromoto  
(CC District 7)

Planned Development District conditions, Specific Use Permit conditions and site plan submitted in conjunction with 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 Highland Road, south of Barbaree Boulevard

Staff Recommendation: **Approval** of the Planned Development District Conditions, approval of the Specific Use Permit conditions, and pending review of the site plan.

U/A From: October 12, 2006

Bus Tour Date: March 30, 2006

Zoning Cases – Consent

1. **Z056-234(RB)**

Richard Brown  
(CC District 8)

An application for a Specific Use Permit for a Commercial amusement (inside) use for a Class A Dance Hall on property zoned a CR Community Retail District on the north line of Camp Wisdom Road, west of American Way

Staff Recommendation: **Approval** for a two year period, subject to a site plan and conditions.

Applicant: Visions Bar, Inc.

Representative: Michael A. Caldwell

2. **Z056-307(JH)**

Jennifer Hiromoto  
(CC District 6)

An application for a Planned Development District for a railroad yard, roundhouse, or shops, and IR Industrial Research uses on a property zoned an IM Industrial Manufacturing District and LI Light Industrial District on the northwest corner of Lombardy Lane and Abernathy Avenue

Staff Recommendation: **Approval**, subject to a development plan, a landscape plan, and conditions

Applicant: Karl Crawley, Masterplan

Representative: DART

Bus Tour Date: September 14, 2006

3. [Z056-321\(WE\)](#)  
Warren Ellis  
(CC District 12)  
An application for an amendment to Specific Use Permit No. 910 for a public school on property zoned a TH-2(A) Townhouse District on the west side of Kelley Boulevard, north of Frankford Road  
Staff Recommendation: **Approval** for a permanent time period, subject to a revised site plan, landscape plan and conditions  
Applicant: Carrollton/Farmers Branch Independent School District  
Representative: Tom Bell
4. [Z056-322\(MF\)](#)  
Michael Finley  
(CC District 13)  
An application for a Neighborhood Stabilization Overlay (NSO) on property zoned an R-1/2 ac. (A) Single Family District an area bounded by Northaven Road, Strait Lane, Melissa Lane and Welch Road  
Staff Recommendation: **Approval**  
Applicant: Northaven Estates Neighborhood  
Bus Tour Date: October 12, 2006
5. [Z056-334\(WE\)](#)  
Warren Ellis  
(CC District 14)  
An application for an amendment to Specific Use Permit No. 1637 for an Alcoholic Beverage Establishment use for a bar, lounge, or tavern on property zoned Planned Development District No. 619 for mixed uses with Historic Overlay No. 87 on the northwest corner of Fourway Place and Main Street  
Staff Recommendation: **Approval**, subject to revised conditions  
Applicant: SYN Group, L.P.  
Representative: Jonathan Serrano

Zoning Cases – Under Advisement

6. [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: **Approval**, subject to a development /landscape plan and staff recommended conditions  
Applicant: Wachovia Bank  
Representative: Robert Reeves  
U/A From: September 21, 2006

7. [Z056-318\(WE\)](#)  
Warren Ellis  
(CC District 2)
- An application for a Specific Use Permit for a transit passenger station or transfer center on property zoned an IR Industrial Research District, on the southwest side of Denton Drive between Burbank Street and Wyman Street  
Staff Recommendation: **Approval** for a permanent time period, subject to a site plan and staff's recommended conditions.  
Applicant: DART  
Representative: Masterplan  
U/A From: October 12, 2006

Zoning Cases – Individual

8. [Z056-292\(TC\)](#)  
Tracy Cox  
(CC District 2 & 14)
- A City Plan Commission authorized hearing to determine the proper zoning on property zoned R-7.5(A) Single Family District and an R-7.5(A)-MD-1 Single Family District with a Modified Delta Overlay on the 5400 and 5500 blocks of Bonita Avenue; 5100, 5200, 5500, and 5600 blocks of Goodwin Avenue; 5200 block of Vickery Boulevard; 5200 block of Richard Avenue; 5200 and 5600 blocks of Miller Avenue; 5200, 5500, and 5600 blocks of Willis Avenue with consideration being given to incorporating into the Vickery Place Conservation District  
Staff Recommendation: **Approval**, subject to an amended Exhibit A, an amended Appendix A of Exhibit C, and an amended Appendix B of Exhibit C with the exception of 2815 Greenville Avenue, 2901 Greenville Avenue, and 5627, 5631, 5635, and 5639 Goodwin Avenue.

Development Code Amendments

- DCA 056-009**
- Consideration of amendments to Section 51A-4.212(a)(14), "Utility and Public Service Uses," of Chapter 51A, the Dallas Development Code, to require screening of certain utility structures in residential districts and subject utility buildings associated with other utility and public service uses to the use requirements of a local utility use  
Staff Recommendation: **Approval**  
Zoning Ordinance Advisory Committee Recommendation: **Approval**
- DCA 056-010**
- Consideration of amendments to Chapters 51 and 51A of the Dallas Development Code to revise the regulations regarding recycling drop-off containers to require screening in certain circumstances.  
Staff Recommendation: **Approval**  
Zoning Ordinance Advisory Committee Recommendation: **Approval**



Development Code Amendments – Under Advisement

**DCA 056-018**

Consideration of amendments to Chapters 51 and 51A of the Dallas Development Code, Sections 51-4.401, 51A-4.401, 51A-8.403, and 51A-8.505; removing a general provision allowing a less restrictive building line than the zoning setback; providing a requirement that a preliminary plat application show all platted building lines and providing a standard for moving or removing a platted building line greater than the zoning setback line

Staff Recommendation: **Approval**

Subdivision Review Committee and Zoning Ordinance Advisory Committee Recommendation: **Approval**

U/A From: October 12, 2006

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Other Matters

Reconsideration

**Z056-271(MF)**

(CC Dist. 2)

1. Reconsideration of action taken on October 12, 2006, which was to keep the public hearing open and hold Z056-271(MF) under advisement until January 25, 2007.

If #1 is approved then Consideration of #2.

2. Consideration of an application for a Specific Use Permit for a Tattoo Parlor and Piercing Studio within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District on the south side of Main Street, west of Pryor Street.

Minutes: October 12, 2006

Adjournment

**CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**

**Thursday, October 26, 2006**

**SUBDIVISION REVIEW COMMITTEE:** Meeting in the City Council Chambers at 9:30 A.M. to consider Item (14) NC056-002 - Street name change of Calleja Way to "Strait Court", a cul-de-sac street along Strait Lane between Walnut Hill Lane and Manson Court

## 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]