



CITY OF DALLAS

CITY PLAN COMMISSION
Thursday, November 16, 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
Warren Ellis, Principal Planner

BRIEFINGS:

Subdivision Docket
Zoning Docket

ACTION ITEMS:

Subdivision Docket

Planner: Allen Heist

Consent Agenda - Preliminary Plats

- (1) **S067-020**
(CC District 14)
- An application to plat an 0.626 acre tract in City Block W/679 into a 16 lot Shared Access Area Development on the north side of Bryan Street between Matilda Street and Greenville Avenue
- Addition: Brownstones on Bryan
Owner/Applicant: Halcyon Properties, Ltd.
Surveyor: Votex Surveying
Application Filed: October 24, 2006
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

- (2) **S067-023**
(CC District 2) An application to plat a 5.7299 acre tract of land in City Block C/5711 into one lot on Maple Avenue southeast of Kimsey Drive
Addition: John Eagle
Owner/Applicant: Alder Property Companies, LLP
Surveyor: Doug Connally & Associates, Inc.
Application Filed: October 24, 2006
Zoning: IR & FP
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (3) **S067-025**
(CC District 8) An application to plat a 6.0 acre tract of land in City Block 8796 into one lot on the northwest corner of C. F. Hawn Freeway (US 175) and Silverado Drive
Addition: Weisse
Owner: W & W Sand Company, Inc.
Applicant: Harlon Weisse
Surveyor: Lane's Southwest Surveying
Application Filed: October 25, 2006
Zoning: CS
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Individual Items – Residential Replats

- (4) **S067-019**
(CC District 11) An application to combine Lots 6 thru 8 in City Block 5/6887 into one 0.4742 acre lot at the northeast corner of Simpson-Stuart Road and Teague Drive
Addition: Alta Mesa Pump Station
Owner/Applicant: City of Dallas
Surveyor: Nathan D. Maier Consulting Engineers, Inc.
Application Filed: October 23, 2006
Notices Mailed: October 27, 2006
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

- (5) **S067-021**
(CC District 4)
- A minor amending plat to correct a previously approved plat by labeling a 25 foot front yard setback line along Lacompte Drive and a 15 foot side yard setback line along Belteau Lane for Lot 49 in City Block 26/6129
Addition: Lot 49
Owner/Applicant: The Enclave at Grove Hill, Ltd.
Surveyor: Votex Surveying
Application Filed: October 24, 2006
Notices Mailed: October 27, 2006
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (6) **S067-022**
(CC District 8)
- An application to replat a 1.76 acre tract of land in City Block 6/6889 into 11 lots ranging in size from 6,252.01 sq. ft. to 10,991.48 sq. ft. bounded by Pall Mall Avenue, Tracy Road, Gooch Street, and Kite Street
Addition: Pall Mall Addition
Owner/Applicant: Kadco Investments
Surveyor: JRH Surveying Solutions
Application Filed: October 24, 2006
Notices Mailed: October 27, 2006
Zoning: R-5(A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (7) **S067-024**
(CC District 14)
- An application to replat Lot 3 in City Block I/2477 into two lots of 4,269.89 sq. ft. and 4,488.55 sq. ft. each on the west side of La Foy Boulevard at Beverly Drive
Addition: Carr
Owner/Applicant: Ronda R. Carr
Surveyor: Doug Connally & Associates, Inc.
Application Filed: October 24, 2006
Notices Mailed: October 27, 2006
Zoning: PDD 193 (TH-3)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

- (8) **S067-026**
(CC District 3)
- An application to revise the Kessler Woods Addition Phase II (S045-213) by combining Lots 13 & 14 into one lot and removing the 25 foot building lines along Stevens Village Drive and Stevens Forest Drive on Lots 25 thru 28 in City Block 3A/4736
- Addition: Kessler Woods Phase II
Owner/Applicant: West Kessler Development
Surveyor: TRC Engineers, Inc.
Application Filed: October 26, 2006
Notices Mailed: October 27, 2006
Zoning: PDD 341 & PDD 690 (Subarea 2)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Street Name Change – Under Advisement

- 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 “Yip Court”
- Application Filed: September 20, 2006
Staff Recommendation: **Approval**
U/A From: October 26, 2006

Miscellaneous Docket

- D056-034**
Frank Dominguez
(CC District 11)
- A development plan for Planned Development District No. 322 on the southeast corner of the Dallas North Tollway and Alpha Road
- Staff Recommendation: **Approval**
- D067-001**
Frank Dominguez
(CC District 14)
- A development plan for Planned Development Subdistrict No. 74 within Planned development District No. 193, the Oak Lawn Special Purpose District on Cedar Springs Road and McKinnon Street, north of Pearl
- Staff Recommendation: **Approval**
- W067-003**
Neva Dean
(CC District 11)
- A wavier of the two-year waiting period in order to submit an application for an amendment to, and an expansion of, Planned Development District No. 368 for a private school and child-care facility on the south side of Churchill Way, east of Preston Road
- Staff Recommendation: **Approval**

Miscellaneous Docket – Under Advisement

D056-002
Frank Dominguez
(CC District 3)

A development plan and landscape plan for Planned Development District No. 341, for Cluster Housing District uses, on the west side of Stevens Village Drive, north of Davis Street.

Staff Recommendation: **Approval**

U/A From: November 9, 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: **Hold under advisement** pending the receipt and review of a revised site plan.

U/A From: October 12, 2006 and October 26, 2006

Bus Tour Date: March 30, 2006

Certificate of Appropriateness for Signs

Uptown Sign District:

0610171083
Michael Finley
(District 14)

An application for the installation of a 96 square feet post and panel detached sign reading ‘**Rosewood Court – Spring 2008**’ plus additional leasing information at 2101 Cedar Springs Road on the northeast corner of the intersection of Cedar Springs Road and McKinnon Avenue (Dallas North Tollway)

Applicant: Bobby Esh

Staff Recommendation: **Approval**

SSDAC Recommendation: **Approval**

Jefferson Boulevard Sign District:

0609131035
Michael Finley
(District 1)

An application for the installation of a 224 square feet flat attached box sign reading ‘**ENVIOS DE DINERO - OrderExpress**’ plus additional information at 535 West Jefferson Boulevard above the windows on the south façade of the building on the north side of Jefferson Boulevard, east of Llewellyn Avenue

Applicant: Myung Kim

Staff Recommendation: **Approval**

SSDAC Recommendation: **Approval**

Downtown Sign District:

0610251020
Michael Finley
(District 14)

An application for the installation of a 180 square feet projecting attached wall sign with illuminated graphics and no text at 300 North Akard Street above the garage entrance on the west façade of the building facing Akard Street at Federal Street

Applicant: Benton Byrum

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

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

Zoning Cases – Consent

1. **Z056-320(WE)**
Warren Ellis
(CC District 1)

An application for a Specific Use Permit for an open enrollment charter school on property zoned an R-7.5(A) Single Family District, on the south line of Lynnacre Drive, west of Knoxville Drive

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

Applicant: I AM THAT I AM

Representative: J. Eugene Thomas

2. **Z056-324(WE)**
Warren Ellis
(CC District 1)

An application for an NS(A) Neighborhood Service District on property zoned a TH-3(A) Townhouse District, on the west line of Tyler Street, south of Page Avenue

Staff Recommendation: **Approval**

Applicant: KP Star Investment

Representative: Peiser Surveying Co.

3. **Z056-337(WE)**
Warren Ellis
(CC District 10)

An application for an amendment to, and an expansion of, Planned Development District No. 286 for a convalescent center and nursing home on property zoned a TH-2(A) Townhouse District and Planned Development District No. 286 and termination of Specific Use Permit No. 553 for a private school on the northwest corner of Greenville Avenue and Stults Road

Staff Recommendation: **Approval** of the expansion of, and amendment to, Planned Development District No. 286, subject to a revised development plan, landscape plan and conditions, and **approval** of the termination of Specific Use Permit No. 553

Applicant: Kindred Healthcare, Inc.

Representative: Jackson Walker, LLP

4. [Z056-338\(WE\)](#)
Warren Ellis
(CC District 13)
- An application for a Specific Use Permit for an Alcoholic Beverage Establishment for a bar, lounge, or tavern within Planned Development District No. 85 for Shopping Center, Office-2 and Multiple Family-3 uses, on the northeast corner of Greenville Avenue and Pineland Drive
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year period, subject to a site plan and staff's recommended conditions
Applicant: El-Amir Entertainment Inc.
Representative: Roger Albright

Zoning Cases – Under Advisement

5. [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 and October 26, 2006
6. [Z056-220\(JH\)](#)
Jennifer Hiromoto
(CC District 3)
- An application for a Planned Development District for Single Family uses on a property zoned R-16(A) Single Family District, Planned Development District No. 108, and an LO-3 Limited Office District on the east side of Walton Walker Boulevard, north of Country Creek Drive
Staff Recommendation: **Approval**, subject to a development plan and staff's recommended conditions
Applicant: Vista Del Cieto, Ltd.
Representative: Kirk Williams
Bus Tour Date: November 9, 2006
U/A From: November 2, 2006
7. [Z056-271\(MF\)](#)
Michael Finley
(CC District 2)
- 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
Staff Recommendation: **Denial**
Applicant: Sharon Flatte
Representative: Masterplan – Dallas Cothrum
U/A From: October 12, 2006 and reconsidered on October 26, 2006

Special Provision Sign District Amendment

SPSD 067-001
David Cossum
(CC District 2 & 14)

An application for an amendment to the provisions of the Victory Special Provision Sign District, Subdistrict A, the Entertainment Complex Subdistrict, to amend the provisions for changeable message signs, generally located at the south corner of Houston Street and All Star Way.

Staff Recommendation: **Approval**, subject to staff conditions

Applicant: Center Operating Company, L.P.

Representative: Brad Mayne

Other Matters

Minutes: November 9, 2006

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, November 16, 2006

ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC): City Hall, Council Briefing Room - 5ES, 8:30 a.m. to consider Item (1) DC056-019 – Notification requirements for development applications, (2) DCA056-020 – Applicability of a residential proximity slope to a cellular tower use when a Specific Use Permit is required and (3) Thoroughfares - Speed Hump Requests

SUBDIVISION REVIEW COMMITTEE (SRC): 10:00 A.M, City Council Chamber considering NC056-002 Street name change of Calleja Way to “Yip Court”, a cul-de-sac street along Strait Lane between Walnut Hill Lane and Manson Court

Monday, November 27, 2006

CPC Trinity River Corridor Ad Hoc Committee Meeting: City Hall, L1FN – Conference Room C, 6:00 p.m., to consider preparations for an upcoming community meeting regarding Trinity River Authorized hearings

Monday, December 4, 2006

CPC Trinity River Corridor Ad Hoc Committee Meeting: City Hall, Time and Location – TBD, Community meeting regarding Trinity River Corridor authorized hearings (for information call David Whitley at 214-670-4214)

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]