

# CITY PLAN COMMISSION Thursday, December 7, 2006 AGENDA

BRIEFINGS: 5ES 11:00 a.m. PUBLIC HEARING Council Chambers 1:30 p.m.

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

### **BRIEFINGS:**

Subdivision Docket Zoning Docket

#### **ACTION ITEMS:**

Subdivision Docket Planner: Paul Nelson

### Consent Agenda - Preliminary Plats

(1) **S067-027** (CC District 2)

An application to replat all of Lots 1 thru 8 in City Block 10/114 and part of Lots 2, 3 and 4 in City Block 17/115 and all of abandoned Saint Louis Street into one, 3.4043 acre lot on property bounded by Corsicana Street, Park Street, IH-30

(R.L. Thornton Freeway) and St. Paul Street Addition Name: Homeless Assistance Center

Owner/Applicant: City of Dallas

Surveyor: City of Dallas

Application Filed: November 10, 2006

Zoning: PDD 357, Subdistrict 2

Staff Recommendation: Approval, subject to the conditions

<sup>\*</sup>The City Plan Commission may be briefed or visit any item on the agenda if it becomes necessary.

# (2) **S067-028** (CC District 3)

An application to create one 23.30 acre lot in City Block 6113

on Mountain Creek Parkway north of IH 20

Addition Name: Mountain Creek Business Park Bldg. 4 Owner/Applicant: Mountain Creek Business Park Land, L.P.

Surveyor: Pacheco Koch Consulting Engineers

Application Filed: November 9, 2006 Zoning: PDD 521, Subdistrict B

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

listed in the docket

# (3) **S067-029** (CC District 2)

An application to create a 20 lot Shared Access Area Development from a 2.066 acre tract of land containing part of City Block 5721 on Maple Avenue northwest of Kimsey Drive

Addition Name: Maplewood Phase A

Owner/Applicant: Perry Homes Surveyor: Tri-Tech DFW Surveying Co., L.P.

Surveyor. The recti Dr W Surveying Co., L.P.

Application Filed: November 9, 2006

Zoning: MF-2(A)

Staff Recommendation: Approval, subject to the conditions

listed in the docket

# (4) **S067-030** (CC District 2)

An application to create a 23 lot Shared Access Area Development from a 1.380 acre tract of land containing part of City Block 5721 on Maple Avenue northwest of Kimsey Drive

Addition Name: Maplewood Phase C

Owner/Applicant: Perry Homes

Surveyor: Tri-Tech DFW Surveying Co., L.P.

Application Filed: November 9, 2006

Zoning: MF-2(A)

Staff Recommendation: Approval, subject to the conditions

listed in the docket

# (5) **S067-031** (CC District 2)

An application to create a 23 lot Shared Access Area Development from a 1.389 acre tract of land containing part of City Block 5721 on Maple Avenue northwest of Kimsey Drive

Addition Name: Maplewood Phase D

Owner/Applicant: Perry Homes

Surveyor: Tri-Tech DFW Surveying Co., L.P.

Application Filed: November 9, 2006

Zoning: MF-2(A)

Staff Recommendation: Approval, subject to the conditions

(6) **S067-032** (CC District 2)

An application to create a 20 lot Shared Access Area Development from a 1.149 acre tract of land containing part of City Block 5721 on Maple Avenue northwest of Kimsey Drive

Addition Name: Maplewood Phase B

Owner/Applicant: Perry Homes

Surveyor: Tri-Tech DFW Surveying Co., L.P.

Application Filed: November 9, 2006

Zoning: MF-2(A)

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

listed in the docket

(7) **S067-035** (CC District 13)

An application to create one 1.171 acre lot in City Block 5080

at 4121 Rosa Road east of Flockstone Road

Addition Name: Caldwell Addition
Owner/Applicant: Lee Sherard Caldwell
Surveyor: Doug Connally & Associates
Application Filed: November 14, 2006

Zoning: R-10(A)

Staff Recommendation: Approval, subject to the conditions

listed in the docket

(8) **S067-037** (CC District 6)

An application to replat Lots 1 thru 29 in City Block 1/7171 into one 4.30 acre lot bounded by Progressive Drive,

Chippewa Drive and Ruder Street Addition Name: Joe Irwin Addition No. 7

Owner/Applicant: James Driver Surveyor: Peiser Surveying

Application Filed: November 16, 2006

Zoning: PDD No. 406

Staff Recommendation: Approval, subject to the conditions

listed in the docket

(9) **S067-038** (CC District 10)

An application to create three lots from a 0.572 acre tract of land in City Block 5446 at 7850 Goforth Road at Bargiames

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<u>Addition Name</u>: White Rock West Addition <u>Owner/Applicant</u>: Murphy Senn Custom Homes

<u>Surveyor</u>: Shields & Lee Surveyors Application Filed: November 16, 2006

Zoning: R-7.5(A)

Staff Recommendation: Approval, subject to the conditions

(10) **S067-039** 

(CC District 10)

An application to plat a 1.8172 acre tract of land in City Block 6481 into two lots of 0.5456 and 1.2716 acres at W.

Northwest Highway and Willowbrook Road, east corner

Addition Name: 2331 WNHH

Owner: 2331 W. Northwest Highway Holdings, LP

Applicant: Angel Reyes, III

<u>Surveyor</u>: Raymond L. Goodson Jr., Inc. Application Filed: November 17, 2006

Zoning: MU-3

Staff Recommendation: Approval, subject to the conditions

listed in the docket

(11) **S067-040** 

(CC District 1)

An application to plat a 0.9011 acre tract of land in City Block 1/5172 into one lot at Cockrell Hill Road and W. Illinois

Avenue, northeast corner

Addition Name: Vaiden Hill No. 1

Owner/Applicant: Mesquite Clay-Mathis 33123, Ltd.

<u>Surveyor</u>: Gonalez & Schneeberg Application Filed: November 16, 2006

Zoning: CR

<u>Staff Recommendation</u>: <u>Approval</u>, subject to the conditions

listed in the docket

(12) **S067-041** 

(CC District 7)

An application to plat a 1.007 acre tract of land in City Block 1376 into one lot between Robert B. Cullum Boulevard and J.

B. Jackson Jr. Boulevard northwest of Trezevant Street

Addition Name: AutoZone Cullum Owner/Applicant: David Gregson Surveyor: CEI Engineering

Application Filed: November 17, 2006

Zoning: PDD 595 (CC)

Staff Recommendation: Approval, subject to the conditions

listed in the docket

(13) **S067-042** 

(CC District 13)

An application to plat a 2.145 acre tract of land in City Block 1/5464 into one lot at W. Northwest Highway (Loop 12) and

Hillcrest Road, northwest corner Addition Name: Hillcrest Crossing

Owner/Applicant: R. C. Nelms, Jr. Estate

<u>Surveyor</u>: Freese and Nichols, Inc. <u>Application Filed</u>: November 17, 2006

Zoning: CR & MC-1

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

# (14) **S067-008**R (CC District 14)

An application to revise a previously approved preliminary plat by deleting Condition 12 related to right of way dedication on a 0.3165 acre lot in City Block H/1475 on 5711 thru 5715

Ross Avenue at Mary Street Addition Name: AWI Addition Owner/Applicant: AWI Ross, LLC Surveyor: Doug Connally & Associates Application Filed: November 16, 2006

Zoning: MF-2(A)

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

listed in the docket

# (15) **S056-121** (CC District 7)

A Minor Amending Plat to correct dimensions of a sight easement and add a wastewater easement on a 1.662 acre tract of land containing part of City Blocks 152, 5/155 & 4/156 which was previously approved as a 36 lot Shared Access Area Development on Marilla Street between Central **Expressway and Farmers Market Way** 

Addition Name: Farmers Market Townhome No. 2 Revised

Owner/Applicant: Perry Homes Surveyor: Tri-Tech DFW Surveying Application Filed: November 9, 2006

Zoning: PDD 357

Staff Recommendation: Approval, subject to the conditions

listed in the docket

# (16) **S045-377R** (CC District 14)

An application to revise a previously approved preliminary plat by creating two lots of 1.751 and 3.787 acres from a 5.54 tract of land in City Blocks 11/1017, 1021 and 1026 on Turtle

Creek Boulevard at Gillespie Street Addition Name: SCA Turtle Creek

Owner/Applicant: SCA 2727 Turtle Creek LP

Surveyor: Jones & Boyd, Inc.

Application Filed: November 16, 2006

Zoning: PDD 193 (O-2)

Staff Recommendation: Approval, subject to the conditions

listed in the docket

# (17) **S990-202R**

(CC District 12)

A Minor Amending Plat to relocate the existing lot line between Lots 1 and 2 in City Block A/8747 on Frankford Road

at Marsh Lane, northwest corner Addition Name: Marsh-Frankford Owner/Applicant: Marsh Road LLC Surveyor: Prism Surveys. Inc.

Application Filed: November 13, 2006

Zoning: CR

<u>Staff Recommendation</u>: <u>Approval</u>, subject to the conditions

(18) **S045-031** (CC District 14)

An application for a minor amending plat to add a sidewalk easement near the Bryan Street Right of Way on a 1.0892 acre tract of land being Lot 6 in Block B/500 on Bryan Street at Pavillion Street

Addition Name: Bryan Street Lofts

Owner/Applicant: Bryan Street Lofts, LLC Surveyor: Piburn and Partners, LLC Application Filed: November 27, 2006

Zoning: PDD No. 298

Staff Recommendation: Approval, subject to the conditions

listed in the docket

# <u>Individual Items – Residential Replats</u>

(19) **S067-033** An application to replat part of Lots 6 and 7 in City Block (CC District 9) C/2818 into one 0.3057 acre lot on 6945 Westlake Avenue

Addition: Stecher Addition
Owner/Applicant: Jack Stecher

<u>Surveyor</u>: Doug Connally & Associates <u>Application Filed</u>: November 10, 2006 <u>Notices Mailed</u>: November 13, 2006

Zoning: R-7.5(A)

Staff Recommendation: Approval, subject to the conditions

listed in the docket

(20) **\$067-034** (CC District 14)

An application to remove the platted 35 foot building line from a 2.35 acre tract of land containing all of Lots 1 thru 8 in City Block H/2916 and Lots 1 thru 5 in City Block P/2921 at 5502 thru 5552 Longview Street between McMillan Street and Worcola Street

Addition Name: Greenland Heights Addition

Applicant: Sedwick Custom Homes

Surveyor: Vilbig & Associates

<u>Application Filed</u>: November 14, 2006 Notices Mailed: November 16, 2006

Zoning: D(A)

<u>Staff Recommendation</u>: <u>Approval</u>, subject to the conditions

(21) **S067-036** 

(CC District 12)

An application to replat a floodway easement on a 4.136 acre lot in City Block 8190 fronting on Preston Road north of

Arapaho Rd.

Addition Name: Prescott Interests 15900 Preston Road Addn. Owner/Applicant: Prescott Interests, Ltd.; Sandy Owens

Surveyor: Len Davis

Application Filed: November 14, 2006

Notices Mailed:

Zoning: FP(R-10(A)); NO(A)

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

listed in the docket

# Miscellaneous Docket

M067-005

Richard Brown (CC District 11) A minor amendment to the landscape plan for Planned Development District No. 216 for Retail, Hotel, Office and Residential Uses on the northeast corner of Noel Road and

Southern Boulevard

Staff Recommendation: Approval

D067-002

Frank Dominguez (CC District 11)

A development plan and landscape plan for Planned Development District No. 215, Subarea Lot 2A on the northeast corner of Noel Road and Peterson Lane.

Staff Recommendation: Approval

# Zoning Cases - Consent

1. **Z056-284(RB)** 

Richard Brown (CC District 2)

An application for a Planned Development Subdistrict for MF-2 Multiple Family Subdistrict Uses on property zoned an MF-2 Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District on the north

quadrant of Kings Road and Fairmount Street Staff Recommendation: Approval, subject to a conceptual

plan and conditions.

Applicant: Cedar Springs Partners, L.P.

Representative: Karl Crawley Bus Tour Date: November 9, 2006

2. **Z067-108(OTH)** 

Olga Torres-Holyoak (CC District 13)

An application for an MU-2 Mixed Use District on property zoned a GO(A) General Office District on the north side of Park Lane, east of Greenville Avenue

Staff Recommendation: Approval

Applicant: VIC PO. Ltd.

Representative: Karl A. Crawley, Masterplan

3. Z067-105(WE) Warren Ellis (CC District 12) An application for an amendment to Specific Use Permit No. 1505 for a private school within Tract F of Planned Development District No. 173 for Single Family, Office, Retail and Park uses on the north side of Frankford Road, east of Hillcrest Road

<u>Staff Recommendation</u>: <u>Approval</u> of an amendment to SUP No. 1505 for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and staff's conditions

<u>Applicant</u>: Torah Day School of Dallas. Representative: MASTERPLAN

# Zoning Cases – Under Advisement

4. 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

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

Applicant: DART

Representative: Masterplan

<u>U/A From</u>: October 12, 2006; October 26, 2006; and November

16, 2006

5. 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

<u>Staff Recommendation</u>: <u>Approval</u>, subject to a development

plan and staff's recommended conditions

<u>Applicant</u>: Vista Del Cieto, Ltd. <u>Representative</u>: Kirk Williams <u>Bus Tour Date</u>: November 9, 2006

U/A From: November 2, 2006 and November 16, 2006

6. Z056-335(JH)
Jennifer Hiromoto
(CC District 8)

An application for a CS Commercial Service District with deed restrictions volunteered by the applicant on a property zoned an R-10(A) Single Family District on the east side of Quietwood Drive, south of the I-20 freeway access road.

Staff Recommendation: **Denial** 

Applicant: Charles L. Raleigh, Cleer Day Enterprises, Inc.

Representative: Larry Campbell
Bus Tour Date: November 9, 2006

<u>U/A From</u>: November 9, 2006

## Zoning Cases – Individual

# 7. **Z056-308(JH)** Jennifer Hiromoto (CC District 6)

An application for an IM Industrial Manufacturing District and a Specific Use Permit for an outside industrial potentially incompatible use on property zoned an IR Industrial Research District on the north side of Mañana Drive, west of Newkirk Street

Staff Recommendation: **Denial** 

Applicant: Free Limited Partnership, Steve Free

# 8. **Z056-327(OTH)**

Olga Torres-Holyoak (CC District 2)

An application for a Planned Development Subdistrict for MF-2 Multiple Family Subdistrict Uses on property zoned an MF-2 Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District on the southeast corner of Cedar Springs Road and Dallas North Tollway.

Staff Recommendation: Approval, subject to conceptual plan and staff's recommended conditions.

Applicant: Shin Development.

Representative: Karl A. Crawley, Masterplan

# 9. **Z067-112(OTH)**

Olga Torres-Holyoak (CC District 3)

An application for the expansion of and amendment to Specific Use Permit No. 445 for an Institution of Charitable or Philanthropic Nature for the War on Poverty on property zoned an R-5(A) Single Family District on the east side of Gentry Drive, south of Canada Drive

Staff Recommendation: Approval for a five year period with eligibility for automatic renewal for additional five year periods. subject to a site plan and staff's recommended conditions

Applicant: Voice of Hope Ministries Representative: John M. Jackson

# Special Provision Sign District Amendment – Under Advisement

#### 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 Subdistirct, 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 U/A From: November 16, 2006

# Other Matters

Minutes: November 16, 2006

<u>Adjournment</u>

# CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

## Thursday, December 7, 2006

**ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC):** City Hall, Council Briefing Room - 5ES, 8:30 a.m. to consider (1) Thoroughfares - Speed Hump Requests, (2) Briefing on Certificates of Occupancy Affidavits and (3) Requirements for Commercial amusement uses in the CA Central Area districts

**SUBDIVISION REVIEW COMMITTEE (SRC)**: 10:00 a.m., City Council Chamber, to consider Item 14, S067-008R - An application to revise a previously approved preliminary plat on 5711 thru 5715 Ross Avenue at Mary Street

# Tuesday, December 12, 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 negations 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 negations 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]