



CITY OF DALLAS

CITY PLAN COMMISSION
Thursday, April 3, 2008
AGENDA

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.

Theresa O'Donnell, Director
David Cossum, Assistant Director of Current Planning
Olga Torres Holyoak, Principal Planner

BRIEFINGS:

Training: Alcohol Regulations
John Rogers, Assistant City Attorney

Turtle Creek Environmental Corridor
Richard Brown, Senior Planner

Subdivision Docket
Zoning Docket

ACTION ITEMS:

Subdivision Docket Planner: Carolyn Horner

Consent Agenda - Preliminary Plats

- (1) **S078-131**
(District 11)
(Buehler)
- An application to create a 1.36 acre lot from a tract of land in Block 7751, at 12230 Coit Road, south of Churchill Way
Applicant/Owner: Signature Consulting/Tricon-Coit, L.P.
Surveyor: Viewtech, Inc.
Application Filed: March 7, 2008
Zoning: MU-3
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

- (2) **S078-132**
(District 2)
(Strater)
- An application to create a one 13.0245 acre lot from Lot 7, Block 3/6068, Kings Row Industrial District, Ninth Installment, a portion of Blocks 6067 and 6068, and being part of Burbank Street (abandoned), southeast corner Regal Row and Viceroy Drive
Applicant/Owner: Uplift Education
Surveyor: Raymond L. Goodson, Jr. Inc.
Application Filed: March 7, 2008
Zoning: MU-3, IR, SUP 1655
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (3) **S078-133**
(District 14)
(Emmons)
- An application to create one 3.474 acre lot from Lot 1A, Block A/1005 Forest Lawn Funeral Home Addition and tracts in Block 1005, proposed alley abandonment, and proposed alley sight easement abandonment, southwest corner Carlisle Street and Routh Street
Applicant/Owner: Tom Bakewell/LG Fairmont, L.P.
Surveyor: Halff Associates
Application Filed: March 10, 2008
Zoning: PD 193 (GR)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (4) **S078-134**
(District 11)
(Buehler)
- An application to replat a 4.4154 acre tract of land containing Lot 2A, Block 15/7289, Liberty National Bank Addition Revised, and all of Block 14/7288, Central Properties Addition, Ninth Installment, into one 2.7089 acre lot and one 1.7065 acre lot, northeast corner Steppington Drive and Riverfall Drive
Applicant/Owner: Erik de Vries/06-QCC-0121, LLC
Surveyor: Raymond L. Goodson, Jr. Inc.
Application Filed: March 11, 2008
Zoning: GO(A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (5) **S078-136**
(District 11)
(Buehler)
- An application to create one 0.72 acre lot, one 0.74 acre lot, one 0.79 acre lot, one 0.78 acre lot, one 0.71 acre lot and one 10.94 acre lot as a Community Unit Development from a 14.68 acre tract of land in City Block 8217, on Keller Springs Road, west of Preston Road
Applicant/Owner: J. Stephen Dieb/Keller Springs Estates, Ltd.
Surveyor: Viewtech, Inc.
Application Filed: March 11, 2008
Zoning: R-1
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

- (6) **S078-138**
(District 8)
(Jones-Dodd)
- An application to replat an 7.870 tract of land containing all of Lots 1 and 2, Block A/7575, Assured-Willoughby Addition, into one 7.021 lot and one 0.850 lot, southeast corner of Interstate Highway 20 and Willoughby Boulevard
Applicant/Owner: Donald Valk
Surveyor: Lane's Southwest Surveying, Inc.
Application Filed: March 11, 2008
Zoning: PD 689, LO 3
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (7) **S078-139**
(District 2)
(Strater)
- An application to create one 1.866 acre lot from a portion of Lots 7, 8 and 9, Brookhollow Place, tracts in City Blocks 6065 and 6066, Harry Hines Boulevard right-of-way proposed abandonment and Brookhollow Road right-of-way (abandoned), northwest corner Harry Hines Boulevard and Brookhollow Road
Applicant/Owner: Brook Hollow Golf Club
Surveyor: Miller Surveying, Inc.
Application Filed: March 11, 2008
Zoning: IR
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (8) **S078-140**
(District 10)
(Lueder)
- An application to create one 0.790 acre lot from a portion of City Block No. B/8061, Garvon Dallas Addition No. 2, at 11702 Plano Road
Applicant/Owner: Taco Bell of America, Inc./Ike and Rebecca Shelton
Surveyor: Lane's Southwest Surveying
Application Filed: March 11, 2008
Zoning: IR
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (9) **S078-141**
(District 2)
(Strater)
- An application to create one 19.865 acre lot from part of Lots 2 and 4, and all of Lots 3, 7, 8 10 and 11, Block 1/461 Eakins Addition Revised Addition, all of Lots 1-16, Block 454, Park Place Addition, all of Lots 17-21 Block 454, J.A. Middleton Addition, unplatted tracts, and including the closure and vacation of all rights-of-way, south of RL Thornton Freeway, west of South Harwood Street, east of South Ervay Street
Applicant/Owner: City of Dallas
Surveyor: Pacheco Koch Consulting Engineers, Inc.
Application Filed: March 11, 2008
Zoning: PD 317, Subdistrict 6
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Individual Items:

- (10) **S078-137**
(District 14)
(Emmons)
- An application to create one 0.871 acre lot, three 0.155 acre lots, one 0.247 acre lot, one 0.255 acre lot, one 0.258 acre lot, one 0.257 acre lot, and one 0.172 acre lot, from a 2.562 acre tract containing Lot 2, a portion of Lots 1, 3 and 4 of Block F/547, Lots 1-3 and 9-12 and a portion of Lot 4 of Block E/551; and to remove the existing 25 foot platted building line on Routh Street and the existing 15 foot building on Colby Street; east of Thomas Ave., South of Routh St. and West of Colby St.
- Applicant/Owner: CWS Capital/State Thomas LP, State Thomas Apartments, LP, and Newport Greens, LLC
Surveyor: MMA
Application Filed: March 11, 2008
Zoning: PD 225, Subdistrict A & C
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Residential Replats:

- (11) **S078-130**
(District 2)
(Starter)
- An application to replat a 0.4993 acre tract of land containing all of Lot 8 in the R.D. Caldwell Addition and all of Lot 9A in the Soldiers of the Cross of Christ Addition, in City Block 10/1246, into one lot on 5007 and 5015 Ash Lane at Munger Boulevard, north corner
- Applicant/Owner: Soldiers of the Cross of Christ
Surveyor: Doug Connally & Associates.
Application Filed: March 5, 2008
Zoning: PDD 134, Subdistrict A
Staff Recommendation: **Denial**
- (12) **S078-135**
(District 14)
(Emmons)
- An application to replat a 0.23 acre tract of land containing all of Lots 1 and 2 in City Block A/995 into one lot on 2706 Turtle Creek Circle (private street), southwest of Park Bridge Court
- Applicant/Owner: Duane Walthall; Jonathan Bailey
Surveyor: Carman Donaldson.
Application Filed: March 11, 2008
Zoning: PDD 193 (TH-3)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Miscellaneous Docket

W078-011
Neva Dean
(CC District 14)
(Emmons)
A waiver of the two-year waiting period in order to submit an application to amend Planned Development Subdistrict No. 37 within Planned development District No. 193, the Oak Lawn Special Purpose District on the south corner of Hall Street between Sales Street and Hood Street
Staff Recommendation: **Denial**

Miscellaneous Docket – Under Advisement

M078-011
Richard Brown
(CC District 11)
(Buehler)
A minor amendment to the development plan for Planned Development District No. 322 for Mixed uses on the northeast corner of LBJ Freeway and the Dallas North Tollway
Staff Recommendation: **Pending**
U/A Date: March 6, 2008 and March 27, 2008

Zoning Cases – Consent

1. **Z078-166(OTH)**
Olga Torres Holyoak
(CC District 2)
(Strater)
An application for an NO(A) Neighborhood Office District on property zoned an MF-2(A) Multifamily District, on the south side of Columbia Avenue at Colson Street
Staff Recommendation: **Approval**
Applicant: El Heraldo News Inc.
Representative: Jim Byrd
2. **Z078-174(OTH)**
Olga Torres Holyoak
(CC District 10)
(Lueder)
An application for a CS Community Service District on property zoned an IR Industrial Retail District west of Sanden Drive, north of LBJ Expressway.
Staff Recommendation: **Approval**
Applicant: North Dallas Lawn Care and Landscape, Inc.
Representative: Master Plan, Dallas Cothrum
3. **Z078-178(JH)**
Jennifer Hiromoto
(CC District 5)
(Rodgers)
An application for a Specific Use Permit for a library, art gallery, or museum on property zoned an R-7.5(A) Single Family District on the southeast corner of Lake June Road and Houghton Road.
Staff Recommendation: **Approval** for a permanent time period, subject to a site plan and conditions
Applicant: City of Dallas
Representative: William Hidell

Zoning Cases – Under Advisement

4. **Z078-159(WE)**
Warren Ellis
(CC District 14)
(Emmons)
- An application to amend Zones 1A and 1B of Planned Development District No. 184 for office, retail and residential uses, on the northeast corner of Cedar Springs Road and Carlisle Street
Staff Recommendation: **Approval**, subject to a conceptual plan, revised development plan, revised landscape plan and staff's recommended conditions
Applicant: CFRI-FOCH Cedar Springs Hotel, L.P.
Representative: Jackson Walker, LLP, Suzan Kedron
U/A From: March 6, 2008

Zoning Cases – Individual

5. **Z078-142(RB)**
Richard Brown
(CC District 14)
(Emmons)
- An application for a Planned Development Subdistrict for Multiple family, Hotel and motel, Restaurant without drive-through service, and Health studio uses on property zoned an O-2 Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, and removal of the D Liquor Control Overlay with consideration being given to the granting of the D-1 Liquor Control Overlay and the granting of a Specific Use Permit for a Restaurant with alcohol sales on the northeast line of Fairmount Street between Enid Street and Turtle Creek Boulevard.
Staff Recommendation: **Approval** of a Planned Development Subdistrict, subject to a development plan, landscape plan, and staff's recommended conditions, and retention of the D Liquor Control Overlay
Applicant: GGH Development, LLC
Representative: Karl Crawley
6. **Z067-222(RB)**
Richard Brown
(CC District 2)
(Strater)
- An application for an amendment to and expansion of Planned Development District No. 582, the Victory Planned Development District on property partially zoned an I-2 Industrial Subdistrict, an I-3 Industrial Subdistrict, and a CA-2 Central Area Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District on property generally east of Stemmons Freeway and north of Woodall Rodgers Freeway.
Staff Recommendation: **Approval**, subject to a conceptual plan and staff's recommended conditions
Applicant: Hillwood Urban Services, L.P.
Representative: Robert Reeves

Other Matters

CPC Committee Appointments and Reports

Minutes: March 27, 2008

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Tuesday, April 1, 2008

CITY PLAN COMMISSION (CPC) & ZONING ORDINANCE ADVISORY COMMITTEE MEETING (ZOAC) - Tuesday, April 1, 2008, at 9:00 a.m., City Hall, 1500 Marilla Street, in Room 5ES, to discuss *forwardDallas!* Code Amendment

Thursday, April 3, 2008

ZONING ORDINANCE ADVISORY COMMITTEE MEETING (ZOAC) - Thursday, April 3, 2008, at 9:00 a.m., City Hall, 1500 Marilla Street, in Room 5ES, to discuss (1) **DCA078-010** - Consideration of amendments to Chapter 51A, the Dallas Development Code, to amend the use definition of Public Park, Playground or Golf Course and (2) **DCA078-008** - Consideration of amendments to Chapter 51A, the Dallas Development Code, to amend regulations pertaining to signs mounted on a roof, eave or parapet in business districts.

Thursday, April 3, 2008

SUBDIVISION REVIEW COMMITTEE (SRC) – Thursday, April 3, 2008, at 9:45 a.m., City Hall, 1500 Marilla Street, in the City Council Chamber to consider Item (5) S078-136

Tuesday, April 8, 2008

JOINT CPC TRINITY RIVER AD HOC COMMITTEE & URBAN DESIGN ADVISORY COMMITTEE (UDAC) – Tuesday, April 8, 2008, at 5:30 PM, City Hall, 1500 Marilla Street, in Room 6ES to discuss Future Zoning Cases.

Monday, April 14, 2008

CITY PLAN COMMISSION (CPC) & ZONING ORDINANCE ADVISORY COMMITTEE MEETING (ZOAC) - Monday, April 14, 2008, at 9:00 a.m., City Hall, 1500 Marilla Street, in the Park Board Room 6FN, to discuss *forwardDallas!* Code Amendment

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]