



CITY OF DALLAS

CITY PLAN COMMISSION
Thursday, May 6, 2010
AGENDA

BRIEFINGS:	5ES	10:00 a.m.
PUBLIC HEARING	Council Chambers	1:30 p.m.

*The City Plan Commission may be briefed on any item on the agenda if it becomes necessary.

Theresa O'Donnell, Director
David Cossum, Assistant Director of Current Planning

BRIEFINGS:

Stemmons Corridor - Southwestern Medical District Area Plan
Luis Tamayo, Strategic Land Use

Subdivision Docket
Zoning Docket

ACTION ITEMS:

Subdivision Docket Planner: Paul Nelson

Consent Agenda - Preliminary Plats

- (1) **S090-081**
(CC District 8) An application to create a 2.8500 acre lot and a 3.8593 acre lot out of a 6.7093 acre tract of land in City Block 7554 located at the intersection of S. Hampton Rd. and Cliff Creek Crossing, northwest corner
Applicant/Owner: Hampton I/20, Ltd.
Surveyor: Lawrence A. Cates & Assoc., LLP
Application Filed: April 7, 2010
Zoning: LO-1 & NO(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket

- (2) **S090-083**
(CC District 4)
- An application to replat a 26.667 acre tract of land containing all of City Blocks 3/7077 and 4/7077, and part of City Block 7078 along with portions of Canaan Street to be abandoned to create 12 lots ranging in size from 0.728 acres to 2.808 acres and generally located south of the intersection of Bexar St. and Municipal St.
Owner: Dallas Housing Authority
Surveyor: JBI Partners
Application Filed: April 13, 2010
Zoning: PD 595 [MF-1(A)]
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket
- (3) **S090-089**
(CC District 2)
- An application to replat a tract of land containing all of Lot 3C, part of Lots 26 thru 29, all of Lots 30 thru 32, part of an abandoned alley and abandoned Crutcher and Pauline Streets and an unplatted tract of land in City Block 837 into one 9.7055 acre tract of land located at the intersection of 411 N. Washington Ave. and Crutcher St.
Owner: Baylor Health Care System
Surveyor: Raymond L. Goodson, Jr., Inc.
Application Filed: April 13, 2010
Zoning: PD-749, Sub district A
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket
- (4) **S090-093**
(CC District 14)
- An application to replat a tract of land containing part of City Block 1/243 into one 1.306 acre lot located on the east line of N. St. Paul Street between Wenchell Lane and San Jacinto Street
Owner: First Baptist Church of Dallas
Surveyor: Brockette, Davis, Drake, Inc.
Application Filed: April 16, 2010
Zoning: CA-1(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket

Individual Item

- (5) **S090-092**
(CC District 13)
- An application to replat an 11.642 acre tract of land containing all of City Block D/6138, and remove an existing 25 foot platted building line along abandoned Treehouse Lane and along the northerly line of Meadow Road into one 10.906 acre lot and one 0.322 acre lot located on Meadow Road between Greenville Avenue and Manderville Lane
Owner: Next Block-Dallas I, L.P.
Surveyor: Kimley-Horn and Associates
Application Filed: April 16, 2010
Zoning: PD-745, Sub area B
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket

Residential Replats

- (6) **S090-080**
(CC District 13)
- An application to replat all of Lots 6 and 7 in City Block C/6740 of the John C. Hill Subdivision locate at 2825 N. St. Augustine Road
Owner/Applicant: New Community C.O.G.I.C.
Surveyor: Maddox Surveying & Mapping
Application Filed: April 7, 2010
Zoning: R-7.5(A)
Date Notices Sent: 16 notices sent on April 15, 2010
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (7) **S090-082**
(CC District 10)
- An application to replat all of Lot 34 and an “open space” area in City Block C/8123 in White Rock Villas Addition to create one 0.127 acre lot on 8905 White Pine Lane at Goforth Road, northwest corner
Owner: Yaprak Harrison
Surveyor: CBG Surveying, Inc.
Application Filed: April 8, 2010
Zoning: PD 343
Date Notices Sent: 32 notices sent on April 19, 2010
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (8) **S090-084**
(CC District 3)
- An application to reduce the existing 15 foot side Building Line on Lot 85 in City Block W/8721 in Summit Parc Phase 5 Addition and fronting on Timber Falls Dr. at Misty Bluff Crt., north corner.
- Owner: Continental Homes of Texas, LP
Surveyor: JBI Partners, Inc.
Application Filed: April 13, 2010
Zoning: PD 521, Subdistrict S-8
Date Notices Sent: 4 notices sent on April 16, 2010
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (9) **S090-085**
(CC District 10)
- An application to reduce the existing 15 foot side Building Line from Lot 80 in City Block R/8721 in Summit Parc Phase 5 Addition and fronting on Timber Falls Drive at Eagle Bend Court, northwest corner.
- Owner: Continental Homes of Texas, LP
Surveyor: JBI Partners, Inc.
Application Filed: April 13, 2010
Zoning: PD 521, Subdistrict S-8
Date Notices Sent: 4 notices sent on April 16, 2010
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (10) **S090-086**
(CC District 10)
- An application to reduce the existing 15 foot side Building Line from Lot 70 in City Block R/8721 in Summit Parc Phase 5 Addition and fronting on Timber Falls Dr. at Eagle Bend Court., southwest corner.
- Owner: Continental Homes of Texas, LP
Surveyor: JBI Partners, Inc.
Application Filed: April 13, 2010
Zoning: PD 521, Subdistrict S-88
Date Notices Sent: 3 notices sent on April 16, 2010
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

(11) **S090-088**
(CC District 4)

An application to replat a 2.259 acre tract of land containing all of Lots 17 thru 26, in City Block 4720; Lots 1, 5, and 6 in City Block 4719; and all of City Block 4718 and part of Avenue A, Avenue B, Avenue D, and Avenue E right of way to be abandoned into one lot on Corinth Street south of Clarendon Street

Owner/Applicant: SDC Sachse Senior Villas, LLC

Surveyor: Baird, Hampton & Brown, Inc.

Application Filed: April 13, 2010

Zoning: R-5(A)

Date Notices Sent: 35 notices sent on April 19, 2010

Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Miscellaneous Docket

W090-005
Neva Dean
(CC District 9)

A waiver of the two-year waiting period in order to submit an application for an amendment to Planned Development District No. 742, on the north corner of Northwest Highway and Skillman Street.

Staff Recommendation: **Denial**

Representative: Robert Reeves

M090-029
Richard Brown
(CC District 13)

Minor amendment to the development plan and landscape plan for Planned Development District No. 353 for a Private School and Single Family Residential Uses on the northwest corner of Inwood Road and Willow Lane.

Staff Recommendation: **Approval**

Applicant: The Jesuit College Preparatory School of Dallas, Inc.

Representative: William S. Dahlstrom

M090-036
Richard Brown
(CC District 2)

Minor amendment to the site plan for Specific Use Permit No. 1772 for a Bar, lounge, or tavern and an Inside commercial amusement limited to a live music venue, on the southwest corner of Elm Street and Malcolm X Boulevard.

Staff Recommendation: **Approval**

Applicant/Representative: Frank Maldonado

Miscellaneous Docket – Under Advisement

M090-026
Richard Brown
(CC District 4)

Minor amendment to the development plan for Planned Development District No. 369 for a Transit passenger station or transfer center and CR Community Retail District Uses on the east line of Denley Drive, north of Lancaster Road.
Staff Recommendation: **Approval**
Applicant: DART
Representative: Dave Powyszynski
U/A From: April 15, 2010

Certificates of Appropriateness for Signs

Downtown Sign District:

1003265006
Carolyn Horner
(CC District 2)

An application for the installation of a 100 square foot upper projecting attached premise sign on the south elevation of the building containing the text “aloft” and “W HOTELS”, at 1033 Young Street.
Applicant: Russell Byrum – Russell Byrum Signs
Staff Recommendation: **Approval**, subject the following conditions: 1) The sign must be located at least 12 feet above grade. 2) All unapproved and unpermitted detached signs must be removed from the property.
SSDAC Recommendation: **Approval**, subject the following conditions: 1) The sign must be located at least 12 feet above grade. 2) All unapproved and unpermitted detached signs must be removed from the property.

1003171108
Carolyn Horner
(CC District 14)

An application for the installation of a 255 square foot flat attached upper level premise sign on the northern elevation of the building containing a logo “D”, at 750 N. St. Paul Street.
Applicant: Bobby Nichols – Chandler Signs
Staff Recommendation: **Approval**
SSDAC Recommendation: **Approval**

Arts District Sign District:

1003171027
Carolyn Horner
(CC District 14)

An application for the installation of a 20 square foot detached premise sign and a 9 square foot building identification sign on the western corner of Pearl Street and Flora Street, containing a logo and words “PUBLIC PARKING” and “2121 FLORA” at 1818 Olive Street.
Applicant: Graham Greene – Oglesby Greene
Staff Recommendation: **Approval**
SSDAC Recommendation: **Approval**

Zoning Cases – Consent

1. **Z090-108(RB)**
Richard Brown
(CC District 4)

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 southwest corner of Scyene Road and Prichard Lane.

Staff Recommendation: **Approval** for a five-year period, with eligibility for automatic renewal of additional five-year periods, subject to a site plan, landscape plan, traffic management plan, and conditions.

Applicant/Representative: ADI Engineering, Inc.-Don Anyanwn, Sole Officer

2. **Z090-115(RB)**
Richard Brown
(CC District 6)

An application for a Planned Development District for a General merchandise or food store greater than 100,000 square feet and CR Community Retail District Uses on property zoned a CR Community Retail District, on the southwest line of Webb Chapel Road, north of Northwest Highway.

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

Applicant: Northwest/Webb Chapel Properties, L.P.
Representative: Daniel Millner

3. **Z090-144(RB)**
Richard Brown
(CC District 2)

An application for an amendment to and renewal of Specific Use Permit No. 1700 for a Bar, lounge or tavern and an Inside commercial amusement limited to a Class A dance hall on property within the Tract A portion of Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District on the south line of Main Street, west of Malcolm X Boulevard.

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

Applicant/ Representative: Kenita Roseman

4. **Z090-162(KB)**
Neva Dean
(CC District 2)

An application for an amendment to Specific Use Permit No. 1639 for a tower/antenna for cellular communication on property zoned Planned Development District No. 317, northeast of the intersection of Alexander Street and Cockrell Avenue.

Staff Recommendation: **Approval**, subject to a site plan and conditions.

Applicant: American Tower Corporation
Representative: David Prejean

5. **Z090-156(WE)**
Warren Ellis
(CC District 5)
- An application for an amendment to, and an expansion of Subarea 2 within Planned Development District No. 366, the Buckner Special Purpose District on property zoned an R-7.5(A) Single Family District on the north side of Rosemont Road, approximately 280 feet west of South Buckner Boulevard.
- Staff Recommendation: **Approval**
Applicant/Representative: Martin Sanchez

Zoning Cases – Individual

6. **Z090-153(WE)**
Warren Ellis
(CC District 11)
- An application for a Specific Use Permit for a private school on property zoned Planned Development District No. 709 for a church and R-16(A) Single Family District uses, on the northwest corner of Hillcrest Road and Willow Lane.
- Staff Recommendation: **Approval** for a two-year time period with eligibility for automatic renewals for additional five-year periods, subject to a revised site plan and conditions.
Applicant: Hillcrest Church
Representative: John M. Fowler
7. **Z090-145(RB)**
Richard Brown
(CC District 8)
- An application for a CR Community Retail District with deed restrictions volunteered by the applicant on property zoned an R-5(A) Single Family District on the northeast line of Bonnie View Road, south of Highland Hills Drive.
- Staff Recommendation: **Denial**
Applicant: CGP Acquisition and Development , LLC
Representative: Bill Muenchinger

8. **Z089-219(DC)**
David Cossum
(CC District 1&3)

A City Council authorized hearing to determine the proper zoning on property zoned R-5(A) Single Family District, D(A) Duplex District, TH-3(A) Townhouse District, MF-2(A) Multifamily District with Historic Overlay No. 123 on a portion, Specific Use Permit No. 814 on a portion and Specific Use Permit No. 1254 on a portion, MU-1 Mixed Use District, LO-1 Limited Office District with a D Dry Liquor Control Overlay on a portion, NS(A) Neighborhood Service District, CR Community Retail District with a D Dry Liquor Control Overlay on a portion, CS Commercial Service District with deed restrictions on a portion, P(A) Parking District, portions of Tracts 1, 2, and 3 and Tracts 3a and 3b within Planned Development District No. 87 with Historic Overlay No. 15, a portion of Tract 1A and all of Tract 2A within Planned Development District No. 160 with Historic Overlay No. 59 on a portion and Specific Use Permit No. 1733 on a portion, Tract 2 within Planned Development District No. 340, portions of the MCO and the LCO Subdistricts within Planned Development District No. 631 with Specific Use Permit No. 1098 on a portion and a D Dry Liquor Control Overlay on a portion, Planned Development District No. 768, all of Subarea 2 and a portion of Subarea 3 within Conservation District No. 1, Conservation District No. 7 with Historic Overlay No. 95 on a portion and a D Dry Liquor Control Overlay on a portion generally along both side of Davis Street from Plymouth Road to Zang Boulevard; generally including properties located north of Davis Street between Polk Street and Tyler Street; properties located north of Davis Street between Van Buren Avenue and Cedar Hill Avenue and south of 5th Street; properties located north of Davis Street on both sides of Bishop Avenue to south of Colorado Boulevard; properties located south of Davis Street between Plymouth Road and Hampton Road north of Jefferson Boulevard and properties located south of Davis Street between Polk Street and Zang Boulevard north of 10th Street (including properties fronting the south side of 10th Street) with consideration given to appropriate zoning for the area including use, development standards, parking, landscape, sign, and other appropriate regulations that protect and enhance existing neighborhoods with consideration given to the land use recommendations contained in the Bishop/Davis Land Use and Zoning Study done by GFF Planning.

Staff Recommendation: **Approval**, subject to staff's recommended conditions.

Other Matters

Consideration of appointments to the following CPC Committee:

Zoning Ordinance Committee (ZOC)

(List of committee members available with CPC Coordinator)

Minutes: April 15, 2010

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, May 6, 2010

SUBDIVISION REVIEW COMMITTEE (SRC) MEETING - Thursday, May 6, 2010, City Hall, 1500 Marilla Street, in Council chambers, at 10:00 a.m., to consider (1) **NC090-002** - Loop 12 Between Buckner Blvd. and I-45 and (2) **NC090-002a** - Loop 12 between I-45 and Loop 12/Ledbetter Road split.

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]