



CITY OF DALLAS

CITY PLAN COMMISSION
Thursday, July 19, 2007
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
Richard Brown, Principal Planner

EXECUTIVE SESSION: Mario Gonzalez and Renee Gonzalez v. City Plan Commission, City of Dallas, Texas, and Magen David Congregation, Cause No. 3:05-CV-1737-M (S045-263)

BRIEFINGS:

Subdivision Docket
Zoning Docket

ACTION ITEMS:

Subdivision Docket

Planner: Paul Nelson

Consent Agenda - Preliminary Plats

- (1) **S045-203R**
(CC District 3)
- An application to revise a previously approved plat (S045-203) to increase the number of lots from 84 to 87 on a 28.3996 acre tract of land being part of City Blocks 8033, 8034 and 8035 on property located north of Rancho Road, south of W. Ledbetter Drive and west of Duncanville Road
- Applicant: First LLD, LLC
Surveyor: Thomas M. Daniel
Application Filed: June 28, 2007
Zoning: TH-2(A), R-10(A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

- (2) **S067-060R**
(CC District 3)
- An application to create one 23.222 acre lot, one 21.4333 acre lot and one 22.918 acre lot from a 68.092 acre tract of land in City Blocks 7212 and 7214 on Adler Drive east of Cockrell Hill Drive and on the south line of Interstate 30E.
Applicant: Trammell Crow Co.
Surveyor: Halff & Associates
Application Filed: June 26, 2007
Zoning: IM
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (3) **S067-208**
(CC District 1)
- An application to replat all of Lots 6 and 7 in City Block 5161 into one 0.459 acre lot on 3705 and 3707 W. Jefferson Blvd. at the northwest corner of W. Jefferson Blvd. and McLean Avenue
Applicant: Hernan Hernandez
Surveyor: Shields and Lee
Application Filed: June 22, 2007
Zoning: NS(A)-D
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (4) **S067-209**
(CC District 3)
- An application to create a 6.821 acre lot from a tract of land in City Block 5985 on property located at the northeast quadrant of U.S. Hwy. 67 and S. Polk Street
Applicant: Minyard Food Stores, Inc.
Surveyor: Lane's Southwest Surveying
Application Filed: June 25, 2007
Zoning: RR
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (5) **S067-210**
(CC District 13)
- An application to replat a 30.44 acre tract of land containing all of Lot 1 and a tract of land contiguous on the east to create one 28.5324 acre lot and one 2.3106 acre lot in City Blocks J/5215 and City Block on Park Lane west of Abrams Road
Applicant: Todd McCoy
Surveyor: RKM Consulting Engineers, Inc.
Application Filed: June 26, 2007
Zoning: PDD 344, CR
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

- (6) **S067-211**
(CC District 2)
- An application to replat a 0.186 acre tract of land containing all of Lot 3 in City Block J/660 to create a 5 lot Shared Access Development on N. Carroll Avenue between Cabell Drive and Deere Street
Applicant: Thu Nga Nguyen
Surveyor: Votex Surveying
Application Filed: June 26, 2007
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (7) **S067-212**
(CC District 11)
- An application to replat and reduce the existing 25 foot Building Line to 15 feet on all of Lot 1 in City Block 1/7497 and a tract of land in City Block 7497 into one 8.704 acre lot on property bounded by IH-635, Valley View Lane, Thistle Lane and Meandering Way
Applicant: Trammell Crow Residential
Surveyor: Jones & Boyd, Inc.
Application Filed: June 27, 2007
Zoning: MF-2
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (8) **S067-214**
(CC District 7)
- An application to replat a 0.499 acre tract of land containing all of Lots 9 and 10 in City Block 1376 on 1226 and 1228 Robert B. Cullum Blvd. north of Martin Luther king Blvd.
Applicant: Chris Aslam
Surveyor: Shields and Lee
Application Filed: June 29, 2007
Zoning: PDD 595(CC)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (9) **S067-216**
(CC District 8)
- An application to replat an 83.43 acre tract of land containing all of Lot 4 in City Block B/5778 into one 34.92 acre lot and one 48.51 acre lot on Hampton Road between Beckleymeade Avenue and Daniieldale Road
Applicant: Trammell Crow Co.
Surveyor: Halff & Associates
Application Filed: June 29, 2007
Zoning: IR
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

- (10) **S067-217**
(CC District 7) An application to create a 4 lot subdivision from an 11.5240 acre tract of land of which approximately 3 acres lies within the City of Dallas in City Block 2/8476 on S. Buckner Boulevard at Samuell Blvd., northeast corner
Applicant: Northpoint Equities, LP
Surveyor: Kimley-Horn & Associates, Inc.
Application Filed: June 29, 2007
Zoning: RR
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Individual Item Agenda - Residential Replat

- (11) **S067-213**
(CC District 3) An application to replat a 0.8394 acre tract of land containing all of Lot 9 in City Block 3/6028, into 4 lots with each being at least 7,500 square feet in size on 2737 Glenfield Avenue at Pierce Street
Applicant: Robert Jose and Orfa Castro
Surveyor: Doug Connally & Associates
Application Filed: June 28, 2007
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Item Under Advisement

- (12) **S067-205**
(CC District 14) An application to replat the remainder of Lots 1 & 2 and a part of Lot 8 in City Block 4A/1501, a portion of City Block 4A/1501, an unplatted tract in City Block 4A/1501, and Lot 6A in City Block H/1501 into one 3.886 acre lot on the southeast side of Cedar Springs Road between Wycliff Avenue and the Wycliff-Douglas Connection
Addition: Douglas Park
Owner/Applicant: Douglas Park Partners LP
Surveyor: Brockette-Davis-Drake, Inc.
Application Filed: June 20, 2007
Zoning: PDD 193 (MF-2)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket
U/A From: July 12, 2007

Miscellaneous Docket

- M067-037**
Richard Brown
(CC District 10, 11) Minor amendment to the site plan for Specific Use Permit No. 651 for a college on the southeast corner of Abrams Road and Walnut Street.
Staff Recommendation: **Approval**

Miscellaneous Docket – Under Advisement

D067- 010
Frank Dominguez
(CC District 2)

A development plan for Planned Development District No. 193, The Oak Lawn Special Purpose District on Harry Hines Boulevard, Knight Street and Throckmorton Street.
Staff Recommendation: **Approval**
U/A From: July 12, 2007

Zoning Cases – Consent

1. **Z067-248(RB)**
Richard Brown
(CC District 14)
 2. **Z067-250(RB)**
Richard Brown
(CC District 6)
 3. **Z067-252(RB)**
Richard Brown
(CC District 8)
 4. **Z067-253(WE)**
Warren Ellis
(CC District 10)
- An application for a Planned Development Subdistrict for MF-3 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, along the northeast line of Cedar Springs Road, between Douglas Avenue and Wycliff Avenue.
Staff Recommendation: **Approval**, subject to a conceptual plan and staff's recommended conditions.
Applicant: Lane Southwest, LLC
Representative: Roger Albright
Bus Tour Date: July 12, 2007
- An application for a Specific Use Permit No. 1604 for an Industrial (outside) potentially incompatible use for a concrete crushing plant on property zoned an IM Industrial Manufacturing Research District along the east line of Luna Road, south of Y Street.
Staff Recommendation: **Approval** for a five-year period, subject to a site plan and conditions.
Applicant: Destructors, Inc.
Representative: Paul Baker
- An application for an RR Regional Retail District on property zoned an MC-4 Multiple Commercial District and an IR Industrial Research District at the southeast corner of IH 20 and Autobahn Drive.
Staff Recommendation: **Approval**
Applicant: TEAPE LMMLP, Owner
Representative: Peter Kavanagh
- An application for an amendment to Specific Use Permit No. 599 for a private school on property zoned an R-7.5(A) Single Family District on the west side of Abrams Road, south of Walnut Hill Lane.
Staff Recommendation: **Approval**, subject to a site plan and staff's conditions
Applicant: Montessori Childrens House and School
Representative: Zone Systems, Inc.

Individual Cases

5. **Z067-225(JH)**
Jennifer Hiromoto
(CC District 5)
An application for a Specific Use Permit for vehicle or engine repair and maintenance use on property zoned Subdistrict 3 within Planned Development District No. 533 on the northeast side of CF Hawn Freeway, south of Lake June Road.
Staff Recommendation: **Denial**
Applicant: Johnny Brockens
6. **Z067-247(JH)**
Jennifer Hiromoto
(CC District 2)
An application for a CR Community Retail District on property zoned an MF-2(A) Multifamily District on the west side of Euclid Avenue, north of Lewis Street.
Staff Recommendation: **Denial**
Applicant: Robert Hopson
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Other Matters

CPC Committee Appointments and Reports

Minutes: July 12, 2007

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, July 19, 2007

ZONING ORDINANCE ADVISORY COMMITTEE MEETING (ZOAC) - Thursday, July 19, 2007, at 9:00 a.m., City Hall, 1500 Marilla Street, in Room 5ES to consider (1) DCA067-006 - Amendments to Chapter 51A, the Dallas Development Code, regarding a mining use, pertaining to gas wells.

Tuesday, July 24, 2007

JOINT CPC TRINITY RIVER AD HOC COMMITTEE & URBAN DESIGN ADVISORY COMMITTEE (UDAC) – Friday, July 24, 2007, at 5:30 PM, Location - TBD, to discuss Old Trinity Industrial Area

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]