



CITY OF DALLAS

CITY PLAN COMMISSION
Thursday, July 24, 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
Warren Ellis, Principal Planner

BRIEFINGS:

Subdivision Docket
Zoning Docket

ACTION ITEMS:

Subdivision Docket

Planner: Michael Grace

Consent Agenda - Preliminary Plats

- (1) **S078-226**
(District 14)
(Emmons)
- An application to replat Lots 1 and 2 in City Block F/1528 into one 27,000 sq. ft. lot located at the intersection of Cole Avenue and Lee Street, northwest corner.
Owner: TBP Park Cities I, LTD.
Surveyor: Analytical Surveyors
Application Filed: June 27, 2008
Zoning: PD-193 (MF-2)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (2) **S078-228**
(District 5)
(Rodgers)
- An application to create one lot out of a 4.425 acre tract of land in City Block 6292 located at the intersection of Houghton Road and Lake June Road, southeast corner.
Owner: City of Dallas
Surveyor: City of Dallas
Application Filed: July 1, 2008
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket.

Residential Replats:

- (3) **S078-227**
(District 11)
(Buehler)
- An application to remove the 35' platted building line and replat Lot 3 in City Block 7489 of Forest Lane Estates, known as 11616 Wander Lane and Lot 7 in City Block A/7488 of Brutsche Addition, known as 11627 Hillcrest Road into a 103,082 sq. ft. lot located on the west side of Hillcrest Road near the intersection of N. Janmar Drive and Hillcrest Road.
Owner: LBJ Springs, LP
Surveyor: Shields & Lee
Application Filed: June 25, 2008
Zoning: R-1 AC(A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket.
- (4) **S078-229**
(District 14)
(Emmons)
- An application to replat all of Lots 19, 20 and part of Lot 21 of the Green Meadows Addition in City Block C/2849 into one 0.530 acre lot located on the south side of McCommas Boulevard, east of Alderson Street.
Owner: Anthony and Christine Bashara
Surveyor: Doug Connally & Assoc.
Application Filed: July 1, 2008
Zoning: R-7.5 (A)
Staff Recommendation: **Denial**, subject to the conditions listed in the docket.
- (5) **S078-230**
(District 13)
(Ekblad)
- An application to remove the existing platted 50' foot building line along the north line of Radbrook Place on Lot 1, City Block 12B/5585 of the Radbrook Estates Addition located at the intersection of Radbrook Place and Sunnybrook Lane, northwest corner.
Owner: Jason and Jennifer Morash
Surveyor: Doug Connally & Assoc.
Application Filed: July 2, 2008
Zoning: R-1AC(A)
Staff Recommendation: **Denial**, subject to the conditions listed in the docket.

Street Name Change – Under Advisement

NC078-002
(CC District 4)
(Davis)

An application to change the name of Missouri Avenue between South Beckley Avenue and South Lancaster Avenue to “Grover C. Washington Avenue”, with waiver of street name standard Section 51A-9.304(a)(5).
Application Filed: March 17, 2008
Staff Recommendation: Hold under advisement until August 14, 2008 Pending
Subdivision Review Committee: Pending the July 24, 2008, SRC Meeting
U/A From: April 24, 2008 and June 12, 2008

Miscellaneous Docket

M078-032
Richard Brown
(CC District 4)
(Davis)

A minor amendment to the development plan to Phase IV portion for Planned Development District No. 75 for a Nursing home, Residence home for the aged, Doctor’s offices, and Clinic and Retail uses on the northwest corner of Buckner Boulevard and Scyene Circle
Staff Recommendation: **Approval**

M078-036
Richard Brown
(CC District 3)
(Gary)

A minor amendment to the Development plan–Subdistrict B, north zone of Planned Development District No. 521 for Mixed Uses on the northwest line of mountain Creek Parkway, north of IH 20.
Staff Recommendation: **Approval**

M078-040
Richard Brown
(CC District 14)
(Emmons)

A minor amendment to the development plan and landscape plan for Planned Development Subdistrict No. 81 for MF-2 Multiple Family Subdistrict uses, on the northeast line of Cedar Springs Road, between Douglas Avenue and Wycliff Avenue.
Staff Recommendation: **Approval**

D078-017
Frank Dominquez
(CC District 14)
(Emmons)

A development plan for Planned Development District No. 738 on Lemmon Avenue and Haggar Way.
Staff Recommendation: **Approval**

W078-014
Neva Dean
(CC District 12)
(Wolfish)

A waiver of the two-year waiting period in order to submit an application for a new subdistrict that allows a car wash use for Planned Development District No. 765 on east side of Preston Road, south of Mapleshade Lane.
Staff Recommendation: **Denial**

W078-015
Neva Dean
(CC District 10)
(Lueder)

A waiver of the two-year waiting period in order to submit an application to amend and expand Planned Development District No. 779 on the northwest corner of Ferndale Drive and Shoreview Drive.

Staff Recommendation: **Approval**

Z078-197(OTH)
Olga Torres Holyoak
(CC District 7)
(Bagley)

Site plan for the P(A) District submitted in conjunction with an application for a Specific Use Permit for an alcoholic beverage establishment limited to a bar, lounge, or tavern and a commercial amusement (inside) limited to a Class A dance hall on property zoned a CC Community Commercial Subdistrict within Planned Development District No. 595 and a P(A) Parking Subdistrict on property zoned an MF-2(A) Multifamily Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District.

Staff Recommendation: **Approval**

Zoning Cases – Consent

1. **Z078-232(MAW)**
(Megan Wimer)
(CC District 3)
(Gary)

An application for a Specific Use Permit for an open enrollment charter school on property zoned an A(A) Agricultural District on the north side of Grady Niblo Road, east of Spur 408.

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

Applicant: Dr. Vincente Delgado

Representative: Mack Santoyo

2. **Z078-234(MAW)**
(Megan Wimer)
(CC District 10 & 13)
(Lueder & Ekblad)

An application for a Planned Development District for R-7.5(A) Single Family District and CR Community Retail District uses and a Country Club with Private Membership on property zoned an R-7.5(A) Single Family District, an R-10(A) Single Family District and a CR Community Retail District and termination of Specific Use Permit No. 453 for a Country Club with Private Membership on the west side of Greenville Avenue, south of Royal Lane.

Staff Recommendation: **Approval**, subject to a development plan and conditions and approval of the termination of Specific Use Permit No. 453.

Applicant: Royal Oaks Country Club, Inc.

Representative: Barry R. Knight, Winstead PC

3. **Z078-237(RB)**
(Richard Brown)
(CC District 8)
(Vacant)
- An application for a Planned Development District for a Private electrical generating plant and A(A) Agricultural District Uses on property zoned an A(A) Agricultural District for an internal parcel of land northwest of the intersection of Jordan Valley Road and Foothill Drive.
Staff Recommendation: **Approval**, subject to a development plan and conditions.
Applicant: Mark Meadows
Representative: Tom Hoover
4. **Z078-255(JH)**
(Jennifer Hiromoto)
(CC District 13)
(Ekblad)
- An application for a Neighborhood Stabilization Overlay (NSO) on property zoned an R-10(A) Single Family District on both sides of Prestonsire Lane between Preston Road and Tulane Street.
Staff Recommendation: **Approval**
Applicant: Prestonsire Addition Neighborhood
Bus Tour Date: July 10, 2008

Zoning Cases – Under Advisement

5. **Z078-203(JH)**
(Jennifer Hiromoto)
(CC District 2)
(Strater)
- An application to create a new subdistrict within Planned Development District No. 317, the Cedars Area Special Purpose District, and for a Specific Use Permit for a commercial engraving and etching facility on property zoned a Subdistrict 2 within Planned Development District No. 317 on the east corner of Ervay Street and Hickory Street.
Staff Recommendation: **Denial**
Applicant: Texas Name Plate
Representative: Karl Crawley
U/A From: May 15, 2008
6. **Z078-224(JH)**
(Jennifer Hiromoto)
(CC District 3)
(Gary)
- An application for a Planned Development District for IM Industrial Manufacturing District uses and a private electric generating plan use on property zoned an LI Light Industrial District and a CS Commercial Service District on the north side of Mountain Creek Parkway, west of South Merrifield Road.
Staff Recommendation: **Approval**, subject to a conceptual plan, development plan and conditions
Applicant: ExTex LaPorte LP
Representative: Jonathan Vinson
U/A From: July 10, 2008

7. **Z078-194(OTH)**
Olga Torres-Holyoak
(CC District 6)
(Lozano)

An application for a new subdistrict to allow for Industrial (inside) with potentially incompatible uses on property zoned Subdistrict 1B within Planned Development District No. 714 the West Commerce Street/Fort Worth Avenue Special Purpose District, on the west side of Beaver Street, north of Commerce Street
Staff Recommendation: **Denial**
Applicant/ Representative: Theodore R. Craver
Bus tour Date: June 12, 2008
U/A From: June 19, 2008
8. **Z067-316(WE)**
(Warren Ellis)
(CC District 14)
(Emmons)

An application for a Specific Use Permit for a bank or savings and loan office on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District on the east corner of Inwood Road and Lemmon Avenue.
Staff Recommendation: **Approval** for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan and conditions.
Applicant: The Samuel Group
Representative: Robert Baldwin
U/A From: July 10, 2008
9. **Z078-206(WE)**
Warren Ellis
(CC District 11)
(Buehler)

An application for an MU-2 Mixed Use District uses on property zoned a CR Community Retail District on the northeast corner of the North Dallas Tollway and Arapaho Road.
Staff Recommendation: **Approval** of an MU-1 Mixed Use District in lieu of an MU-2 Mixed Use District.
Applicant: SA-OMAX 2007, L.P.
Representative: Robert Baldwin
U/A From: May 15, 2008
10. **Z078-228(WE)**
Warren Ellis
(CC District 3)
(Gary)

An application for a TH-3(A) Townhouse District on property zoned an R-7.5(A) Single Family District on the west side of Cockrell Hill Road at Love Bird Lane.
Staff Recommendation: **Denial**
Applicant: Michele Turnquist
Representative: MASTERPLAN
U/A From: June 19, 2008

Individual Cases

11. **Z078-250(WE)**
(Warren Ellis)
(CC District 5)
(Rodgers)
- An application for a Specific Use Permit for an alcoholic beverage establishment for a Private club-bar on property within a portion of Subarea 4 of Planned Development District No. 366, the Buckner Boulevard Special Purpose District and an IM Industrial Manufacturing District on the northeast corner of Buckner Boulevard and Kipling Drive. Both zoning districts possess the D-Liquor Control Overlay.
Staff Recommendation: **Denial**
Applicant: What's Hot Fun World, Ltd.
Representative: Jackson Walker L.L.P.
12. **Z078-172(RB)**
Richard Brown
(CC District 8)
(Vacant)
- An application for a CS Commercial Service District and a Specific Use Permit for an Outside salvage or reclamation use on property zoned an A(A) Agricultural District on the northeast line of South Central Expressway, south of Youngblood Road
Staff Recommendation: **Denial**
Applicant: Brown Lewisville Railroad Family First, L.P.
Representative: Michael R. Coker
Bus Tour Date: July 10, 2008
13. **Z078-220(OTH)**
(Olga Torres-Holyoak)
(CC District 1)
(Prothro)
- An application to amend and expand Tract I within Planned Development District No. 340 on property zoned Tract I within Planned Development District No. 340 and an MF-2(A) Multifamily District on the south corner of Colorado Boulevard and Bishop Avenue at Ballard Avenue.
Staff Recommendation: **Approval**, subject to a landscape and development plan; a conceptual plan and conditions.
Applicant/ Representative: Jackson Walker, LLP/Suzan Kedron
14. **Z078-247(JH)**
(Jennifer Hiromoto)
(CC District 14)
(Emmons)
- An application to amend and renew Specific Use Permit No. 1631 for a Bank or Savings and Loan Office with drive-through lanes on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the west corner of Fitzhugh Avenue and McKinney Avenue.
Staff Recommendation: **Approval**, subject to a site plan and staff condition.
Applicant: 4161 McKinney Avenue, LLC

Special Provision Sign District – Under Advisement

SPSD078-002

David Cossum
(CC District 2 &14)
(Strater & Emmons)

Consideration of amendments to the Downtown Special Provision Sign District to renew and amend the "Supergraphic Sign" provisions, which expire on September 1, 2008, which allow supergraphic signs to be placed on certain buildings in an area generally bounded by Woodall Rogers to the north, Interstate 45/US 75 to the east, Interstate 30/ R.L. Thornton to the south and Interstate 35/Stemmons Freeway to the west, excluding those areas included in the West End Special Provision Sign District, the Arts District Special Provision Sign District, and the Farmers Market Special Provision Sign District.
Staff Recommendation: **Approval** to extend the supergraphic provisions for an additional five-year period.
U/A From: July 10, 2008

Other Matters

Commissioner Erma Jones-Dodd resolution

CPC Committee Appointments and Reports

Minutes: July 10, 2008

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, July 24, 2008

SUBDIVISION REVIEW COMMITTEE MEETING (SRC) - Thursday, July 24, 2008, at 9:00 a.m., City Hall, 1500 Marilla Street, in the Council Chambers, to discuss **(1) NC078-002** - An application to change the name of Missouri Avenue between South Beckley Avenue and South Lancaster Avenue to "Grover C. Washington Avenue"

Thursday, July 24, 2008

JOINT ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) AND THE SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC) MEETING - Thursday, July 24, 2008, at 9:00 a.m., City Hall, 1500 Marilla Street, in Room 5ES to consider **(1) DCA078-012** – Amendment to Chapter 51A, the Dallas Development Code, to amend regulations pertaining to dedication of floodway management areas and floodway easements and **(2) SPSD078-003** Amendments to Chapter 51A, the Dallas Development Code, to amend regulations pertaining to the Downtown Special Provision Sign District to allow video board displays.

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]