



CITY OF DALLAS

CITY PLAN COMMISSION
Thursday, August 9, 2007
AGENDA

BUS TOUR:		9:00 a.m.
BRIEFINGS:	5ES	Following bus tour
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:

DCA067-006 - Amendments to Chapter 51 & Chapter 51A, of the Dallas Development Code, regarding a mining use, pertaining to gas wells.

David Cossum, Assistant Director of Development Services

Subdivision Docket
Zoning Docket

ACTION ITEMS:

Subdivision Docket
Consent Agenda - Preliminary Plats

Planner: Allen Heist

- (1) **S067-222**
(CC District 12)
(Wolfish)
 - An application to replat Lot 4 in City Block W/8751 containing 3.131 acres into three lots ranging in size from 36,556 sq. ft. to 1.357 acres at the northwest corner of Frankford Road and the George Bush Turnpike (SH 190)
 - Addition: McKamy Crossing Shopping Center III – Phase I
 - Owner: Dos Bobos, Ltd.
 - Applicant: Armstrong Development Properties, Inc.
 - Surveyor: Winkelmann & Associates, Inc.
 - Application Filed: July 17, 2007
 - Zoning: CR
 - Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket

- (2) **S067-223**
(CC District 14)
(Emmons)
- An application to replat four lots in City Block 292 into one 2.145 acre lot bounded by N. Akard Street, McKinney Avenue, Caroline Street, and Cedar Springs Road
Addition: Granite Gables Uptown
Owner: GPI Development Ltd. & SFT Industrial, LP
Applicant: David Cunningham
Surveyor: Pacheco Koch Consulting Engineers
Application Filed: July 17, 2007
Zoning: PDD 193, Subdistrict 24
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket
- (3) **S067-224**
(CC District 12)
(Wolfish)
- An application to plat a tract of land containing 2.5093 acres in City Block 8734 into one lot on the east side of Hillcrest Road south of Pebble Beach Drive
Addition: Hillcrest SNF
Owner/Applicant: Victoria Gardens, LLC
Surveyor: Pibrun & Partners, LLC
Application Filed: July 18, 2007
Zoning: PDD 173, Tract C-1
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket
- (4) **S067-225**
(CC District 2)
(Strater)
- An application to plat eight tracts of land in City Block 3/930 into four lots ranging in size from 8,500 sq. ft. to 15,225 sq. ft. bounded by N. Harwood Street, Hunt Street, Harry Hines Boulevard, and Randall Street
Addition: International Center XIII
Owners: HPO, Inc. & Rolex Texas Realty (Delaware) Corp.
Applicants: Harwood International
Surveyor: Brockett-Davis-Drake, Inc.
Application Filed: July 19, 2007
Zoning: PDD 193, Subdistrict 79 (LC)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket
- (5) **S067-226**
(CC District 2)
(Strater)
- An application to replat all of Lots 6 thru 11 and the remainder of Lot 12 in City Block 2/930 into one 41,163 sq. ft. lot on the east side of Randall Street between McKinnon Street and N. Harwood Street
Addition: International Center V
Owner: Rolex Texas Realty (Delaware) Corp.
Applicant: Harwood International
Surveyor: Brockett-Davis-Drake, Inc.
Application Filed: July 19, 2007
Zoning: PDD 193, Subdistrict 79 (LC)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket

- (6) **S067-227**
(CC District 2)
(Strater)
- An application to replat all of Lots 2 thru 4 & 6, part of Lot 5, and the remainder of Lots 7 & 8 in City Block 6/363 into one 33,150 sq. ft. lot bounded by N. Harwood Street, Moody Street, Harry Hines Boulevard, and Payne Street
Addition: International Center VII
Owner: Rolex Texas Realty (Delaware) Corp.
Applicant: Harwood International
Surveyor: Brockette-Davis-Drake, Inc.
Application Filed: July 19, 2007
Zoning: PDD 193, Subdistrict 79 (LC)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket
- (7) **S067-228**
(CC District 12)
(Wolfish)
- An application to replat part of Lot 2A and all of Lot 2B in City Block A/8750 into five lots ranging in size from 0.113 acres to 3.603 acres on the south side of Rosemeade Parkway between Marsh Lane and the George Bush Turnpike (SH 190)
Addition: International Center X
Owner: Charles W. Cox; Coit/Plano Parkway, Ltd.; Heartland & Associates, Ltd.; & Furneaux Congregation of Jehovah's Witnesses
Applicant: Charles W. Cox
Surveyor: Pacheco Koch
Application Filed: July 20, 2007
Zoning: CR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket
- (8) **S067-229**
(CC District 2)
(Strater)
- An application to plat a 3.8248 acre tract of land in City Block 5746 into one lot on the southwest side of Bengal Street between Motor Street and Macatee Drive
Addition: RMHD Bengal
Owner/Applicant: Ronald McDonald House of Dallas Family Assistance
Surveyor: Raymond L. Goodson, Jr., Inc.
Application Filed: July 20, 2007
Zoning: PDD 663 (UC-2)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket

- (9) **S067-230**
(CC District 2)
(Strater)
- An application to replat Lots 1 thru 11 of an unrecorded plat in City Block 1/932 into one 1.444 acre lot bounded by McKinnon Street, Wolf Street, N. Harwood Street, and Ivan Street
Addition: Harwood Square
Owner: One Harwood Boulevard, Ltd. & Amici Real Estate, Ltd.
Applicant: Harwood International
Surveyor: Brockette-Davis-Drake, Inc.
Application Filed: July 20, 2007
Zoning: PDD 193, Subdistrict 79 (LC)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket
- (10) **S067-231**
(CC District 14)
(Emmons)
- An application to plat a 1.385 acre tract of land in City Block 2/594 into a 33 lot Shared Access Development at the northeast corner of N. Central Expressway and Flora Street
Addition: Flora Street Townhomes I
Owner/Applicant: Twin Lakes Plaza, LP
Surveyor: Dowdey, Anderson & Associates, Inc.
Application Filed: July 20, 2007
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket
- (11) **S067-232**
(CC District 14)
(Emmons)
- An application to replat Lots 1 & 11 and a tract of land in City Block 2/594 containing 0.690 acres into a 16 lot Shared Access Development on the west corner of Watkins Avenue and Flora Street
Addition: Flora Street Townhomes II
Owner/Applicant: Twin Lakes Plaza, LP
Surveyor: Dowdey, Anderson & Associates, Inc.
Application Filed: July 20, 2007
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket
- (12) **S067-233**
(CC District 2)
(Strater)
- An application to replat the remainder of Lot 4 and part of Lot 5A in City Block A/6061 and to plat a tract of land in City Block A/6061 into one 2.5443 acre lot on the southwest side of Harry Hines Boulevard between Empire Central Drive and Mockingbird Lane
Addition: Harry Hines SNF
Owner/Applicant: VGA Leasing, LP
Surveyor: Piburn & Partners, LLC
Application Filed: July 25, 2007
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket

- (13) **S056-342R**
(CC District 5)
(Lipscomb)
- An application to revise a previously approved plat by adding two tracts of land totaling 2.3941 acres to 174.5528 acres to create one 176.9469 acre tract of land in City Block 6263 at the southeast corner of Carter Road and S. Longacre Lane
Addition: Trinity River Audubon Center
Owner/Applicant: City of Dallas
Surveyor: City of Dallas Public Works & Transportation
Application Filed: July 19, 2007
Zoning: CS, R-7.5(A), PDD 81, & FP
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket
- (A) **S067-220**
(CC District 14)
- An application to replat Lots 10 thru 13 in City Block V/1040 into one 42,550 sq. ft. lot on the west corner of Lemmon Avenue and Welborn Street
Addition: Lot 10R Block V/1040 C.C. Slaughter's Subdivision
Owner: Prescott Interests, Ltd.
Applicant: Westye Group
Surveyor: Wier & Associates, Inc.
Application Filed: July 12, 2007
Zoning: PDD 193 (GR)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket

Individual Items – Residential Replats

- (14) **S067-221**
(CC District 6)
(vacant)
- An application to replat Lot 3 in City Block 19/8335 into two 12,500 sq. ft. lots on the east side of N. Bond Street and the west side of Dwight Avenue between Susan Street and Hale Street
Addition: Steve Taylor
Owner: Steven M. Taylor
Applicant: Jonathan Tylor
Surveyor: Keeton Surveying Co.
Application Filed: July 17, 2007
Zoning: R-7.5(A)
Notices Mailed: 28 notices mailed July 19, 2007
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket

Miscellaneous Docket

- M067-040**
Richard Brown
(CC District 13)
(Ekblad)
- Minor amendment to the site plan and landscape plan for Specific Use Permit No. 959 for a Private school on the southwest corner of Inwood Road and Harvest Hill Road.
Staff Recommendation: **Approval**

Zoning Cases – Consent

1. **Z067-259(OTH)**
Olga Torres-Holyoak
(CC District 14)
(Emmons)
An application for an MU-1 Mixed Use District on the western half of the site, and an MF-3(A) Multifamily District on the eastern half of the site with deed restrictions volunteered by the applicant on the entire site, on property zoned an MF-1(A) Multifamily District, in an area bounded by Lovers Lane, Amesbury Drive, Milton Street, and Matilda Street.
Staff Recommendation: **Approval** of an MU-1 Mixed Use District on the western half of the property and an MF-3(A) on the eastern half of the property and a strip along Milton Street on the western side of the property, subject to deed restrictions volunteered by the applicant on the entire property
Applicant: Fairfield at Lovers Lane LP
Representative: Masterplan
Bus Tour Date: August 9, 2007

2. **Z067-264(JH)**
Jennifer Hiromoto
(CC District 2)
(Strater)
An application for an MU-1 Mixed Use District on property zoned an IR Industrial Research District on the northwest side of Crampton Street, north of Converse Street.
Staff Recommendation: **Approval**
Applicant/Representative: Michael & Sylvia Mayo

Zoning Cases – Under Advisement

3. **Z067-225(JH)**
Jennifer Hiromoto
(CC District 5)
(Woolen Lipscomb)
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
U/A From: July 19, 2007

4. **Z067-227(JH)**
Jennifer Hiromoto
(CC District 1)
(Prothro)
An application for a Specific Use Permit for a restaurant with drive-thru service and a financial institution with drive-in windows on property zoned Subdistrict D in Planned Development District No. 468 on the south side of Colorado Boulevard, west of Zang Boulevard.
Staff Recommendation: **Approval** of a Specific Use Permit for a financial institution with drive-in windows for a five-year period with eligibility for automatic renewals of additional ten-year periods, subject to a site plan and staff conditions.
Applicant: Greenway Investment Company
Representative: Karl Crawley, MASTERPLAN
U/A From: June 21, 2007 and July 12, 2007
Bus Tour Date: August 9, 2007

Authorization of Hearings

Neva Dean
(CC District 11)
(Buehler)

Consideration of authorization of a public hearing to determine the proper zoning on property zoned an D(A) Duplex District, on the west side of Shadow Bend Drive, north of Meadow Road (Lots 50A-55B in Block 5/5455) with consideration being given to an TH-1(A) Townhouse District or a Planned Development District. This is a hearing to consider the request to authorize a hearing and not the rezoning of the property at this time.

Other Matters

Landmark Commission Appeal

Mark Doty
(CC District 2)
(Strater)

An appeal of the Landmark Commission decision to deny a Certificate of Appropriateness (CA067-332(MD) at 4602 Swiss Avenue) to paint the brick on a non-contributing structure within the Peak's Suburban Historic District.

Staff Recommendation: **Approval** of Landmark Commission's decision

CPC Committee Appointments and Reports

Minutes: August 2, 2007

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Tuesday, August 14, 2007

SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC) - Tuesday, August 14, 2007, 2:00 p.m., City Hall, 1500 Marilla Street, in Room 5BN Conference Room to discuss Certificate of Appropriateness

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]