



CITY OF DALLAS

CITY PLAN COMMISSION
Thursday, September 11, 2008
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

BRIEFINGS:

Discussion of Codification of Chapter 51

David Cossum, Assistant Director of Development Services

Subdivision Docket

Zoning Docket

ACTION ITEMS:

Subdivision Docket

Planner: Carolyn Horner

Consent Agenda - Preliminary Plats

- (1) **S067-181R**
(CC District 7)
(Bagley)

An application to replat all of Lots 11 - 14 of the Ervay Cedars Addition, in City Block 9/2532 and all of Lots 32 and 33 of Lincoln Manor No. 1, in City Block 1/2538, into one 0.625 acre lot on 2446 thru 2448 Macon Street and 5203 Bexar Street

Applicant/Owner: City of Dallas

Surveyor: Shields and Lee

Application Filed: August 19, 2008

Zoning: PD 730, Tract 1A

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

- (2) **S078-247**
(CC District 9)
(Weiss)
- An application to plat a portion of City Block 2956 into one 11.247 acre lot and one 0.409 acre lot, north on Mockingbird Lane, between Abrams Road and Hillside Drive.
Applicant/Owner: TRP Hillside, LLC
Surveyor: Pacheco Koch Consulting Engineers
Application Filed: August 13, 2008
Zoning: CR
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (3) **S078-248**
(CC District 8)
(Vacant)
- An application to plat a portion of City Block C/7595 to create one 11.58 acre lot, on Wheatland Road east of Arkan Parkway.
Applicant/Owner: Excellence 200, Inc.
Surveyor: Doug Connally & Associates
Application Filed: August 15, 2008
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (4) **S078-249**
(CC District 14)
(Emmons)
- An application to replat Lots 7 and 8 in City Block 14/717 into one 0.328 acre lot at the intersection of Peak Street and Scurry Street
Applicant/Owner: Reconciliation Outreach
Surveyor: Dietz Engineering
Application Filed: August 19, 2008
Zoning: PD 298, Sub-area 3
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (5) **S078-251**
(CC District 13)
(Ekblad)
- An application to plat a portion of City Block 5469 to create one 0.94 acre lot, 6007 and 6015 Woodland Drive
Applicant/Owner: David & Holly Sudbury
Surveyor: Doug Connally & Associates
Application Filed: August 19, 2008
Zoning: R-10(A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

- (6) **S078-253**
(CC District 5)
(Rodgers)
- An application to plat a portion of City Block 6273 and a portion of City Block 6265 into 5 lots, ranging in size from 0.638 acre to 1.52 acre, northwest corner of Loop 12 and Hilburn Drive.
- Applicant/Owner: Eleuterio and Vianeyda Cabrera
Surveyor: Lane's Southwest Surveying
Application Filed: August 19, 2008
Zoning: RR
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Residential Replats

- (7) **S078-246**
(CC District 13)
(Ekblad)
- An application to replat Lots 2 and 3 of the Prestonway Estates Addition, in City Block D/5481, into one 0.86 acre lot, 6215 and 6223 Lupton Drive
- Applicant/Owner: Janice James
Surveyor: Doug Connally & Associates
Application Filed: August 13, 2008
Zoning: R-10(A)
Staff Recommendation: **Denial**
- (8) **S078-250**
(CC District 8)
(Vacant)
- An application to replat Lots 1-8 of the Town of Rylie Addition, in City Block 3/8775, into one 0.96 acre lot, at 10900 Cade Road.
- Applicant/Owner: New Life Fellowship
Surveyor: Peiser Surveying
Application Filed: August 19, 2008
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (9) **S078-252**
(CC District 6)
(Lozano)
- An application to replat Lots 9, 10 and 35 in Joe A. Irwin Addition, in City Block C/7172, for the purpose of creating three lots ranging in size from 5,000 square feet to 7,750 square feet, at 2447 Jim Street
- Applicant/Owner: Rodolfo Flores, Jr.
Surveyor: Analytical Surveys, Inc.
Application Filed: August 19, 2008
Zoning: R-5(A)
Staff Recommendation: **Denial**

Street Name Change – Under Advisement

NC078-002
(CC District 4)
(Davis)

An application to change the name of Missouri Avenue between Interstate 35E and Marsalis Avenue to “Grover C. Washington Avenue”, with waiver of street name standard Section 51A-9.304(a)(5) and Section 51A-9.304(b)(1).
Application Filed: March 17, 2008
Staff Recommendation: **Approval**, with a waiver of street name standard Section 51A-9.304(a)(5) and Section 51A-9.304(b)(1).
U/A From: April 24, 2008, June 12, 2008 and July 24, 2008

Miscellaneous Docket

M078-043
Richard Brown
(CC District 14)
(Emmons)

Minor amendment to the development plan for Planned Development District No. 738 for certain CR Community Retail District Uses and a Vehicle display, sales, and service use on the southwest corner of Mockingbird Lane and Haggar Way.
Staff Recommendation: **Approval**

D078-019
Frank Dominguez
(CC District 14)
(Emmons)

Development plan for Planned Development District No. 174 on the southwest corner of Lemmon Avenue and Carlisle Street.
Staff Recommendation: **Approval**

D078-020
Frank Dominguez
(CC District 3)
(Gary)

Development plan for Tract IV within Planned Development District No. 508 on the southeast corner of Bickers Street and Kingsbridge Street.
Staff Recommendation: **Approval**

D078-023
Frank Dominguez
(CC District 2)
(Strater)

Development plan for Planned Development District No. 582, the Victory Planned Development District, the Victory Planned Development District on the northeast side of Victory Avenue, north of Olive Street.
Staff Recommendation: **Approval**

D078-024
Frank Dominguez
(CC District 11)
(Buehler)

Development/landscape plan for Planned Development District No. 711 on the southeast corner of Arapaho Road and Prestonwood Boulevard.
Staff Recommendation: **Approval**

D078-025
Frank Dominguez
(CC District 10)
(Lueder)

Development plan for Planned Development District No. 775 on the northwest corner of Northwest Highway and Lullwater Drive.
Staff Recommendation: **Approval**

Zoning Cases – Under Advisement

1. **Z078-177(RB)**
(Richard Brown)
(CC District 2)
(Strater)
An application for an amendment to and expansion of Planned Development District No. 486 for a Community service center and CH Clustered Housing District Uses on property zoned a D(A) Duplex District, an MF-1(A) Multifamily District, a CH Clustered Housing District, a CS Commercial Service District, and Planned Development District No. 486 in an area generally bounded by Bank Street, Gurley Avenue, Carroll Avenue, and Parry Avenue.
Staff Recommendation: **Approval**, subject to a conceptual plan, Tract 1A development/landscape plan, Tract 2 development plan, and conditions.
Applicant: Jubilee Park Community Center Corporation, Owner
Representative: Michael R. Coker
U/A From: August 14, 2008

Zoning Cases – Individual

2. **Z078-115(MAW)**
(Megan Wimer)
(CC District 5)
(Rodgers)
An application for an MF-1(A) Multifamily District with deed restrictions volunteered by the applicant on property zoned an MF-2(A) Multifamily District and an R-7.5(A) Single Family District on the east side of St. Augustine Drive, north of Bruton Road.
Staff Recommendation: **Approval**, subject to deed restrictions volunteered by the applicant
Applicant: St. Augustine Estate Apartments II, LLC
Representative: Karl Crawley, MASTERPLAN
3. **Z078-254(MAW)**
(Megan Wimer)
(CC District 9)
(Weiss)
An application for a CS Commercial Service District on property zoned a CR Community Retail District on the east side of Cayuga Drive, north of Stevens Street.
Staff Recommendation: **Denial**
Applicant: Karl F. Boettcher, Jr.

Development Code Amendment

- DCA078-019**
Kate Singleton
Consideration of amendments to Chapter 51A, the Dallas Development Code, to amend regulations pertaining to appeals of Landmark Commission decisions.
Staff Recommendation: **Approval**

Other Matters

CPC Committee Appointments and Reports

Minutes: August 21, 2008

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Tuesday, September 9, 2008

SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC) MEETING - Tuesday, September 9, 2008, at 2:00 p.m., City Hall, 1500 Marilla Street, in Conference Room 5BN to consider (1) **0808211006** – Certificate of Appropriateness by John Miller of Arts District Properties, LTD for the installation of a 24 square foot detached premise sign at 1818 Olive Street, western corner of Pearl and Flora Street and (2) **080821108** – Certificate of Appropriateness by John Miller of Arts District Properties, LTD for the installation of a 24 square foot detached premise sign at 1818 Olive Street, northeast corner of Olive Street and Flora Street.

Tuesday, September 9, 2008

JOINT ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) AND THE SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC) MEETING - Tuesday, September 9, 2008, at 2:30 p.m., City Hall, 1500 Marilla Street, in L1FN – Conference Room “A” to consider (1) **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.

Thursday, September 11, 2008

CPC THOROUGHFARE (TRANSPORTATION) COMMITTEE - Thursday, September 11, 2008, at 9:00 a.m., City Hall, 1500 Marilla Street, in Room 5ES, to discuss a Thoroughfare Plan amendment to add a roadway to the plan to accommodate projected traffic volumes associated with the Cypress Cove mixed use development.

Thursday, September 11, 2008

SUBDIVISION REVIEW COMMITTEE (SRC) - Thursday, September 11, 2008, at 9:00 a.m., City Hall, 1500 Marilla Street, in the Council Chambers, to discuss 1) **NC078-002** a portion of Missouri Avenue to Grover C. Washington Avenue and 2) **NC078-003** Industrial Boulevard to Riverfront Boulevard.

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]