



CITY OF DALLAS

CITY PLAN COMMISSION
Thursday, December 7, 2006
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
Jennifer Hiromoto, Principal Planner

BRIEFINGS:

Subdivision Docket
Zoning Docket

ACTION ITEMS:

Subdivision Docket

Planner: Paul Nelson

Consent Agenda - Preliminary Plats

(1) **S067-027**
(CC District 2)

An application to replat all of Lots 1 thru 8 in City Block 10/114 and part of Lots 2, 3 and 4 in City Block 17/115 and all of abandoned Saint Louis Street into one, 3.4043 acre lot on property bounded by Corsicana Street, Park Street, IH-30 (R.L. Thornton Freeway) and St. Paul Street
Addition Name: Homeless Assistance Center
Owner/Applicant: City of Dallas
Surveyor: City of Dallas
Application Filed: November 10, 2006
Zoning: PDD 357, Subdistrict 2
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

- (2) **S067-028**
(CC District 3) An application to create one 23.30 acre lot in City Block 6113 on Mountain Creek Parkway north of IH 20
Addition Name: Mountain Creek Business Park Bldg. 4
Owner/Applicant: Mountain Creek Business Park Land, L.P.
Surveyor: Pacheco Koch Consulting Engineers
Application Filed: November 9, 2006
Zoning: PDD 521, Subdistrict B
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (3) **S067-029**
(CC District 2) An application to create a 20 lot Shared Access Area Development from a 2.066 acre tract of land containing part of City Block 5721 on Maple Avenue northwest of Kimsey Drive
Addition Name: Maplewood Phase A
Owner/Applicant: Perry Homes
Surveyor: Tri-Tech DFW Surveying Co., L.P.
Application Filed: November 9, 2006
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (4) **S067-030**
(CC District 2) An application to create a 23 lot Shared Access Area Development from a 1.380 acre tract of land containing part of City Block 5721 on Maple Avenue northwest of Kimsey Drive
Addition Name: Maplewood Phase C
Owner/Applicant: Perry Homes
Surveyor: Tri-Tech DFW Surveying Co., L.P.
Application Filed: November 9, 2006
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (5) **S067-031**
(CC District 2) An application to create a 23 lot Shared Access Area Development from a 1.389 acre tract of land containing part of City Block 5721 on Maple Avenue northwest of Kimsey Drive
Addition Name: Maplewood Phase D
Owner/Applicant: Perry Homes
Surveyor: Tri-Tech DFW Surveying Co., L.P.
Application Filed: November 9, 2006
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

- (6) **S067-032**
(CC District 2)
- An application to create a 20 lot Shared Access Area Development from a 1.149 acre tract of land containing part of City Block 5721 on Maple Avenue northwest of Kimsey Drive
- Addition Name: Maplewood Phase B
Owner/Applicant: Perry Homes
Surveyor: Tri-Tech DFW Surveying Co., L.P.
Application Filed: November 9, 2006
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (7) **S067-035**
(CC District 13)
- An application to create one 1.171 acre lot in City Block 5080 at 4121 Rosa Road east of Flockstone Road
- Addition Name: Caldwell Addition
Owner/Applicant: Lee Sherard Caldwell
Surveyor: Doug Connally & Associates
Application Filed: November 14, 2006
Zoning: R-10(A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (8) **S067-037**
(CC District 6)
- An application to replat Lots 1 thru 29 in City Block 1/7171 into one 4.30 acre lot bounded by Progressive Drive, Chippewa Drive and Ruder Street
- Addition Name: Joe Irwin Addition No. 7
Owner/Applicant: James Driver
Surveyor: Peiser Surveying
Application Filed: November 16, 2006
Zoning: PDD No. 406
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (9) **S067-038**
(CC District 10)
- An application to create three lots from a 0.572 acre tract of land in City Block 5446 at 7850 Goforth Road at Bargiames Lane
- Addition Name: White Rock West Addition
Owner/Applicant: Murphy Senn Custom Homes
Surveyor: Shields & Lee Surveyors
Application Filed: November 16, 2006
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

- (10) **S067-039**
(CC District 10) An application to plat a 1.8172 acre tract of land in City Block 6481 into two lots of 0.5456 and 1.2716 acres at W. Northwest Highway and Willowbrook Road, east corner
Addition Name: 2331 WNHH
Owner: 2331 W. Northwest Highway Holdings, LP
Applicant: Angel Reyes, III
Surveyor: Raymond L. Goodson Jr., Inc.
Application Filed: November 17, 2006
Zoning: MU-3
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (11) **S067-040**
(CC District 1) An application to plat a 0.9011 acre tract of land in City Block 1/5172 into one lot at Cockrell Hill Road and W. Illinois Avenue, northeast corner
Addition Name: Vaiden Hill No. 1
Owner/Applicant: Mesquite Clay-Mathis 33123, Ltd.
Surveyor: Gonzalez & Schneeberg
Application Filed: November 16, 2006
Zoning: CR
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (12) **S067-041**
(CC District 7) An application to plat a 1.007 acre tract of land in City Block 1376 into one lot between Robert B. Cullum Boulevard and J. B. Jackson Jr. Boulevard northwest of Trezevant Street
Addition Name: AutoZone Cullum
Owner/Applicant: David Gregson
Surveyor: CEI Engineering
Application Filed: November 17, 2006
Zoning: PDD 595 (CC)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (13) **S067-042**
(CC District 13) An application to plat a 2.145 acre tract of land in City Block 1/5464 into one lot at W. Northwest Highway (Loop 12) and Hillcrest Road, northwest corner
Addition Name: Hillcrest Crossing
Owner/Applicant: R. C. Nelms, Jr. Estate
Surveyor: Freese and Nichols, Inc.
Application Filed: November 17, 2006
Zoning: CR & MC-1
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

- (14) **S067-008R**
(CC District 14) An application to revise a previously approved preliminary plat by deleting Condition 12 related to right of way dedication on a 0.3165 acre lot in City Block H/1475 on 5711 thru 5715 Ross Avenue at Mary Street
Addition Name: AWI Addition
Owner/Applicant: AWI Ross, LLC
Surveyor: Doug Connally & Associates
Application Filed: November 16, 2006
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (15) **S056-121**
(CC District 7) A Minor Amending Plat to correct dimensions of a sight easement and add a wastewater easement on a 1.662 acre tract of land containing part of City Blocks 152, 5/155 & 4/156 which was previously approved as a 36 lot Shared Access Area Development on Marilla Street between Central Expressway and Farmers Market Way
Addition Name: Farmers Market Townhome No. 2 Revised
Owner/Applicant: Perry Homes
Surveyor: Tri-Tech DFW Surveying
Application Filed: November 9, 2006
Zoning: PDD 357
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (16) **S045-377R**
(CC District 14) An application to revise a previously approved preliminary plat by creating two lots of 1.751 and 3.787 acres from a 5.54 tract of land in City Blocks 11/1017, 1021 and 1026 on Turtle Creek Boulevard at Gillespie Street
Addition Name: SCA Turtle Creek
Owner/Applicant: SCA 2727 Turtle Creek LP
Surveyor: Jones & Boyd, Inc.
Application Filed: November 16, 2006
Zoning: PDD 193 (O-2)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (17) **S990-202R**
(CC District 12) A Minor Amending Plat to relocate the existing lot line between Lots 1 and 2 in City Block A/8747 on Frankford Road at Marsh Lane, northwest corner
Addition Name: Marsh-Frankford
Owner/Applicant: Marsh Road LLC
Surveyor: Prism Surveys, Inc.
Application Filed: November 13, 2006
Zoning: CR
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

- (18) **S045-031**
(CC District 14)
- An application for a minor amending plat to add a sidewalk easement near the Bryan Street Right of Way on a 1.0892 acre tract of land being Lot 6 in Block B/500 on Bryan Street at Pavillion Street
- Addition Name: Bryan Street Lofts
Owner/Applicant: Bryan Street Lofts, LLC
Surveyor: Piburn and Partners, LLC
Application Filed: November 27, 2006
Zoning: PDD No. 298
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Individual Items – Residential Replats

- (19) **S067-033**
(CC District 9)
- An application to replat part of Lots 6 and 7 in City Block C/2818 into one 0.3057 acre lot on 6945 Westlake Avenue
- Addition: Stecher Addition
Owner/Applicant: Jack Stecher
Surveyor: Doug Connally & Associates
Application Filed: November 10, 2006
Notices Mailed: November 13, 2006
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (20) **S067-034**
(CC District 14)
- An application to remove the platted 35 foot building line from a 2.35 acre tract of land containing all of Lots 1 thru 8 in City Block H/2916 and Lots 1 thru 5 in City Block P/2921 at 5502 thru 5552 Longview Street between McMillan Street and Worcola Street
- Addition Name: Greenland Heights Addition
Applicant: Sedwick Custom Homes
Surveyor: Vilbig & Associates
Application Filed: November 14, 2006
Notices Mailed: November 16, 2006
Zoning: D(A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

- (21) **S067-036**
(CC District 12)
- An application to replat a floodway easement on a 4.136 acre lot in City Block 8190 fronting on Preston Road north of Arapaho Rd.
Addition Name: Prescott Interests 15900 Preston Road Addn.
Owner/Applicant: Prescott Interests, Ltd.; Sandy Owens
Surveyor: Len Davis
Application Filed: November 14, 2006
Notices Mailed:
Zoning: FP(R-10(A)); NO(A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Miscellaneous Docket

- M067-005**
Richard Brown
(CC District 11)
- A minor amendment to the landscape plan for Planned Development District No. 216 for Retail, Hotel, Office and Residential Uses on the northeast corner of Noel Road and Southern Boulevard
Staff Recommendation: **Approval**

- D067-002**
Frank Dominguez
(CC District 11)
- A development plan and landscape plan for Planned Development District No. 215, Subarea Lot 2A on the northeast corner of Noel Road and Peterson Lane.
Staff Recommendation: **Approval**

Zoning Cases – Consent

1. **Z056-284(RB)**
Richard Brown
(CC District 2)
 2. **Z067-108(OTH)**
Olga Torres-Holyoak
(CC District 13)
- An application for a Planned Development Subdistrict for MF-2 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 on the north quadrant of Kings Road and Fairmount Street
Staff Recommendation: **Approval**, subject to a conceptual plan and conditions.
Applicant: Cedar Springs Partners, L.P.
Representative: Karl Crawley
Bus Tour Date: November 9, 2006
- An application for an MU-2 Mixed Use District on property zoned a GO(A) General Office District on the north side of Park Lane, east of Greenville Avenue
Staff Recommendation: **Approval**
Applicant: VIC PO, Ltd.
Representative: Karl A. Crawley, Masterplan

3. [Z067-105\(WE\)](#)
Warren Ellis
(CC District 12)
- An application for an amendment to Specific Use Permit No. 1505 for a private school within Tract F of Planned Development District No. 173 for Single Family, Office, Retail and Park uses on the north side of Frankford Road, east of Hillcrest Road
- Staff Recommendation: **Approval** of an amendment to SUP No. 1505 for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and staff's conditions
- Applicant: Torah Day School of Dallas.
Representative: MASTERPLAN

Zoning Cases – Under Advisement

4. [Z056-318\(WE\)](#)
Warren Ellis
(CC District 2)
- An application for a Specific Use Permit for a transit passenger station or transfer center on property zoned an IR Industrial Research District, on the southwest side of Denton Drive between Burbank Street and Wyman Street
- Staff Recommendation: **Approval** for a permanent time period, subject to a site plan and staff's recommended conditions
- Applicant: DART
Representative: Masterplan
U/A From: October 12, 2006; October 26, 2006; and November 16, 2006
5. [Z056-220\(JH\)](#)
Jennifer Hiromoto
(CC District 3)
- An application for a Planned Development District for Single Family uses on a property zoned R-16(A) Single Family District, Planned Development District No. 108, and an LO-3 Limited Office District on the east side of Walton Walker Boulevard, north of Country Creek Drive
- Staff Recommendation: **Approval**, subject to a development plan and staff's recommended conditions
- Applicant: Vista Del Cieto, Ltd.
Representative: Kirk Williams
Bus Tour Date: November 9, 2006
U/A From: November 2, 2006 and November 16, 2006
6. [Z056-335\(JH\)](#)
Jennifer Hiromoto
(CC District 8)
- An application for a CS Commercial Service District with deed restrictions volunteered by the applicant on a property zoned an R-10(A) Single Family District on the east side of Quietwood Drive, south of the I-20 freeway access road.
- Staff Recommendation: **Denial**
- Applicant: Charles L. Raleigh, Cleer Day Enterprises, Inc.
Representative: Larry Campbell
Bus Tour Date: November 9, 2006
U/A From: November 9, 2006

Zoning Cases – Individual

7. **Z056-308(JH)** An application for an IM Industrial Manufacturing District and a Specific Use Permit for an outside industrial potentially incompatible use on property zoned an IR Industrial Research District on the north side of Mañana Drive, west of Newkirk Street
Jennifer Hiromoto
(CC District 6)
Staff Recommendation: **Denial**
Applicant: Free Limited Partnership, Steve Free
8. **Z056-327(OTH)** An application for a Planned Development Subdistrict for MF-2 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 on the southeast corner of Cedar Springs Road and Dallas North Tollway.
Olga Torres-Holyoak
(CC District 2)
Staff Recommendation: **Approval**, subject to conceptual plan and staff's recommended conditions.
Applicant: Shin Development.
Representative: Karl A. Crawley, Masterplan
9. **Z067-112(OTH)** An application for the expansion of and amendment to Specific Use Permit No. 445 for an Institution of Charitable or Philanthropic Nature for the War on Poverty on property zoned an R-5(A) Single Family District on the east side of Gentry Drive, south of Canada Drive
Olga Torres-Holyoak
(CC District 3)
Staff Recommendation: **Approval** for a five year period with eligibility for automatic renewal for additional five year periods, subject to a site plan and staff's recommended conditions
Applicant: Voice of Hope Ministries
Representative: John M. Jackson

Special Provision Sign District Amendment – Under Advisement

- SPSD 067-001** An application for an amendment to the provisions of the Victory Special Provision Sign District, Subdistrict A, the Entertainment Complex Subdistrict, to amend the provisions for changeable message signs, generally located at the south corner of Houston Street and All Star Way.
David Cossum
(CC District 2 & 14)
Staff Recommendation: **Approval**, subject to staff conditions
Applicant: Center Operating Company, L.P.
Representative: Brad Mayne
U/A From: November 16, 2006

Other Matters

Minutes: November 16, 2006

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, December 7, 2006

ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC): City Hall, Council Briefing Room - 5ES, 8:30 a.m. to consider (1) Thoroughfares - Speed Hump Requests, (2) Briefing on Certificates of Occupancy Affidavits and (3) Requirements for Commercial amusement uses in the CA Central Area districts

SUBDIVISION REVIEW COMMITTEE (SRC): 10:00 a.m., City Council Chamber, to consider Item 14, S067-008R - An application to revise a previously approved preliminary plat on 5711 thru 5715 Ross Avenue at Mary Street

Tuesday, December 12, 2006

SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC): City Hall, Room 5BN, 2:00 p.m. to review certificates of appropriateness for applicable signs in Special Provision Sign Districts.

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]