



CITY OF DALLAS

CITY PLAN COMMISSION
Thursday, January 10, 2008
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
Richard Brown, Principal Planner

BRIEFINGS:

Subdivision Docket
Zoning Docket

ACTION ITEMS:

Subdivision Docket

Planner: Michael Grace

Consent Agenda - Preliminary Plats

- (1) **S078-064**
(District 14)
(Emmons)
- An application to plat a 0.959 acre tract of land in City Block 539 into one lot located at the intersection of N. Pearl St. and Colby St., southwest corner.
Applicant/Owner: Solar Three Corp. and Adelaide Grace Palmer
Surveyor: Lance Oriti, P.E.
Application Filed: December 12, 2007
Zoning: PDD-193
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

- (2) **S078-067**
(District 2)
(Strater)
An application to replat all of Lots 1-7 and Lots 12-16, in City Block 1/1089 into one 2.142 acre lot located on the south side of S. Lamar St. between Alexander Ave. and McKee St.
Applicant/Owner: Goodman South Lamar Partnership, Ltd.
Surveyor: Pacheco Koch Consulting Eng.
Application Filed: December 12, 2007
Zoning: PDD 317 (Sub Area 3A and 4A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (3) **S078-069**
(District 7)
(Bagley)
An application to plat a 2.053 acre tract of land in City Block 8474 into one lot located at the intersection of Dorrington Dr. and Highland Rd. on the south side of Highland Rd.
Applicant/Owner: Tony Patel
Surveyor: Larry Probeck
Application Filed: December 13, 2007
Zoning: RR
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (4) **S056-065R**
(District 3)
(Gary)
An application to replat a 3.423 acre tract of land containing all of Lot 9 and part of Lot 8 in City Block 18/6959 located at the intersection of Ledbetter Dr. and Altoona Dr., northeast corner.
Applicant/Owner: Domain Coronado, Ltd.
Surveyor: Cuzzo Land Surveying
Application Filed: December 14, 2007
Zoning: PDD-38
Staff Recommendation: **Approval**, subject to the conditions listed in the docket.
- (5) **S078-070**
(District 14)
(Emmons)
An application to revise Arts Plaza Phase 1 being all of Lot 1, Block A/305 containing 4.017 acres located on the east side of Routh St. at the intersection of Flora St. and Routh St.
Applicant/Owner: Billingsley Arts Partners Ltd.
Surveyor: Lopez Garcia Group
Application Filed: December 14, 2007
Zoning: PDD-708
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

- (6) **S078-072**
(District 13)
(Ekblad)
- An application to replat all of Lot 8 in City Block 7291, into one 4.554 acre lot and one 4.741 acre lot on the east side of Central Expressway between Meadow Ln. and Royal Ln.
Applicant/Owner: RMI Royal Central Partners, L.P.
Surveyor: Half Associates, Inc.
Application Filed: December 18, 2007
Zoning: PDD-577
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (7) **S078-073**
(District 7)
(Bagley)
- An application to plat an 88.16 acre tract of land into 6 lots ranging in size from 8.3 acres to 23.0 acres in City Block N/6213 located at the intersection of Buckner Blvd. (Loop 12), northeast corner.
Applicant/Owner: Prologis
Surveyor: Half Associates, Inc.
Application Filed: December 18, 2007
Zoning: LI
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (8) **S067-017 R1**
(District 2)
(Strater)
- An application to replat a 5.567 acre tract of land into three lots ranging in size from 0.607 acres to 4.269 acres in City Blocks 37/7888 and 39/7888, all of Lots 1-3, a portion of Lot 4 and all of Lot 6 in City Block 37 and; all of Lot 1 in City Block 39. Being located along the west side of Oak Lawn Ave. between Hi Line Dr. and Interstate Hwy. 35E.
Applicant/Owner: Lui2 Dallas Oaklawn III, V, VI,
Surveyor: Lopez Garcia Group
Application Filed: December 18, 2007
Zoning: PDD-621
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (9) **S067-203 R**
(District 5)
(Rodgers)
- An application to remove the platted building line and replat Lots 13A and 14A, also known as 1906 and 1910 S. Buckner, in City Block A/6307 into one 1.0744 acre lot located on the east side of S. Buckner Blvd. between Stonehurst St. and Bruton Rd.
Applicant/Owner: Wendy's International, Inc.
Surveyor: Wilson & Company
Application Filed: December 19, 2007
Zoning: PDD-366
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Residential Replats:

- (10) **S078-065**
(District 4)
(Lozano)
- An application to replat a 0.17 acre tract of land containing part of Lots 2 and 3 in City Block E/3365 into one lot on the north side of Claude St., east of Ridge St.
Applicant: Arlo Buller
Owner: East Dallas Community Organization
Surveyor: Carman-Donaldson Surveying
Application Filed: December 12, 2007
Zoning: R-5(A)
Staff Recommendation: **Approval**
- (11) **S078-066**
(District 9)
(Weiss)
- An application to replat a 0.44 acre tract of land containing Lot 23 and part of Lots 24, 25 and 26 in Block 17/5244 into one lot located on the south side of Groveland Dr., east of Lakeland Dr.
Applicant: Jim Vencil
Owner: Steve Janeway & Clea Verven
Surveyor: Carman-Donaldson Surveying
Application Filed: December 12, 2007
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (12) **S078-068**
(District 14)
(Emmons)
- An application to replat a 1.834 acre tract of land containing all of Lots 4 and 5 in City Block 2/4915 into seven 11,424 sq. ft. lots located on the west side of Inwood Rd. at the intersection of Inwood Rd. and Nakoma Dr. also known as 6721 and 6811 Inwood Rd.
Applicant/Owner: Larry Hartman; William P. and Sharon K. Martindale
Surveyor: Analytical Surveys, Inc.
Application Filed: December 12, 2007
Zoning: R-10(A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (13) **S078-071**
(District 13)
(Ekblad)
- An application to replat Lot 1 in City Block B/5503, also known as 11220 Strait Ln., to reduce the 50' building line to 40' along Strait Ln. Being 1.186 acres of land located at the intersection of Mangold Cir. and Strait Ln., northeast corner.
Applicant/Owner: William and Cathy Davis
Surveyor: A&W Surveys, Inc.
Application Filed: December 17, 2008
Zoning: R-1/2 ac. (A)
Staff Recommendation: **Denial**, subject to the conditions listed in the docket

Miscellaneous Docket

M078-005 Minor amendment to the landscape plan for Planned
Richard Brown Development District No. 305 for Mixed Uses in an area
(CC District 14) bounded by Haskell Avenue, Cole Avenue, Blackburn Street,
(Emmons) and Travis Street
Staff Recommendation: **Approval**

Miscellaneous Docket – Under Advisement

D078-006 Landscape plan as a requirement of deed restrictions
Richard Brown volunteered by the applicant for property zoned a GR General
(CC District 12) Retail District on the south line of Rosemeade Parkway, east of
(Wolfish) Marsh Lane.
Staff Recommendation: **Approval**
U/A From: December 20, 2007

Certificates of Appropriateness for Signs

Downtown Sign District:

07111075002 An application for the installation of a 100 square foot Upper
Michael Finley Level flat attached wall sign containing the Sheraton logo, a
(District 14) Roman wreath with the letter ‘S’ in it at 443 North Olive Street,
(Emmons) northwest façade facing Pacific Avenue
Applicant: Bobby A. Nichols
Staff Recommendation: **Approval**
SSDAC Recommendation: **Approval**

07111075003 An application for the installation of a 100 square foot Upper
Michael Finley Level flat attached wall sign containing the Sheraton logo, a
(District 14) Roman wreath with the letter ‘S’ in it at 400 North Olive Street,
(Emmons) southeast façade of Olive Street.
Applicant: Bobby A. Nichols
Staff Recommendation: **Approval**
SSDAC Recommendation: **Approval**

0711081054 An application for the installation of a 50 square foot
Michael Finley monument sign containing the text “Comeric_A Bank” at 1717
(District 14) Main Street, on the north corner of the intersection of Ervay
(Emmons) Street and Main Street
Applicant: Brian Bush
Staff Recommendation: **Approval**
SSDAC Recommendation: **Approval**

Zoning Cases – Consent

1. **Z078-121(MD)**
Mark Doty
(CC District 7)
(Bagley)
A Landmark Commission authorized hearing to consider an expansion and revision to preservation Criteria for Historic Overlay No.33 (Fair Park), on property zoned a CS Commercial Service District, an MF-2(A) Multifamily District, a CR Community Retail District, an NS(A) Neighborhood Service District, and Planned Development District No. 288 at 3809 Grand Avenue between Parry Avenue and Fitzhugh Avenue.
Staff Recommendation: **Approval**, subject to staff's recommended conditions
Landmark Commission Recommendation: **Approval**

2. **Z078-111(JH)**
Jennifer Hiromoto
(CC District 2)
(Strater)
An application to renew Specific Use Permit No. 1601 for a commercial amusement (inside) limited to a Class A Dance Hall on property zoned a CS Commercial Service District, on the west corner of East Grand Avenue and St. Mary Avenue
Staff Recommendation: **Approval** for a two-year period, subject to a site plan and conditions
Applicant/Representative: Jaime Tamayo

Zoning Cases –Under Advisement

3. **Z067-309(JH)**
Jennifer Hiromoto
(CC District 14)
(Emmons)
An application for a Planned Development Subdistrict for GR General Retail Subdistrict uses, on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District with consideration being given to a Specific Use Permit for a bank or savings and loan with drive-through window service on the northwest corner of Oak Lawn Avenue and Rawlins Street
Staff Recommendation: **Approval** of a Specific Use Permit for a ten-year period with eligibility for automatic renewal of additional ten-year periods, subject to staff's recommended site plan, staff's recommended landscape plan, and conditions **in lieu of** a Planned Development Subdistrict for GR General Retail Subdistrict uses.
Applicant: Century Bank
Bus Tour Date: October 11, 2007
U/A From: November 15, 2007 and December 20, 2007

4. **Z078-120(RB)**
Richard Brown
(CC District 12)
(Wolfish)
An application for the creation of a new Tract within the Tract 1 portion of Planned Development District No. 559 for Single family uses and Private streets on the south line of Westgrove Road, east of Harvest Cove
Staff Recommendation: **Denial**
Applicant: Scott and Dana Palmer; Glen Abbey Partners LP, Owners
Representative: Rob Baldwin
U/A From: December 20, 2007
5. **Z067-275(OTH)**
Olga Torres-Holyoak
(CC District 14)
(Emmons)
An application for a Planned Development Subdistrict for HC Heavy Commercial Subdistrict uses within Planned Development District No. 193, on property zoned a GR General Retail Subdistrict and an HC Heavy Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District on both sides of Routh Street at its terminus at the Katy Trail
Staff Recommendation: **Approval** of a Planned Development Subdistrict for GR General Retail Subdistrict uses, subject to a conceptual plan and conditions
Applicant: Katy Venture Ltd.
Representative: Kirk Williams and Tommy Mann
U/A From: September 20, 2007; October 11, 2007; and November 15, 2007 and December 13, 2007
Bus Tour Date: October 11, 2007

Zoning Cases – Individual

6. **Z067-341(OTH)**
Olga Torres Holyoak
(CC District 3)
(Gary)
An application for a Specific Use Permit for a restaurant without drive in or drive through service on property zoned an NO(A) Neighborhood Office District, on the west side of South Polk Street, north of Legendary Lane
Staff Recommendation: **Approval** for a two-year period, subject to a site plan and staff's recommended conditions
Applicant: Raul Flores
Representative: Sonia Flores
7. **Z078-104(OTH)**
Olga Torres Holyoak
(CC District 12)
(Wolfish)
An application for an CS Commercial Service District on property zoned a CH Clustered Housing District, on the southeast corner of Ronnie Drive and Dickerson Street
Staff Recommendation: **Denial**
Applicant/ Representative: Rodney Vaughn

8. **Z078-124(MAW)**
Megan Wimer
(CC District 2)
(Strater)
- An application for a Specific Use Permit for a bar, lounge, or tavern and an inside commercial amusement limited to a Class A dance hall on property zoned Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District on the south side of Main Street between Malcolm X Boulevard and Crowds Street
Staff Recommendation: **Approval** for a three-year period, subject to a site plan and conditions
Applicant/ Representative: Augustine Ekukpe
9. **Z078-110(JH)**
Jennifer Hiromoto
(CC District 2)
(Strater)
- An application for a Planned Development Subdistrict for LC Light Commercial Subdistrict Uses and certain other nonresidential uses on property zoned an LC Light Commercial Subdistrict and an MF-3 Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District with termination of the Dry Liquor Control Overlay that encumbers portions of the site in an area generally bounded by McKinnon Street, Ivan Street, North Harwood Street, and Wolf Street
Staff Recommendation: **Approval**, subject to a conceptual plans and staff's conditions and **retention** of the Dry Liquor Control Overlay
Applicant: Harwood International, Inc.
Representative: Suzan Kedron, Jackson Walker
Bus Tour Date: December 13, 2007

Other Matters

CPC Committee Appointments and Reports

Minutes: December 20, 2007

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Tuesday, January 8, 2008

JOINT CPC TRINITY RIVER AD HOC COMMITTEE & URBAN DESIGN ADVISORY COMMITTEE (UDAC) – Tuesday, January 8, 2007, at 5:30 PM, City Hall, 1500 Marilla Street, in Room 6ES to discuss Cedars West and Mixmaster Riverfront study 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]