



CITY OF DALLAS

CITY PLAN COMMISSION
Thursday, April 26, 2007
AGENDA

BRIEFINGS:	5ES	10:00 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
Olga Torres-Holyoak, Principal Planner

BRIEFINGS:

Subdivision Docket
Zoning Docket

ACTION ITEMS:

Subdivision Docket

Planner: Michael Grace

Consent Agenda - Preliminary Plats

- (1) **S067-144** An application to replat a tract of land containing a portion of lots 3 and 4, an abandoned section of Edgewood Street, and a tract of land in City Block 1/1279 into one 0.6531 acre lot on 2312 Grand Avenue at Good Latimer Expressway, west corner
(CC District 7)
- Applicant: Ideas For Sale, Inc.
Surveyor: Benchmark Group
Application Filed: March 28, 2007
Zoning: PD-595 (MF-2(A))
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket

- (2) **S067-145**
(CC District 14) An application to replat Lot 7 in City Block K/574 into three lots ranging in size from 1,880 sq. ft. to 2,166 sq. ft. located at the intersection of State Street and Worthington Street, southeast corner
Applicant: Sterling Projects Inc.
Surveyor: Shields & Lee Surveyors
Application Filed: March 28, 2007
Zoning: PD-225, Zone IIA
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket
- (3) **S067-146**
(CC District 4) An application to plat 4.889 acres of land into four lots ranging in size from 0.635 acres to 2.503 acres in City Block 6159 on Buckner Boulevard south of Scyene Road
Applicant: Harvest Equity
Surveyor: Bury Partners
Application Filed: March 28, 2007
Zoning: PD 366 (Sub Area 1)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket
- (4) **S067-147**
(CC District 6) An application to replat an 18.864 acre tract of land being all of Lots 4 and 5 in City Block A/5771 into one 14.220 acre lot and one 4.644 acre lot on the southwest line of Denton Drive between Burbank Street and Wyman Street
Applicant: Dallas Area Rapid Transit
Surveyor: Lopez Garcia Group
Application Filed: March 29, 2007
Zoning: IR, IM
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (5) **S067-149**
(CC District 8) An application to create one 0.3443 acre lot and one 3.6968 acre lot from a 4.7465 acre tract of land in City Block 7845 fronting on 1014 Bradfield Road & Prairie Creek Road between Oak Haven Road & McNabb Lane
Applicant: Gary Lynn & Elda Roberts
Surveyor: Doug Connally & Associates, Inc.
Application Filed: April 2, 2007
Zoning: R-7.5 (A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket

- (6) **S067-155**
(CC District 10) An application to create two 0.23 acre lots, one 0.28 acre lot, and one 0.29 acre from a 1.03 acre tract of land in City Block 7514 on Stults Road at Pinewood Drive, southeast corner
Applicant: Ricky R. and Mary Raines
Surveyor: Carman-Donaldson
Application Filed: April 3, 2007
Zoning: R-10 (A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket

Individual Items – Residential Replats

- (7) **S067-150**
(CC District 13) An application to replat an 8.7928 acre tract of land containing all of Lots 1C and 1D and a tract of land in City Block 5/5578 into one 7.2843 acre lot and one 1.5085 acre lot on 5103 & 5111 Southbrook Drive, south of Northwest Highway
Applicant: Thomas Dundon & James H. Clement, Jr.
Surveyor: Doug Connally & Associates, Inc.
Application Filed: April 2, 2007
Zoning: R-1 Ac. (A)
Date Notices Mailed: April 2, 2007
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (8) **S067-151**
(CC District 6) An application to replat 0.9380 acres of land containing all of Lots 1 and 2 and an abandoned alley in City Block A/6449 into one lot and remove the platted building line on property located at the intersection of Park Lane and Webb Chapel Road, northwest corner
Applicant: Creating Congregations Team of The North Texas Conference
Surveyor: Pate Surveyors
Application Filed: April 3, 2007
Zoning: D(A) and FP
Date Notices Mailed: April 9, 2007
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket
- (9) **S067-152**
(CC District 11) An application to replat 0.398 acres of land containing all of Lots 13 and 14 in City Block C/7462 into one 17,335 sq. ft. lot located on 7123 and 7127 Hill Forest Drive southeast of Brookhill Lane
Applicant: Donald and Jean Obert
Surveyor: Rhodes Surveying
Application Filed: April 3, 2007
Zoning: PD-381, Subdistrict A
Date Notices Mailed: April 6, 2007
Staff Recommendation: **Denial**, conflicts with provisions of Section 51A-8.503

- (10) **S067-153**
(CC District 14) An application to replat 0.3625 acres of land containing all of Lot 7 in City Block G/2477 into a 4,642.19 sq. ft. lot and a 11,146.11 sq. ft. lot located on 3707 Beverly Drive at La Foy Boulevard, southeast corner
Applicant: Jack Ray Kemp
Surveyor: Doug Connally & Associates, Inc.
Application Filed: April 3, 2007
Zoning: PD-193 (TH-3)
Date Notices Mailed: April 5, 2007
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket
- (11) **S067-154**
(CC District 14) An application to replat 0.8598 acres of land containing all of Lots 9 thru 13 in City Block 16/4847 into 9 lots ranging in size from 3,721.74 sq. ft. to 4,135.96 sq. ft. located on 7211 thru 7307 Inwood Road, north of University Boulevard
Applicant: Inwood University Townhomes, Ltd.
Surveyor: Doug Connally & Associates, Inc.
Application Filed: April 3, 2007
Zoning: TH-3(A)
Date Notices Mailed: April 6, 2007
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket

Miscellaneous Docket

- D067- 007**
Frank Dominguez
(CC District 12) A development plan and a landscape plan for Planned Development District No. 268 on the northeast corner of Frankfort Road and Preston Road
Staff Recommendation: **Approval**

Miscellaneous Docket - Under Advisement

- Z056-183(JH)**
Jennifer Hiramoto
(CC District 7) Planned Development District conditions, Specific Use Permit conditions and site plan submitted in conjunction with an application for a Planned Development District for R-7.5(A) uses and manufactured home park use and a Specific Use Permit for a manufactured home park use on property zoned an R-7.5(A) Single Family District on Highland Road, south of Barbaree Boulevard.
Staff Recommendation: **Denial**
Bus Tour Date: March 30, 2006

1. Reconsideration of action taken on May 18, 2006, which was to approve an application for a Planned Development District for R-7.5(A) uses and manufactured home park use and a Specific Use Permit for a manufactured home park use for a two-year time period, subject to compliance with Specific Use

Permit conditions within a 6 month time period, a site plan and staff's conditions including the addition of fencing on property zoned an R-7.5(A) Single Family District on the south side of Highland Road, south of Barbaree Boulevard with the site plan and conditions to return on a future miscellaneous docket.

If #1 is approved then consideration of #2.

2. Consideration of an application for a Planned Development District for R-7.5(A) uses and manufactured home park use and a Specific Use Permit for a manufactured home park use on property zoned an R-7.5(A) Single Family District on the south side of Highland Road, south of Barbaree Boulevard.

Applicant: Steve Crossett

Representative: Jonathan Vinson, Jackson Walker

Staff Recommendation: **Denial**

Zoning Cases – Under Advisement

1. [Z067-134\(JH\)](#)
Jennifer Hiromoto
(CC District 8)
An application for a Specific Use Permit for an alcoholic beverage establishment for a private-club bar and a commercial amusement (inside) for a dance hall on property zoned an RR Regional Retail District south of Camp Wisdom Road at Pastor Bailey Drive.
Staff Recommendation: **Approval**, subject to site plan and conditions
Applicant/Representative: Uchenna Orgobu
U/A From: February 15, 2007; March 1, 2007; March 8, 2007 and March 29, 2007
2. [Z067-129\(JH\)](#)
Jennifer Hiromoto
(CC District 3)
An application for a Specific Use Permit for mining and the placement of fill on property zoned an A(A) Agricultural District on the northwest corner of Merrifield Road and SPUR 408
Staff Recommendation: **Approval** for a ten-year period with eligibility for automatic renewal of additional ten-year periods, subject to a site/operation plan for drilling, a site/operation plan for production, a reclamation plan, a road repair plan, and conditions.
Environmental Quality Committee Recommendation: **Approval**, subject to revised conditions.
Applicant: Harding Company
Representative: Craig Schellbach, Transystems
Bus Tour Date: April 12, 2007
U/A From: April 12, 2007

3. **Z067-130(JH)**
Jennifer Hiromoto
(CC District 3)
- An application for a Specific Use Permit for mining and the placement of fill on property zoned an A(A) Agricultural District on the east side of Mountain Creek Parkway, north of Kiest Boulevard
- Staff Recommendation: **Approval** for a ten-year period with eligibility for automatic renewal of additional ten-year periods, subject to a site/operation plan for drilling, a site/operation plan for production, a reclamation plan, a road repair plan, and conditions.
- Environmental Quality Committee Recommendation: **Approval**, subject to revised conditions.
- Applicant: Harding Company
Representative: Craig Schellbach, Transystems
Bus Tour Date: April 12, 2007
U/A From: April 12, 2007
4. **Z067-131(JH)**
Jennifer Hiromoto
(CC District 3)
- An application for a Specific Use Permit for mining and the placement of fill on property zoned an A(A) Agricultural District on the west side of Merrifield Road, south of Kiest Boulevard.
- Staff Recommendation: **Approval** for a ten-year period with eligibility for automatic renewal of additional ten-year periods, subject to a site/operation plan for drilling, a site/operation plan for production, a reclamation plan, a road repair plan, and conditions.
- Environmental Quality Committee Recommendation: **Approval**, subject to revised conditions.
- Applicant: Harding Company
Representative: Craig Schellbach, Transystems
Bus Tour Date: April 12, 2007
U/A From: April 12, 2007
5. **Z056-319(RB)**
Richard Brown
(CC District 13)
- An application for an amendment to the Tract V portion of Planned Development District No. 314, the Preston Center Special Purpose District, and an application for an amendment to the site plan and conditions for Specific Use Permit No. 744 for a Bank with drive-in windows on the north line of Weldon Howell Parkway, between Westchester Drive and Douglas Avenue
- Staff Recommendation: **Denial**
- Applicant: Hines Interest, LP
Representative: Susan Mead
U/A From: January 25, 2007; March 1, 2007 and March 29, 2007
Bus Tour Date: February 8, 2007

Individual Cases

6. **Z067-133(OTH)**
Olga Torres-Holyoak
(CC District 4)
An application for a Specific Use Permit for a tower/antenna for cellular communication on property zoned a CR Community Retail District on the west corner of Vermont Avenue and Ewing Avenue.
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewal for additional five-year periods, subject to a site plan and conditions.
Applicant: T-Mobile
Representative: Dave Kirk

7. **Z067-168(JH)**
Jennifer Hiromoto
(CC District 5)
An application for an MF-2(A) Multifamily District with deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District and Planned Development District No. 533-D, the CF Hawn Special Purpose District with a Dry Liquor Control Overlay on the east side of Jim Miller Road, south of Hodde Street
Staff Recommendation: **Denial**
Applicant: Teresa Devasey
Representative: Santos Martinez, MASTERPLAN

8. **Z067-169(JH)**
Jennifer Hiromoto
(CC District 5)
An application for a CR Community Retail District on property zoned an R-7.5(A) Single Family District on the east side of Jim Miller Road, at Hodde Street
Staff Recommendation: **Denial**
Applicant: FD-RE, LLC
Representative: Santos Martinez, MASTERPLAN

9. **Z067-146(OTH)**
Olga Torres-Holyoak
(CC District 5)
An application for a Specific Use Permit for Child care facility on property zoned an R-7.5(A) Single Family District on the east side of Manitoba Avenue, north of Camp Wisdom Road.
Staff Recommendation: **Denial**
Applicant/Representative: Keashawn Booker

10. **Z056-252(RB)**
Richard Brown
(CC District 9)
An application for a Planned Development District for MF-2(A) Multifamily District Uses on property zoned a CR Community Retail District on the northeast line of Emerald Isle, north of Garland Road
Staff Recommendation: **Approval**, subject to a conceptual plan and staff's recommended conditions.
Applicant: 2006 Emerald Isle LP
Representative: Dallas Cothrum
Bus Tour Date: March 8, 2007

11. **Z056-294(TC)**
Tracey Cox
(CC District 14)
- An application for a Conservation District on a property zoned an R-7.5 Single Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on both sides of Rawlins Street generally bounded by Wycliff Avenue and Hawthorne Avenue.
Staff Recommendation: **Approval** of a conservation district and **approval** of the Conceptual Plan
Applicant: Rawlins Street neighbors
Representative: Delane Kinney
Bus Tour Date: March 29, 2007

Authorization of Hearings

- Neva Dean
(CC District 13)
- Consideration of authorization of a public hearing to determine the proper zoning on property zoned Planned Development District No. 463 in an area bound by Northwest Highway, Central Expressway, and Caruth Haven Lane with consideration being given to amending the Planned Development District's requirement for access to Central Expressway Service Road and increasing the amount of square footage for lodging uses. This is a hearing to consider the request to authorize a hearing and not consideration of the sign district amendments at this time.

Other Matters

CPC Committee Appointments and Reports

Minutes: April 12, 2007

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, April 26, 2007

CPC TRANSPORTATION COMMITTEE MEETING - Thursday, April 26, 2007, at 9:00 AM, City Hall, 1500 Marilla Street, in Room 5ES, to discuss amendments to the CBD Street and Vehicular circulation plan to change designated right of ways for the realignment of Central Expressway and Pearl Expressway

Tuesday, May 8, 2007

JOINT CPC TRINITY RIVER AD HOC COMMITTEE & URBAN DESIGN ADVISORY COMMITTEE (UDAC) - Tuesday, May 8, 2007, at 5:30 PM, City Hall, 1500 Marilla Street, in Room 6ES to discuss the Oak Cliff Gateway and La Bajada Land Use Opportunity areas, as well as the Old Trinity Industrial 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]