



CITY OF DALLAS

CITY PLAN COMMISSION
Thursday, September 18, 2008
AGENDA

BRIEFINGS:	5ES	10:30 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) **S045-025 R**
(CC District 4)
(Davis)

An application to replat part of Lots 5, 8, 9 and all of Lot 6 in City Block 1/6127 into 53 lots ranging in size from 3,904.69 sq. ft. to 13,916.25 sq. ft. located at the intersection of St. Francis Ave. and Ralph Ln.
Owner: Chariot Place, L.P.
Surveyor: Votex Surveying
Application Filed: August 26, 2008
Zoning: MF-2A
Staff Recommendation: **Approval**, subject to the conditions listed in the docket.
- (2) **S078-255**
(CC District 3)
(Gary)

An application to replat Lot 1 and a tract of land in City Block X/8721 into a 10.733 acre lot located at 8400 Clark Rd.
Owner: Don Valk
Surveyor: Lane's Southwest Surveying, Inc.
Application Filed: August 26, 2008
Zoning: PD-521 (SUP-1597)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket.

Individual Item:

- (3) **S078-254**
(CC District 12)
(Wolfish)
- An application to remove the 25 foot platted building line along Cross Timber lane, Mapleshade Lane, and Creek Drive and to replat Lots 1 thru 4, 11 and 12A in City Block I/8728 into a 0.9111 acre lot and a 1.0158 acre lot in City Block I/8728 located at the intersection of Creek Dr. and Mapleshade Ln., southwest corner.
Owner: Thomas and Cristina Wilson
Surveyor: Votex Surveying Co.
Application Filed: August 20, 2008
Zoning: PD-765
Staff Recommendation: **Denial**

Street Name Change Request

- NC078-003**
David Whitley
(CC District 2 & 6)
(Strater & Lozano)
- An application to change the name of Industrial Boulevard between Market Center Boulevard & its southern terminus south of Corinth Street to "Riverfront Blvd."
Application Filed: May 6, 2008
Subdivision Review Committee Recommendation: Pending the September 11, 2008, meeting
Staff Recommendation: **Approval** with an effective date of the name change of one year after approval

Miscellaneous Docket

- M078-041**
Richard Brown
(CC District 14)
(Emmons)
- Minor amendment to the Streetscape Enhancement plan for Planned Development Subdistrict No. 3 for GR General Retail Subdistrict uses, P Parking Subdistrict uses, and Auto related uses on property generally described as west of Oak Lawn Avenue, between Wycliff Avenue and the alley between Irving Avenue and Avondale Avenue, and east of Oak Lawn Avenue, between Avondale Avenue and the alley between Avondale Avenue and Newton Court.
Staff Recommendation: **Approval**
- M078-042**
Richard Brown
(CC District 13)
(Ekblad)
- Minor amendment to the development plan and landscape plan for Planned Development District No. 400 for a Private school on the southwest and northwest corners of Midway Road and Merrell Road.
Staff Recommendation: **Approval**
- M078-044**
Richard Brown
(CC District 11)
(Buehler)
- Minor amendment to the development plan for Planned Development District No. 713 for Mixed Uses on the northeast corner of Alpha Road and Noel Road.
Staff Recommendation: **Approval** of Numbers 1 and 2 of the requested amendments, and **denial** of Number 3.

Zoning Cases – Consent

1. [2078-269\(JH\)](#)
Jennifer Hiromoto
(CC District 2)
(Strater)
An application for a P(A) Parking District on property zoned an MF-2(A) Multifamily District on the southeast side of Crutcher Street, northeast of Hill Avenue.
Staff Recommendation: **Approval**, subject to a site plan
Applicant: Duke Realty
Representative: Robert Reeves
2. [2078-272\(WE\)](#)
Warren Ellis
(CC District 4)
(Davis)
An application for an MU-1-D-1 Mixed Use District with a D-1 Liquor Control Overlay and deed restrictions volunteered by the applicant on property zoned a LI-D-1 Light Industrial District with a D-1 Liquor Control Overlay on the northeast corner of Lake June Road and Guard Road.
Staff Recommendation: **Approval**, subject to deed restrictions volunteered by the applicant.
Applicant: D'ARGENT PROPERTIES, LLC
Representative: Michael Coker Company
3. [2078-275\(WE\)](#)
Warren Ellis
(CC District 2)
(Strater)
An application for an MU-2 Mixed Use District on property zoned an IR Industrial Research District on the east corner of Maple Avenue and Bomar Avenue.
Staff Recommendation: **Approval**
Applicant: Tomaino Properties, L.P.; Tomaino GP, LLC; and Rod Mar, Inc.
Representative: Robert Baldwin
4. [2078-146\(OTH\)](#)
Olga Torres Holyoak
(CC District 3)
(Gary)
An application for an LO-1 Limited Office District on property zoned an A(A) Agriculture District on the north side of Camp Wisdom Road, west of Clarkridge Drive.
Staff Recommendation: **Approval**
Applicant/Representative: Pioneer Bible Translators, Inc./Nate Marti
5. [2078-149\(OTH\)](#)
Olga Torres Holyoak
(CC District 2)
(Strater)
An application for a Planned Development Subdistrict for Multiple Family uses on property zoned an MF-2 Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, in an area bounded by Knight Street, Brown Street, Throckmorton Street, and Fairmount Street.
Staff Recommendation: **Approval**, subject to conditions and a conceptual plan.
Applicant: Chevelle Holdings, LP and Abraham Bornstein
Representative: Karl A. Crawley, Masterplan

6. **Z078-263(OTH)** An application for a Specific Use Permit for an open-enrollment charter school on property zoned an R-7.5(A) Single Family District on the northwest side of Garland Road, between Easton Road and Lochwood Boulevard.
Olga Torres Holyoak (CC District 9) (Weiss)
Staff Recommendation: **Approval** for a five-year time period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.
Applicant: First Family Church
Representative: Mathew King, AIA
7. **Z078-264(OTH)** An application to amend Specific Use Permit No. 1008 for a public school on property zoned an R-7.5(A) Single Family District, on the east side of Jim Miller, between Elam Road and Loop 12.
Olga Torres Holyoak (CC District 5) (Rodgers)
Staff Recommendation: **Approval**, subject to site plan and conditions
Applicant: Dallas Independent School District
Representative: Masterplan, Karl Crawley
8. **Z078-265(OTH)** An application to amend Planned Development District No. 696 for a public school other than an open-enrollment charter school and R-16(A) Single Family uses on property zoned Planned Development District No. 696 in area bounded by Ridgeside Drive, Welch Road, Rickover Drive and Crestine Avenue.
Olga Torres Holyoak (CC District 13) (Ekblad)
Staff Recommendation: **Approval**, subject to development plan and conditions
Applicant: Dallas Independent School District
Representative: Masterplan, Karl Crawley

Zoning Cases – Under Advisement

9. **Z078-243(OTH)** An application for a CR Community Retail District with deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District, on the southwest corner of Military Parkway and Donna Drive.
Olga Torres Holyoak (CC District 7) (Bagley)
Staff Recommendation: **Denial**
Applicant: JCRB Enterprises, Inc.
Representative: Masterplan Consultant - Santos Martinez
Bus Tour Date: August 14, 2008
U/A From: August 14, 2008

10. [Z078-228\(WE\)](#)
Warren Ellis
(CC District 3)
(Gary)
An application for a TH-3(A) Townhouse District on property zoned an R-7.5(A) Single Family District on the west side of Cockrell Hill Road at Love Bird Lane.
Staff Recommendation: **Denial**
Applicant: Michele Turnquist
Representative: MASTERPLAN
U/A From: June 19, 2008; July 24, 2008 and August 14, 2008
11. [Z078-246 \(WE\)](#)
Warren Ellis
(CC District 13)
(Ekblad)
An application for a Planned Development District for a private school and the termination of Specific Use Permit No. 1262 for a private school on property zoned an R-10(A) Single Family District with Specific Use Permit No. 1262 on a portion on the northwest corner of Midway Road and Rosa Road with consideration being given to an amendment to, and expansion of, Specific Use Permit 1262.
Staff Recommendation: **Approval** of an amendment to, and expansion of, Specific Use Permit No. 1262 for a private school for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions in lieu of a Planned Development District
Applicant: Oak Hill Academy
Representative: Winstead P.C., Kirk Williams
U/A From: August 21, 2008
- A. [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.
U/A From: September 11, 2008
12. [Z067-298\(JH\)](#)
Jennifer Hiromoto
(CC District 2)
(Strater)
An application for a Planned Development District for mixed uses on property zoned an IM Industrial Manufacturing District and a CS Commercial Service District in an area generally bounded by Cadiz Street, Industrial Boulevard, Rock Island Street, and the Union Pacific Railroad.
Staff Recommendation: **Denial**
Applicant: JPI Partners, LLC
Representative: Jonathan Vinson
Bus Tour Date: June 12, 2008
U/A From: July 10, 2008 and August 21, 2008

Zoning Cases – Individual

13. **Z067-147(SA)**
Santiago Abasolo
(CC District 2)
(Strater)
- A City Plan Commission authorized hearing to determine proper zoning on property zoned an MU-2 Mixed Use District, a CS Commercial Service District, an IM Industrial Manufacturing District, with Specific Use Permit No. 1484 for Commercial Amusement (Inside) for Class A Dance Hall, a portion of the area is within the Downtown Special Provision Sign District, on property generally bounded by Interstate 35 and Interstate 30 to the northwest, the Union Pacific Railroad right-of-way to the northeast, the DART Railroad right-of-way to the southeast, and the Trinity Levee to the southwest with consideration being given to appropriate zoning for the area including use, development standards, parking, landscaping, sign, and other appropriate regulations.
- Ad Hoc/UDAC Recommendation: **Approval** of a new subarea and form districts within Planned Development District No. 784, the Trinity River Corridor Special Purpose District, subject to conditions and a regulating plan for property located southeast of Interstate 35 and Interstate 30, with retention of Specific Use Permit No. 1484 with **no change** to zoning to property generally bounded by Cadiz Street, the existing sumps, Industrial Boulevard, and the Union Pacific Railroad.
- Staff Recommendation: **Approval** of a new subarea and form districts within Planned Development District No. 784, the Trinity River Corridor Special Purpose District, subject to conditions and a regulating plan for property located southeast of Interstate 35 and Interstate 30, with retention of Specific Use Permit No. 1484 with **no change** to zoning to property generally bounded by Cadiz Street, the existing sumps, Industrial Boulevard, and the Union Pacific Railroad.
14. **Z078-151(JH)**
Jennifer Hiromoto
(CC District 3)
(Gary)
- An application for a Planned Development District for multifamily and certain limited non-residential uses on property zoned an MF-1(A) Multifamily District on both sides of Bahama Drive, north of Plymouth Road.
- Staff Recommendation: **Approval**, subject to a conceptual plan and staff conditions.
- Applicant: River District Holdings, LLC
Representative: Karl Crawley

15. **Z067-259(OTH)** An application for a Planned Development District for mixed uses on property zoned an MF-1(A) Multifamily District, in an area bounded by Lovers Lane, Amesbury Drive, Milton Street, and Matilda Street
Olga Torres Holyoak
(CC District 14)
(Emmons)
- Staff Recommendation: **Approval**, subject to a development plan and staff's recommended conditions.
Applicant: Fairfield at Lovers Lane LP
Representative: Masterplan
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Other Matters

CPC Committee Appointments and Reports

Minutes: September 11, 2008

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Monday, September 15, 2008

JOINT MEETING OF THE CITY PLAN COMMISSION TRINITY RIVER CORRIDOR AD HOC COMMITTEE AND THE URBAN DESIGN ADVISORY COMMITTEE - Monday, September 15, 2008, at 1:00 p.m., City Hall, Room 6BS, to tour the Oak Cliff Gateway.

Thursday, September 18, 2008

ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING - Thursday, September 18, 2008, at 9:00 p.m., City Hall, 1500 Marilla Street, in 5ES, to consider **(1)DCA 078-016** - Amendments to Chapter 51A, the Dallas Development Code, to amend regulations pertaining to outside storage and screening requirements.

Thursday, September 18, 2008

SUBDIVISION REVIEW COMMITTEE (SRC) - Thursday, September 18, 2008, at 9:00 a.m., City Hall, 1500 Marilla Street, in the Council Chambers, to consider (1) **NC078-005** - Proposing that the name of Yale Boulevard between Central Expressway/US Highway 75 and Greenville Avenue be changed to SMU Boulevard and (2) **NC078-006** - Proposing that the name of Ross Avenue between Live Oak Street and Houston Street be changed to Cesar Chavez Avenue.

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]