



CITY OF DALLAS

CITY PLAN COMMISSION
Thursday, October 16, 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
Jennifer Hiromoto, Principal Planner

BRIEFINGS:

Subdivision Docket
Zoning Docket

ACTION ITEMS:

Subdivision Docket

Planner: Michael Grace

Consent Agenda - Preliminary Plats

- (1) **S078-261**
(District 5)
(Rodgers)
- An application to create a 2.78 acre lot in Block 8243 located at the intersection of Simpson Stuart Rd. and Rhodes Ln., northwest corner.
Owner: Kerry Lynn Jackson
Surveyor: Doug Connally & Assoc.
Application Filed: September 17, 2008
Zoning: IR
Staff Recommendation: **Approval**, subject to the conditions listed in the docket.
- (2) **S078-262**
(District 8)
(Vacant)
- An application to create an 8.00 acre lot and a 2.21 acre lot out of a 10.21 acre tract of land in Block 8788 located at 2931 Edd Rd., at the intersection of Edd Rd. and Pine Valley Dr.
Owner: Martin & Analililia Trejo
Surveyor: Doug Connally & Assoc.
Application Filed: September 17, 2008
Zoning: MF-1(A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket.

- (3) **S078-263**
(District 2)
(Strater)
- An application to create a 7.85 acre lot out of eight tracts of land in Block 5755 fronting on Butler St. and Redfield St. generally located at the intersection of Butler St. and Tex Oak Ave.
- Owner: Mockingbird Building Group
Surveyor: Doug Connally & Assoc.
Application Filed: September 17, 2008
Zoning: IR
Staff Recommendation: **Approval**, subject to the conditions listed in the docket.
- (4) **S078-264**
(District 2)
(Strater)
- An application to replat part of Lot 1 and all of Lot 2 in City Block 1982 and parts of lots 9, 10 and 11 in City Block D/1982, also known as 2001 and 2023 Greenville Ave. and 5642 Bell St., into a 1.10 acre lot located at the intersection of Greenville Ave. and Bell St., southwest corner.
- Owner: 2001 Greenville Venture, LTD.
Surveyor: Doug Connally & Assoc.
Application Filed: September 27, 2008
Zoning: CR
Staff Recommendation: **Approval**, subject to the conditions listed in the docket.
- (5) **S078-266**
(District 14)
(Emmons)
- An application to create a 0.40 acre lot out of a tract of land in Block A/1028, also known as 2904 Oak Lawn Ave. and 3700 Gillespie St. located at the intersection of Oak Lawn Ave. and Gillespie St., southeast corner.
- Owner: Dallas Heartland Partners
Surveyor: Doug Connally & Assoc.
Application Filed: September 22, 2008
Zoning: PD-193 (PDS 20)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket.
- (6) **S078-267**
(District 7)
(Bagley)
- An application to replat Lots 11 thru 14 in City Block 9/2532 and Lots 31 thru 33 in City Block I/2538 into one 0.678 acre lot located at the intersection of Macon Ave. and Bexar St.
- Owner: Hailu Ejigu, Mary Nell Evans & City of Dallas
Surveyor: Shields & Lee Surveyors
Application Filed: September 22, 2008
Zoning: PD-730
Staff Recommendation: **Approval**, subject to the conditions listed in the docket.

- (7) **S078-268**
(District 1)
(Prothro)
- An application to replat all of Lots 1 thru 4 and part of Lot 5 in City Block 36/3017 into one 2.141 acre lot located at the intersection of Colorado Blvd. and Jefferson Blvd., southwest corner.
Owner: Oak Cliff Academy
Surveyor: Gregg Madsen
Application Filed: September 23, 2008
Zoning: PD-468 (Sub-district B)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket.
- (8) **S078-269**
(District 4)
(Davis)
- An application to create one lot out of a 1.924 acre tract of land in Block 5979, also known as 109 W. Overton Rd., located at the intersection of I-35E and W. Overton Rd., northeast corner.
Owner: Parimalbhai Patel
Surveyor: Lim & Associates, Inc.
Application Filed: September 24, 2008
Zoning: RR
Staff Recommendation: **Approval**, subject to the conditions listed in the docket.

Individual Item - Residential Replat

- (9) **S078-265**
(District 13)
(Ekblad)
- An application to replat Lots 11 and 12 in City Block 14/5587 of Sunnybrook Estates, also known as 9727 and 9707 Audubon Place, into one 3.18 acre lot located at the intersection of Park Ln. and Audubon Place, northwest corner.
Owner: The Tanner Trust
Surveyor: Hennessey Engineering, Inc.
Application Filed: September 18, 2008
Zoning: R-1
Staff Recommendation: **Approval**, subject to the conditions listed in the docket.

Street Name Change – Under Advisement

- NC078-005**
(CC District 14)
(Emmons)
- An application to change the name of Yale Boulevard between US 75/Central Expressway and Greenville Avenue to “SMU Boulevard”
Application Filed: July 31, 2008
Staff Recommendation: **Approval**
Subdivision Review Committee Recommendation: **Approval**
U/A From: September 25, 2008

Miscellaneous Docket

M078-046 Minor amendment to the development plan for Planned Development District No. 582, the Victory Planned Development District, on the southwest corner of Houston Street and Lamar Street
Richard Brown
(CC District 2 & 14)
(Strater & Emmons)
Staff Recommendation: **Approval**

M078-047 Minor amendment to the development plan for Planned Development District No. 582, the Victory Planned Development District, on the west corner of Houston Street and Olive Street.
Richard Brown
(CC District 2)
(Strater)
Staff Recommendation: **Approval**

Miscellaneous Docket – Under Advisement

M078-044 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.
Richard Brown
(CC District 11)
(Buehler)
Staff Recommendation: **Approval** of Numbers 1 and 2 of the requested amendments, and **denial** of Number 3.
U/A From: September 18, 2008 and September 25, 2008

Zoning Cases – Consent

1. **Z078-259(RB)**
Richard Brown
(CC District 11)
(Buehler)
An application for a Specific Use Permit for a hospital on property zoned an MU-2-D Mixed Use District Dry Liquor Control Overlay on the south line of Northaven Road, west of North Central Expressway.
Staff Recommendation: **Approval** for a ten-year period with eligibility for automatic renewal for additional ten-year periods, subject to a site plan and conditions, with retention of the Dry Liquor Control Overlay.
Applicant: The Cirrus Group
Representative: Karl Crawley
2. **Z078-310(DW)**
David Whitley
(CC District 6)
(Lozano)
A City Plan Commission authorized hearing to determine proper zoning on property zoned an R-5(A) Single Family District, with consideration being given to suitable zoning that allows R-5(A) uses and a local utility use of an electrical transition station to allow the undergrounding of a portion of the West Levee-Norwood transmission line on property generally bounded by Sylvan Avenue to the west, Canada Drive to the north, Topeka Avenue to the east, and Morris Street to the south.
Staff Recommendation: **Approval** of a Planned Development District, subject to a development/landscape plan and conditions.

3. **Z078-284(JA)**
Jim Anderson
(CC District 14)
(Emmons)

An application to expand and amend Tract IIA within Conservation District No. 6, Hollywood Heights/Santa Monica Conservation District on property zoned Tract IIA within Conservation District No. 6 and a CR Community Retail District on both sides of Shadyside Lane between Vivian Avenue and Lindsley Avenue, and the northeast side of Shadyside Lane between Vivian Avenue and East Grand Avenue.
Staff Recommendation: **Approval**
Applicant: Gulf Streams Multi-Family VII, LP
Representative: Karl Crawley, MASTER PLAN
4. **Z078-288(JH)**
Jennifer Hiromoto
(CC District 2)
(Strater)

An application for an MU-2 Mixed Use District on property zoned an IR Industrial Research District on the north corner of Maple Avenue and Kimsey Drive.
Staff Recommendation: **Approval**
Applicant: Turtle Creek & Irving, Ltd.
Representative: Rob Baldwin
5. **Z078-292(JH)**
Jennifer Hiromoto
(CC District 5)
(Rodgers)

An application for a Specific Use Permit for a tower/antenna for cellular communication on property zoned an R-7.5(A) Single Family District west of Polk Street, south of Drury Drive.
Staff Recommendation: **Approval** for a ten-year period with eligibility for automatic renewal for additional ten-year periods, subject to a site plan and conditions.
Applicant: T-Mobile West
Representative: Dave Kirk
6. **Z078-278(MAW)**
Megan Wimer
(CC District 11)
(Buehler)

An application to create a new subdistrict within Planned Development District No. 71 for residential uses on the north side of Forest Lane between Preston Road and Hillcrest Road.
Staff Recommendation: **Approval**, subject to a development plan and conditions.
Applicant: Robert B. Rollings
Representative: Tom Rasco
7. **Z078-280(MAW)**
Megan Wimer
(CC District 13)
(Ekblad)

An application for a Planned Development District for RR Regional Retail uses on property zoned an RR Regional Retail District on the northwest corner of Walnut Hill Drive and Manderville Lane.
Staff Recommendation: **Approval**, subject to a conceptual plan and conditions
Applicant: Koll Development Company
Representative: Jim Wrightsman

Zoning Cases – Under Advisement

8. **Z078-272(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
U/A From: September 18, 2008
9. **Z078-277(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 a CR-D Community Retail District with a D Liquor Control Overlay and an R-7.5(A) Single Family District on the south side of Lake June Road, east of Hawley Lane.
Staff Recommendation: **Approval**, subject to deed restrictions volunteered by the applicant with the retention of the D Liquor Control Overlay on a portion.
Applicant: Federal Senior Housing, LLC
Representative: Stuart Pully
U/A From: September 25, 2008

Zoning Cases – Individual

10. **Z078-279(SA)**
Santiago Abasolo
(CC District 2)
(Strater)
An application for a Specific Use Permit for a Metal Salvage Facility on property zoned an IM Industrial Manufacturing District on the southeast corner of Dearborn Street and Industrial Boulevard.
Staff Recommendation: **Denial**
Applicant: Venture Metals Co.
Representative: Robert Reeves & Associates, Inc.
11. **Z078-256(RB)**
Richard Brown
(CC District 14)
(Emmons)
A City Council authorized hearing with consideration being given to determining the land use compatibility of Specific Use Permit No. 1222 for a Commercial amusement (inside) use for a Class A Dance hall on property zoned a CR Community Retail District on the northeast line of Gaston Avenue, northwest of Garland Road.
Staff Recommendation: **Hold under advisement** until November 13, 2008

12. **Z078-214(RB)**
Richard Brown
(CC District 12)
(Wolfish)
- An application for a Planned Development District for a Private school dormitory and certain residential and nonresidential uses on property zoned an NO(A) Neighborhood Office District and the termination of existing deed restrictions at the northwest corner of Gold Dust Trail and Levelland Road.
Staff Recommendation: **Approval**, subject to a Phase I development plan/Phase II and III conceptual plan, and staff's recommended conditions, and **approval** of the termination of the existing deed restrictions.
Applicant: Texas Torah Institute, Owner
Representative: Santos Martinez
Bus Tour Date: August 14, 2008
13. **Z078-238(RB)**
Richard Brown
(CC District 2 &14)
(Strater & Emmons)
- An application for a Planned Development Subdistrict for an Animal clinic with outside run and GR General Retail Subdistrict Uses on property zoned a GR General Retail Subdistrict on the tract at the southwest corner of Oak Lawn Avenue and Congress Avenue, and zoned a GR General Retail Subdistrict and an MF-3-D Multiple Family Subdistrict with the Dry Liquor Control Overlay on the tract along the west line of Oak Lawn Avenue, south of Congress Avenue, with both tracts within Planned Development District No. 193, the Oak Lawn Special Purpose District with consideration being given to permitting the requested animal clinic with outside run by specific use permit.
Staff Recommendation: **Denial**
Applicant: Marvin V. Cannon, Representative and Owner

Other Matters

CPC Committee Appointments and Reports

Minutes: September 25, 2008

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Wednesday, October 15, 2008

JOINT CPC TRINITY RIVER AD HOC COMMITTEE & URBAN DESIGN ADVISORY COMMITTEE (UDAC) – Wednesday, October 15, 2008, at 6:30 PM, Methodist Hospital, northwest corner of W. Colorado Boulevard and N. Bishop Avenue, in the Hitt Auditorium to discuss potential zoning changes in the Oak Cliff Gateway Study Area.

Thursday, October 16, 2008

ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING - Thursday, October 16, 2008, at 9:00 p.m., City Hall, 1500 Marilla Street, in 5ES, to consider (1) **DCA 078-015** - Consideration of amendments to Article VII, Sign Regulations of Chapter 51A, the Dallas Development Code, to amend regulations pertaining to the relocation of non-premise signs and (2) **DCA 078-016** - Consideration of amendments to Chapter 51A, the Dallas Development Code, to amend regulations pertaining to outside storage and screening requirements.

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]