



CITY OF DALLAS

CITY PLAN COMMISSION
Thursday, October 25, 2007
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: Paul Nelson

Consent Agenda - Preliminary Plats

- (1) **S067-257R1**
(CC District 2)
(Strater)
- An application to replat all of Lots 3B through 3J, 4A thru 4H, part of Lot 4, all of Lots 5, 6, 7, and 8, in City Block C/1993 located on Belmont Avenue between North Henderson Avenue and North Garrett Avenue into one 2.52435 acre lot and terminate or amend the existing Shared Access Area Easement on property located on Belmont Avenue between Henderson Avenue and Garrett Avenue
Addition: Belmont Henderson
Owner/Applicant: Perry Homes
Surveyor: Ferguson-Deere
Application Filed: September 28, 2007
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket

- (2) **S067-284**
(CC District 11)
(Buehler)
- An application to replat a 6.228 acre tract of land in City Block B/8222 into one 4.807 acre lot and one 1.421 acre common area on Montfort Drive between Belt Line Road and Arapaho Road
Addition: Prestonwood Town Center VIII, Lots 4D and 4E, Block B/8222
Owner/Applicant: WXIII/PWM Real Estate Ltd.
Surveyor: Bury & Partners
Application Filed: September 27, 2007
Zoning: PDD No. 614
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket
- (3) **S067-285**
(CC District 14)
(Emmons)
- An application to create one 0.0878 acre lot from a tract of land in City Block 500 on Carmel Street between Skiles Street and Birkenhead Court
Addition: Exall Park Addition No. II
Owner/Applicant: John G. Jones
Surveyor: Doug Connally and Associates
Application Filed: September 28, 2007
Zoning: PDD No. 298, Subdistrict 6
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket

Residential Replat

- (4) **S067-283**
(CC District 5)
(Lipscomb)
- An application to replat a 0.531 acre tract of land containing all of Lot 55B in City Block 6784 into two 0.265 acre lots on Cypress Avenue south of Military Parkway
Addition: Gonzales Addition
Owner/Applicant: David and Israel Gonzales
Surveyor: Fugate Surveying, Inc.
Application Filed: September 27, 2007
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket

Street Name Change

- NC067-005**
(CC District 2)
(Strater)
- An application to change the name of Motor Street between Stemmons Freeway and Irving Boulevard to "Medical District Drive"
Application Filed: September 26, 2007
Staff Recommendation: **Approval**

Zoning Cases – Consent

1. **Z067-230(JH)**
Jennifer Hiromoto
(CC District 8)
(Jones-Dodd)

An application for a Specific Use Permit for vehicle sales, display, and service use on property zoned Subdistrict 1 in Planned Development District No. 534-D-1, the C.F. Hawn Special Purpose District No. 2, with a Dry Liquor Control Overlay on the north side of CF Hawn Freeway, east of La Paz Drive

Staff Recommendation: **Approval** for a three year period with eligibility for automatic renewal of additional three year periods, subject to site plan, landscape plan and conditions

Applicant: Luiz Alvaraz and Pedro Alvaraz

Representative: Ramon Aranda

2. **Z056-242(RB)**
Richard Brown
(CC District 14)
(Emmons)

An application for a Specific Use Permit for a Bank or savings and loan with drive-in windows within the Subarea 12 portion of Planned Development District No. 298, the Bryan Area Special Purpose District on the northwest line of Gaston Avenue, southwest of Haskell Avenue

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: Robert Reeves, Representative

3. **Z067-324(RB)**
Richard Brown
(CC District 7)
(Bagley)

An application for a Specific Use Permit for a Liquor store on property zoned an RS-MU Regional Service Mixed Use Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the southwest line of Lamar Street, southeast of Mooney Street

Staff Recommendation: **Approval**, for a two-year period, subject to a site plan and conditions

Applicant: Lyna Tan, Representative

4. **Z067-327(MF)**
Michael Finley
(CC District 13)
(Ekblad)

An application for a Neighborhood Stabilization Overlay (NSO) on property zoned an R-10(A) Single Family District on properties on both side of Woodland Drive between Preston Road and Edgemere Road (Woodland Drive Neighborhood)

Staff Recommendation: **Approval**

Applicant: Woodland Drive Neighborhood

Zoning Cases – Under Advisement

5. **Z067-178(WE)**
Warren Ellis
(CC District 13)
(Ekblad)
An application for a Planned Development District for TH-2(A) Townhouse District uses and non-residential uses on property zoned a TH-1(A) Townhouse District, on the north side of Northwest Highway, west of Midway Road
Staff Recommendation: **Denial**
Applicant: Hunt Properties, Inc.
Representative: MASTERPLAN
Bus Tour Date: June 14, 2007
U/A From: April 12, 2007; May 3, 2007; June 21, 2007; August 2, 2007 and September 27, 2007
6. **Z067-272(OTH)**
Olga Torres-Holyoak
(CC District 6)
(Vacant)
An application to create a new subdistrict within Planned Development District No. 714, West Commerce Street/Fort Worth Avenue Special Purpose District, on property zoned a TH-3(A) Townhouse District, on the northeast corner of the terminus of Folsom Street, north of Fort Worth Avenue, east of Willomet Avenue
Staff Recommendation: **Approval**, subject to staff's recommended conditions
Applicant: Options Holding Ltd.
Representative: Will Pinkerston
Bus Tour Date: August 9, 2007
U/A From: September 27, 2007
7. **Z067-291(MF)**
Michael Finley
(CC District 9)
(Weiss)
An application for a Neighborhood Stabilization Overlay (NSO) on property zoned an R-10(A) Single Family District in an area generally bounded by Garland Road, Peavy Road, the GC & SF Railroad, Old Gate Lane and the alley west of Redondo Drive (Casa Linda Estates)
Staff Recommendation: **Approval**
Applicant: Casa Linda Estates Neighborhood
Bus Tour Date: October 11, 2007
U/A From: September 20, 2007

Individual Cases

8. **Z067-318(MF)**
Michael Finley
(CC District 2 & 14)
(Strater & Emmons)
An application for a Neighborhood Stabilization Overlay (NSO) on property zoned an R-5(A) Single Family District on properties generally bounded by Lee Street, Pershing Street, Henderson Avenue and Homer Street and including both sides of Pershing and Homer (Cochran Heights)
Staff Recommendation: **Approval**
Applicant: Cochran Heights Neighborhood

9. **Z067-308(OTH)**
Olga Torres-Holyoak
(CC District 8)
(Jones-Dodd)
An application for an R-5(A) Single Family District on property zoned an R-7.5(A) Single Family District on the northwest corner of Murdock Road and Fairport Road
Staff Recommendation: **Denial**
Applicant: I&T Builders Corp.
Representative: Xavier Chapa
10. **Z067-288(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 on both sides of Industrial Boulevard, between Continental Avenue and Union Pacific Railroad
Staff Recommendation: **Pending**
Applicant: JPI Partners, LLC
Representative: Jonathan Vinson
11. **Z067-305(JH)**
Jennifer Hiromoto
(CC District 2)
(Strater)
An application for a Specific Use Permit for a bar, lounge, or tavern and a inside commercial amusement for a Class A dancehall on property zoned Tract A within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District on the southeast corner of Main Street and Good Latimer Expressway
Staff Recommendation: **Approval** for a two-year period, subject to site plans and conditions
Applicant: F & N Holdings, LCC
Representative: Dallas Cothrum

Other Matters

CPC Committee Appointments and Reports

Minutes: October 11, 2007

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, October 25, 2007

SUBDIVISION REVIEW COMMITTEE: 10:00 A.M. in City Council Chamber to consider the following item: NC067-005.

Tuesday, October 30, 2007

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

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]