



CITY OF DALLAS

CITY PLAN COMMISSION
Thursday, October 4, 2007
AGENDA

BRIEFINGS:	5ES	11:30 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) **S067-146R**
(CC District 4)
(Davis)

An application to replat a 4.889 acre tract of land that was a previously approved plat to add a 0.4533 acre lot to create an additional lot for a detention pond easement to create a total of 5 lots on 5.3456 acres of land in City Block 6195 on Scyene Road between Buckner Boulevard at Lolita Drive
Applicant: Harvest Equity, c/o Southwest Dallas Retail
Surveyor: Bury & Partners
Application Filed: September 11, 2007
Zoning: PDD No. 366, Subarea 1, Tract 2
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

- (2) **S067-269**
(CC District 14)
(Emmons)
An application to replat a 0.436 acre tract of land containing part of Lot 7 and all of Lot 9 in City Block O/1038 into one 0.436 acre lot on Oak Lawn Avenue at Rawlins Street, west corner
Applicant: Eleven Oaks Partners, L.P.
Surveyor: Peiser Surveying
Application Filed: September 5, 2007
Zoning: PDD No. 193 (GR)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (3) **S067-270**
(CC District 2)
(Strater)
An application to replat a 2.4567 acre tract of land containing all of Lots 3, 4, 5, 8, 9, 10, 11, 12 and a 20 foot wide alley to be abandoned in the City Block 1/827 on Crutcher Street, Hill Avenue and Worth Street
Applicant: Baylor Health Care System
Surveyor: Raymond L. Goodson, Jr., Inc.
Application Filed: September 10, 2007
Zoning: PDD 749 (B-2) & LO-3
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (4) **S067-271**
(CC District 2)
(Strater)
An application to replat a 1.0246 tract of land containing all of Lots 2, 3, and 4 and part of Lots 1, 5 and 6 in City Block 2/827 on Victor Street, Crutcher Street and Haskell Avenue
Applicant: Baylor Health Care System
Surveyor: Raymond L. Goodson, Jr., Inc.
Application Filed: September 10, 2007
Zoning: PDD 749 (B-2) & MC-3
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Miscellaneous Docket

D067- 015
Frank Dominguez
(CC District 14)
(Emmons)
A development plan for Planned Development District No. 8 on the northeast corner of Oak Lawn Avenue and Blackburn Street
Staff Recommendation: **Approval**

Z056-220(JH)
Jennifer Hiromoto
(CC District 3)
(Gary)
Development plan in conjunction with an application for a Planned Development District for Single Family uses on a property zoned an R-16(A) Single Family District, Planned Development District No. 108, and an LO-3 Limited Office District, on the east side of Walton Walker Boulevard, north of Country Creek Drive
Staff Recommendation: **Approval**
Bus Tour Date: November 9, 2006

Thoroughfare Plan Amendments

Tanya Brooks
(CC District 8)
(Jones-Dodd)

Amendment to the City of Dallas' Street and Vehicular circulation Plan to add (1) Cadiz Street from Industrial Boulevard to Hotel Street, a five lane undivided roadway within 90 feet of right of way and 60 feet of pavement; (2) Cadiz Street from Hotel Street to Lamar Street, a four lane divided roadway within 90 feet of right of way and 48 feet of pavement; and (3) Cadiz Street from Lamar Street to Griffin Street, a five lane divided roadway within 100 feet of right of way and 60 feet of pavement

Staff Recommendation: **Approval**
Transportation Committee: **Approval**

Tanya Brooks
(CC District 14)
(Emmons)

Amendment to the City of Dallas' Thoroughfare Plan to delete Blanco Road from Langdon Road to Cleveland Road, a four lane undivided roadway (S-4-U) within 60 feet of right of way

Staff Recommendation: **Approval**
Transportation Committee: **Approval**

Zoning Cases – Consent

1. **Z067-311(JH)**
Jennifer Hiromoto
(CC District 7)
(Bagley)

An application for a Specific Use Permit for a tower/antenna for cellular communication on property zoned a CR Community Retail District on the south side of Ferguson Road, east of Lakeland 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 staff conditions

Applicant: 8686 Ferguson, LTD
Representative: Peter Kavanagh

2. **Z067-313(WE)**
Warren Ellis
(CC District 14)
(Emmons)

An application for amendment to the development plan and landscape plan within Subdistrict D, Subzone D-1 of Planned Development District No. 305 for residential and mixed uses, on the east line of McKinney Avenue, north of Noble Avenue

Staff Recommendation: **Approval**, subject to a revised development plan and landscape plan

Applicant: Masterplan
Representative: Karl Crawley, MASTERPLAN

Zoning Cases – Under Advisement

3. **Z067-238(WE)** An application for an MU-1 Mixed Use District, an R-5(A) Single Family District and TH-3(A) Townhouse District on property zoned an A(A) Agricultural District, on the north side of Barnes Bridge Road, east of Bobtown Road.
Warren Ellis
(CC District 9)
(Weiss)
Staff Recommendation: **Denial**
Applicant: D.R. Horton – Texas, Ltd.
Representative: Robert Miklos, Hughes & Luce, LLP
U/A From: September 20, 2007
- A. **Z067-272(OTH)** 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
Olga Torres-Holyoak
(CC District 6)
(Vacant)
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

Individual Cases

4. **Z067-312(WE)** An application for an NS(A) Neighborhood Service District with deed restrictions volunteered by the applicant on property zoned an NO(A) Neighborhood Office District, on the south side of Almazan Street between Marsh Lane and El Centro Drive
Warren Ellis
(CC District 6)
(Vacant)
Staff Recommendation: **Denial**
Applicant: Ponciano Porras
Representative: Linda Porras

Special Provision Sign District

- SPSD067-004** An application for designation of an Extraordinarily Significant Sign on the billboard in an area generally within the boundaries of Dallas North Tollway, Harry Hines Boulevard, Goat Hill Road and Houston Street
Michael Finley
(CC District 2)
(Strater)
Staff Recommendation: **Approval**
SSDAC Recommendation: Pending October 2, 2007 meeting

Other Matters

CPC Committee Appointments and Reports

City Plan Commission 2008 Calendar

Minutes: September 27, 2007

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Tuesday, October 2, 2007

JOINT CPC TRINITY RIVER AD HOC COMMITTEE & URBAN DESIGN ADVISORY COMMITTEE (UDAC) - Tuesday, October 2, 2007, at 5:30 PM, City Hall, 1500 Marilla Street, in Room 6ES to discuss the Urban Design framework and Cedars West Study Area recommendation.

Tuesday, October 2, 2007

SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC) - Tuesday, October 2, 2007, 2:00 p.m., City Hall, 1500 Marilla Street, in Room 5BN Conference Room to discuss SPSD067-004 – Waterfall sign

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]