



CITY OF DALLAS

CITY PLAN COMMISSION
Thursday, January 26, 2006
AGENDA

BRIEFINGS:	5ES	11:00 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
Richard Brown, Principal Planner

EXECUTIVE SESSION "City of Dallas v. Beazer Homes Texas L.P., Cause No. 04-12777-G, regarding Mountain Creek Lake Installment Nos. 1 and 2 (City case files S012-072R1 and S034-186R1)."

BRIEFINGS:

Subdivision Docket
Zoning Docket

ACTION ITEMS:

Subdivision Docket Planner: Paul Nelson

Consent Agenda - Preliminary Plats

- (1) S056-101
(District 4)
(Marshall) An application to replat part of Lot 10F in City Block A/8472 into one 0.3751 acre lot at IH-30 at Deer Creek Drive southeast corner
Applicant: Charlie Parnian
Application Filed: December 28, 2005
Zoning: RR-D-1
Staff Recommendation: Approval, subject to the conditions listed in the docket

- (2) S056-102
(District 6)
(Miranda) An application to replat part of Lot 4 in City Block D/6490 into one, 0.3569 acre lot on Goodnight Lane south of Manana Drive
Applicant: Charlie Parnian
Application Filed: December 28, 2005
Zoning: IR

Staff Recommendation: Approval, subject to the conditions listed in the docket

- (3) S056-103
(District 9)
(Cunningham)

An application to create four lots ranging in size from 10,464 square feet to 11,359 square feet in size from a 0.986 acre tract of land in City Block 5284 on Angora Street between Tavaros Street and Ocalla Street

Applicant: Richard Eric Arthur

Application Filed: December 28, 2005

Zoning: R-7.5(A)

Staff Recommendation: Approval, subject to the conditions listed in the docket

- (4) S056-109
(District 8)
(Brandon)

An application to create a 19 lot subdivision from a 3.641 acre tract of land in City Block 6945 on Corral Drive east of Cockrell Hill Road

Applicant: Yellowstone Builders, Inc.

Application Filed: December 12, 2005

Zoning: MF-1(A)

Staff Recommendation: Approval, subject to the conditions listed in the docket

Individual Items – Residential Replats

- (5) S056-105
(District 13)
(Ekblad)

An application to add certain easements on Lot 5 in City Block H/6386 on Northaven Road between Inwood Road and Dallas North Tollway

Applicant: Grace Bible Church

Application Filed: December 30, 2005

Zoning: PD No. 620

Date Notices Sent: January 9, 2006

Staff Recommendation: Approval, subject to the conditions listed in the docket

- (6) S056-106
(District 13)
(Ekblad)

An application to reduce the platted 50 foot building line to 30 feet on Lot 2, City Block 3/5565 at 4424 Glenleigh Drive east of Manchester Drive

Applicant: McClure Brothers Custom Homes Two, L.P.

Application Filed: December 30, 2005

Zoning: R-10(A)

Date Notices Sent: January 9, 2006

Staff Recommendation: Denial

- (7) S056-107
(District 8)
(Brandon)

An application to replat part of Lot 8 in City Block 1/6682 to create one 15,410 square foot lot, one 25,222 square foot lot and one 25,268 square foot lot at 1001 Masters Drive north of Woodlot Drive

Applicant: Heriberto Miranda

Application Filed: January 3, 2006

Zoning: R-7.5(A)

Date Notices Sent: January 9, 2006

Staff Recommendation: Approval, subject to the conditions listed in the docket

Miscellaneous Docket

W056-003

Neva Dean
(CC District 1)
(Neumann)

A wavier of the two-year waiting period in order to submit an amendment to Planned Development District No. 710 for CR Community Retail uses on the south side of Illinois Avenue, west of Westmoreland Road.

Staff Recommendation: **Denial**

D056-006

Frank Dominguez
(CC District 3)
(Gary)

A development plan for Planned Development District No. 521, Subdistrict B, on the west side of Mountain Creek Parkway, north of Interstate Highway 20.

Staff Recommendation: **Approval**

Certificates of Appropriateness for Signs

Uptown Sign District

0512201069

Michael Finley
(District 14)
(Emmons)

An application for a Certificate of Appropriateness for the installation of a 75 square feet monument sign at 2404 Cedar Springs Road on the east corner of the intersection of Cedar Springs Road and Maple Avenue.

Staff Recommendation: **Approval**, subject to the removal of all other detached signs on the site, both permanent and temporary

SSDAC Recommendation: **Approval**, subject to the removal of all other detached signs on the site, both permanent and temporary

Applicant: Sam H. Walker of Signs Mfg. Group

0601061074

Michael Finley
(District 14)
(Emmons)

An application for a Certificate of Appropriateness for the installation of an 84 square feet rear illuminated flat attached sign on the west façade of the property at 2222 McKinney Avenue.

Staff Recommendation: **Approval**

SSDAC Recommendation: **Approval**

Applicant: Jamie Greene of Advance Signs

Thoroughfare Plan Amendments

Tanya Brooks
(CC District 2)
(Strater)

An amendment to the CBD Streets and Vehicular Circulation Plan to change the operation of Main Street from Market Street to Houston Street from two lanes eastbound and two lanes westbound to a one lane eastbound and a one way westbound roadway; and an amendment to change the operation of Houston Street from a one way roadway to a two way roadway between Young Street and Elm Street.
Staff Recommendation: Approval
Transportation Committee: Approval

Tanya Brooks
(CC District 14)
(Emmons)

An amendment to the CBD Streets and Vehicular Circulation Plan to change the right of way of Flora Street from Jack Evans Street to Routh Street from 100 feet to 97 feet of right of way; to designate Routh Street from Ross Avenue to Woodall Rodgers Freeway as a four lane divided roadway within 55 to 70 feet of pavement within 75 to 100 foot right of way.
Staff Recommendation: Approval
Transportation Committee: Approval

Zoning Cases – Consent

1. **Z045-225(DW)**
David Whitley
(CC District 3)
(Gary)
 2. **Z056-126(DW)**
David Whitley
(CC District 8)
(Brandon)
- An application for a Planned Development District for an A(A) Agricultural District uses plus, Recreational, Residential, Lodging, and Institutional and Community Service uses and the termination of Specific Use Permit No. 965 on property zoned an A(A) Agricultural District with Specific Use Permit No. 965 for a private recreation center, club or area and Planned Development District No. 226 for single family uses, at the northeast corner of Grady Niblo Road and Kiwanis Road.
Staff Recommendation: **Approval**, subject to a conceptual plan and staff's recommended conditions.
Applicant: Camp El Har
Representative: Coker Company
- An application for a Specific Use Permit for a Fire Station and termination of existing deed restrictions on property zoned a TH-1(A) Townhouse District with deed restrictions on the southwest corner of Hampton Road and Kirnwood Drive.
Staff Recommendation: **Approval** for a permanent time period, subject to a site plan, landscape plan and staff's recommended conditions
Applicant: City of Dallas
Representative: Pankaj Shah

3. **Z056-146(DW)**
David Whitley
(CC District 11)
(Buehler)
An application to create a new subarea within Planned Development District No. 215 for SC Shopping Center District and MF-3 Multiple-family District uses on the east side of Noel Road, south of Alpha Road.
Staff Recommendation: **Approval** subject to a conceptual plan and staff's recommended conditions
Applicant: Slosburg Company
Representative: Masterplan
4. **Z056-140(RB)**
Richard Brown
(CC District 3)
(Gary)
An application for an R-7.5(A) Single Family District on property zoned a CR Community Retail District on the northwest corner of Ledbetter Drive and Tyrone Drive.
Staff Recommendation: **Approval**
Applicant: Villa Hermosa Homes, LLC, Owner; Craig Sommerfeldt and Sharon Sommerfeldt, Officers
Representative: Craig Sommerfeldt
5. **Z056-143(RB)**
Richard Brown
(CC District 14)
(Emmons)
An application for a Planned Development Subdistrict for MF-2 Multiple Family Subdistrict Uses on property zoned an MF-2 Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District on property generally bounded by Cedar Springs Road, Hawthorne Avenue, Hartford Street, and the northern half of Raleigh Street.
Staff Recommendation: **Approval**, subject to a conceptual plan and staff's recommended conditions.
Applicant: Winston Capital Corporation
Representative: Karl Crawley
6. **Z056-141(JA)**
Jim Anderson
(CC District 9)
(Cunningham)
A Landmark Commission authorized hearing to consider an Historic Overlay for the Clifford Hutsell House, located at 7035 Lakewood Boulevard on the northwest corner of Lakewood Boulevard and Winstead Drive on property zoned an R-7.5(A) Single Family District.
Staff Recommendation: **Approval**, subject to preservation criteria.
Landmark Commission Recommendation: **Approval**, subject to preservation criteria.

Zoning Cases – Individual

7. **Z056-144(DW)**
David Whitley
(CC District 7)
(Bagley)
An application for a Planned Development District for RS-C Regional Service-Commercial Subdistrict Uses on property zoned an RS-C Regional Service-Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, at the north corner of

Good-Latimer Expressway and Coombs Street, with consideration being given to an RS-MU Regional Service-Mixed Use Subdistrict within Planned Development District No. 595.

Staff Recommendation: **Approval** of an RS-MU Regional Service Mixed-Use Subdistrict in lieu of the requested planned development district

Applicant: Darryl Quigley - Texas Lifeline Corporation

Representative: Coker Company

8. **Z056-145(DW)**

David Whitley
(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 Fielder Court.

Staff Recommendation: **Denial**

Applicant: Jerry Surber

Representative: Coker Company

Other Matters

Minutes: January 12, 2006

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, January 26, 2006

SUBDIVISION REVIEW COMMITTEE: Meeting in the City Council Chambers at 10:00 A.M. to consider Item 6, S056-106.

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]