



CITY OF DALLAS

CITY PLAN COMMISSION  
Thursday, March 2, 2006  
AGENDA

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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.

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Theresa O'Donnell, Director  
David Cossum, Assistant Director of Current Planning  
David Whitley, Principal Planner

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**BRIEFINGS:**

Comprehensive Plan Update

Theresa O'Donnell, Director of Development Services  
Janet Tharp, Interim Assistant Director of Long Range Planning

Subdivision Docket

Zoning Docket

**ACTION ITEMS:**

Subdivision Docket

Planner: Paul Nelson

Consent Agenda - Preliminary Plats

- (1) **S056-141**  
(District 4)  
(Marshall)
- An application to replat Lot 1 in City Block B/8472 into one 0.451 acre lot, and one 2.431 acre lot at IH-30 at Deer Creek Drive, southwest corner  
Applicant: East Deer Creek, LC  
Application Filed: February 1, 2006  
Zoning: RR-D-1  
Staff Recommendation: Approval, subject to the conditions listed in the docket

- (2) **S056-142**  
(District 11)  
(Buehler)      An application for a minor amending plat for Lot 7A containing 30.267 acres in City Block B/8222 by adding a street easement on Montfort Drive between Belt Line Road and Arapaho Road, and other public utility easements to the plat  
Applicant: WXIII/PWM Real Estate L.P.  
Application Filed: February 3, 2006  
Zoning: PDD No. 614  
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (3) **S056-143**  
(District 14)  
(Emmons)      An application to replat Lots 1 thru 18 in City Block 6/1511 containing 3.429 acres into one lot on Nobel Avenue between McKinney Avenue and North Central Expressway  
Applicant: Archstone Smith  
Application Filed: February 6, 2006  
Zoning: PDD No. 305, Subarea D-1  
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (4) **S056-148**  
(District 8)  
(Brandon)      An application to create four, 25,900+ square foot lots from a 2.3836 acre tract of land in City Block 6692 on 606 and 608 Cheyenne Road, North of Elam Road  
Applicant: Mike Donaldson  
Application Filed: February 8, 2006  
Zoning: R-7.5(A)  
Staff Recommendation: Approval, subject to the conditions listed in the docket

Individual Items – Residential Replats

- (5) **S056-144**  
(District 7)  
(Bagley)      An application to replat Lots 40 and 41 in City Block 1783 into one 8,960 square foot lot on the north corner of Coolidge Avenue and Rutledge Street  
Applicant: Trinitarian Christian Church Inc.  
Application Filed: February 6, 2006  
Zoning: PDD 595(R-5)  
Date Notices Sent: February 9, 2006  
Staff Recommendation: Approval, subject to the conditions listed in the docket

- (6) **S056-145**  
(District 9)  
(Weiss)  
An application to replat Lot 3 which contains 21, 914.40 square feet in City Block 2/7498 into one 10,292.42 square foot lot, and one 11,621.98 square foot lot on 3223 Barnes Bridge Road  
Applicant: Martin Campos  
Application Filed: February 6, 2005  
Zoning: R-7.5(A)  
Date Notices Sent: February 13, 2006  
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (7) **S056-146**  
(District 13)  
(Ekblad)  
An application to reduce the platted 20 foot building line to a 12 foot building line on a one hundred foot section of the platted building line along Quincy Lane on Lot 1, City Block B/6388 at 5808 Elderwood Drive  
Applicant: Meredith C. and Charles R. Constant  
Application Filed: February 6, 2006  
Zoning: R-16(A)  
Date Notices Sent: February 9, 2006  
Staff Recommendation: Approval, subject to the conditions listed in the docket

Certificates of Appropriateness for Signs

Deep Ellum/Near East Side Sign District

**0601185019**  
Michael Finley  
(District 2)  
(Strater)  
An application for a Certificate of Appropriateness for the instillation of one 40 square feet parking ad sign at 2703 Commerce Street.  
Staff Recommendation: **Approval**  
SSDAC Recommendation: **Approval**

**0601185021**  
Michael Finley  
(District 2)  
(Strater)  
An application for a Certificate of Appropriateness for the instillation of one 40 square feet parking ad sign at 2604 Elm Street.  
Staff Recommendation: **Approval**  
SSDAC Recommendation: **Approval**

**0601235002**  
Michael Finley  
(District 2)  
(Strater)  
An application for a Certificate of Appropriateness for the instillation of one 40 square feet parking ad sign at 2906 Elm Street.  
Staff Recommendation: **Approval**  
SSDAC Recommendation: **Approval**

**0601245001**  
Michael Finley  
(District 2)  
(Strater)

An application for a Certificate of Appropriateness for the instillation of one 40 square feet parking ad sign at 2603 Main Street.

Staff Recommendation: **Approval**

SSDAC Recommendation: **Approval**

**0601245002**  
Michael Finley  
(District 2)  
(Strater)

An application for a Certificate of Appropriateness for the instillation of one 40 square feet parking ad sign at 2623 Main Street.

Staff Recommendation: **Approval**

SSDAC Recommendation: **Approval**

**0601245003**  
Michael Finley  
(District 2)  
(Strater)

An application for a Certificate of Appropriateness for the instillation of one 40 square feet parking ad sign at 2911 Main Street.

Staff Recommendation: **Approval**

SSDAC Recommendation: **Approval**

**0601245005**  
Michael Finley  
(District 2)  
(Strater)

An application for a Certificate of Appropriateness for the instillation of one 40 square feet parking ad sign at 3028 Main Street.

Staff Recommendation: **Approval**

SSDAC Recommendation: **Approval**

**0601305005**  
Michael Finley  
(District 2)  
(Strater)

An application for a Certificate of Appropriateness for the instillation of one 40 square feet parking ad sign at 2505 Elm Street.

Staff Recommendation: **Approval**

SSDAC Recommendation: **Approval**

**0602015001**  
Michael Finley  
(District 2)  
(Strater)

An application for a Certificate of Appropriateness for the instillation of one 40 square feet parking ad sign at 2627 Commerce Street.

Staff Recommendation: **Approval**

SSDAC Recommendation: **Approval**

**0602015002**  
Michael Finley  
(District 2)  
(Strater)

An application for a Certificate of Appropriateness for the instillation of one 40 square feet parking ad sign at 3001 Elm Street.

Staff Recommendation: **Approval**

SSDAC Recommendation: **Approval**

**0601305004**  
Michael Finley  
(District 2)  
(Strater)

An application for a Certificate of Appropriateness for the instillation of one 40 square feet parking ad sign at 2505 Elm Street (location B).

Staff Recommendation: **Approval**

SSDAC Recommendation: **Approval**

**0602105005**  
Michael Finley  
(District 2)  
(Strater)

An application for a Certificate of Appropriateness for the instillation of one 40 square feet parking ad sign at 2701 Elm Street.

Staff Recommendation: **Approval**

SSDAC Recommendation: **Approval**

Zoning Cases – Individual

1. **Z056-162(DW)**  
David Whitley  
(CC District 11)  
(Buehler)

An application to amend Planned Development District No. 16 for RR Regional Retail District uses on the east side of Preston Road, north of LBJ Freeway with consideration being given to amending a beautification easement as it applies to a portion of this property to allow for the installation of landscaping, irrigation, and drainage improvements and to provide for the ongoing maintenance and preservation of the landscaping.

Staff Recommendation: **Approval**, of an amendment to Planned Development District No 16, subject to a landscape plan and staff's recommended conditions and **approval** of an amendment to the beautification easement.

Applicant: LA Fitness International

Representative: Shannon Harcrow, MYCON General Contractors

Bus Tour Date: February 9, 2006

2. **Z056-164(DW)**  
David Whitley  
(CC District 6)  
(Miranda)

An application for a Specific Use Permit for an Industrial (inside) not potentially incompatible use on property zoned Subdistrict 1b within Planned Development District No. 714, on the southeast corner of Commerce Street and Sylvan Avenue.

Staff Recommendation: **Approval** for a ten-year period, subject to a site plan and staff's recommend conditions.

Applicant: Howard W. Wade

Representative: Steve Fletcher

Bus Tour Date: February 9, 2006

Zoning Cases – Under Advisement

- A. **Z056-156(RB)**  
Richard Brown  
(CC District 10)  
(Avery)
- An application for a Planned Development District for TH-1(A) Townhouse District Uses and Private streets on property zoned an R-7.5(A) Single Family District, on the east line of Audelia Road, south of Shadow Way with consideration being given to the granting of an R-5(A) Single Family District and the granting of a Specific Use Permit for Private streets
- Staff Recommendation: **Approval** of an R-5(A) Single Family District and approval of a Specific Use Permit for Private streets for a permanent time period, subject to a site plan and conditions, in lieu of the applicant's request for a Planned Development District for TH-1(A) Townhouse District Uses and Private streets
- Applicant: Marlin Atlantis  
Representative: Mardy Brown  
U/A From: February 2, 2006 and February 23, 2006

Authorization of Hearings - Under Advisement

- Neva Dean  
(CC District 6)  
(Miranda)
- Consideration of authorization of a hearing to determine the proper zoning on property zoned an R-7.5(A) Single Family District on the east side of Newkirk Street between Crown Road and Cindy Lane(both sides), with consideration being given to a non-residential district compatible to surrounding zoning. This is a hearing to consider the request to authorize the hearing and not the rezoning of property at this time.
- U/A From: February 2, 2006 and February 23, 2006

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Other Matters

Minutes: February 23, 2006

Adjournment

**CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**

**Thursday, March 2, 2006**

**ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC):** City Hall, Council Briefing Room - 5ES, 9:00 a.m.

## 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]