



CITY OF DALLAS

CITY PLAN COMMISSION
Thursday, May 4, 2006
AGENDA

BRIEFINGS:	5ES	10:00 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

BRIEFINGS:

Subdivision Docket
Zoning Docket

ACTION ITEMS:

Subdivision Docket

Planner: Allen Heist

Consent Agenda - Preliminary Plats

- (1) **S056-215**
(CC District 4)
- An application to replat part of Lot 16 and all of Lots 17 and 18 in City Block E/6184 into one 35,999.0 sq. ft. (0.826 ac.) lot at 2222 Buckner Boulevard between Barclay Street and Jennie Lee Street
Addition Name: Lot 18A, Block E/6184
Applicant: Maggie Chandler
Application Filed: April 6, 2006
Zoning: PD 366, Subarea 2
Staff Recommendation: Approval, subject to the conditions listed in the docket

- (2) **S056-216**
(CC District 2) An application to replat part of Lot 2 and all of Lots 3 through 18 in City Block 390 into one 2.7309 acre lot at N. Houston Street, N. Lamar Street and Broom Street
Addition Name: Swan Block
Applicant: Laws Street Development & Laws Street Land, LP
Application Filed: April 7, 2006
Zoning: PD 193 (CA-2) & PD 582
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (3) **S056-219**
(CC District 14) An application to replat Lots 7 through 9 in City Block 5/602 into an 8 lot Shared Access Area Development containing 0.479 acres at the south corner of Haskell Avenue and Munger Street
Addition Name: Haskell Johnston
Applicant: Citi Construction
Application Filed: April 11, 2006
Zoning: MF-2(A)
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (4) **S056-220**
(CC District 11) An application to replat part of Lot 9 and all of Lot 10 in City Block A/913 into three lots, two lots at 2,531 sq. ft. each and one lot at 2,532 sq. ft., on McKee Street between Browder Street and Ervay Street
Addition Name: Browder McKee No. 2
Applicant: Bennett Miller Homes, LLC
Application Filed: April 12, 2006
Zoning: PD 317, Subdistrict 1
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (5) **S056-225**
(CC District 13) An application to replat part of Lots 6 and 7 in City Block 6/5199 into one 36,543 sq. ft. (0.839 ac.) lot at 7110 Greenville Avenue between Phoenix Street and Holly Hill Street
Addition Name: Lakeview
Applicant: Taco Bell of America
Application Filed: April 12, 2006
Zoning: MU-3
Staff Recommendation: Approval, subject to the conditions listed in the docket

Individual Items – Residential Replats

- (6) **S056-212**
(CC District 2) An application to replat Lots 5 through 11, Lots 19 through 23, and part of Lots 12, 13, 16, 17 & 18 in City Block 19/2269 into one 2.5576 acre lot at Harry Hines Boulevard, Wycliff Avenue, and Vagas Street
Addition Name: Market Center Station
Applicant: Dallas Area Rapid Transit
Application Filed: April 5, 2006
Notices Mailed: April 10, 2006
Zoning: PD 193 (LC/TH-3)
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (7) **S056-213**
(CC District 5) An application to replat Lots 17, 18 and 19 in City Block B/6185 at the northeast corner of Bruton Road and Lolita Drive into one 29,668.4 sq. ft. (0.6811 ac.) lot and reducing the platted building lines from 30 feet to 20 feet
Addition Name: Nazareth Missionary Baptist Church
Applicant: Nazareth Missionary Baptist Church
Application Filed: April 5, 2006
Notices Mailed: April 17, 2006
Zoning: R-7.5(A)
Staff Recommendation: Denial of the reduction to a 20 foot building line, subject to the conditions listed in the docket
- (8) **S056-214**
(CC District 8) An application to replat Lots 1 through 3 in City Block C/7849 and part of Lot 1 in City Block 7848 into one 4.284 acre lot at the southeast corner of Dowdy Ferry Road and Midland Lane
Addition Name: Iglesia Cristiana Menonita Luz Del Evangelio
Applicant: James E. Wheeler
Application Filed: April 5, 2006
Notices Mailed: April 10, 2006
Zoning: R-7.5(A)
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (9) **S056-217**
(CC District 6) An application to replat Lots 2 and 3 in City Block M/8343 into three lots, two lots of 11,700 sq. ft. each and one lot of 12,600 sq. ft., at 6018 Plata Way between Merrifield Road and Navy Avenue
Addition Name: Mountain Lake Estates
Applicant: Jimmy Nguyen
Application Filed: April 11, 2006
Notices Mailed: April 17, 2006
Zoning: R-7.5(A)
Staff Recommendation: Approval, subject to the conditions listed in the docket

- (10) **S056-218**
(CC District 7)
- An application to replat Lots 1 and 2 in City Block A/7356 into one lot of 33,413 sq. ft. on the southwest corner of Oates Drive and Michael Lane
Addition Name: Mission East Dallas Project
Applicant: Shiloh Terrace Baptist Church
Application Filed: April 11, 2006
Notices Mailed: April 17, 2006
Zoning: R-7.5(A)
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (11) **S056-221**
(CC District 12)
- An application to replat Lots 22, 23A, 24A, 24B, 25A and 25B in City Block 1/8205 at Davenport Road and Stedman Drive by reducing the platted building line in the Shared Access Area Development from 30 feet to 6 feet on Stedman Drive
Addition Name: Davenport Meadows Phase I
Applicant: Davenport Meadows, LLC
Application Filed: April 12, 2006
Notices Mailed: April 17, 2006
Zoning: R-10(A), TH-3(A) pending
Staff Recommendation: Denial of the reduction to a 6' building line on Stedman Drive by retaining the existing platted 15' building line, subject to conditions listed in the docket
- (12) **S056-222**
(CC District 12)
- An application to replat Lots 26, 27, 28 and 29 in City Block 1/8205 in the Shared Access Area Development at Davenport Road and Duffield Drive by removing an existing 30' platted building line and replacing it with a 15 foot platted building line along Davenport Road
Addition Name: Davenport Meadows Phase II
Applicant: Davenport Meadows, LLC
Application Filed: April 12, 2006
Notices Mailed: April 17, 2006
Zoning: R-10(A), TH-3(A) pending
Staff Recommendation: Approval, subject to the conditions listed in the docket

- (13) **S056-223**
(CC District 12) An application to replat Lots 30, 31, 32 and 33 in City Block 1/8205 in the Shared Access Area Development at Davenport Road and Duffield Drive by removing an existing 30' platted building line and replacing it with a 15 foot platted building line along Davenport Road
Addition Name: Davenport Meadows Phase III
Applicant: Davenport Meadows, LLC
Application Filed: April 12, 2006
Notices Mailed: April 17, 2006
Zoning: R-10(A), TH-3(A) pending
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (14) **S056-224**
(CC District 12) An application to replat Lots 34 and 35 in City Block 1/8205 in the Shared Access Area Development at Davenport Road south of Duffield Drive by removing an existing 30' platted building line and replacing it with a 15 foot platted building line along Davenport Road
Addition Name: Davenport Meadows Phase IV
Applicant: Davenport Meadows, LLC
Application Filed: April 12, 2006
Notices Mailed: April 17, 2006
Zoning: R-10(A), TH-3(A) pending
Staff Recommendation: Approval, subject to the conditions listed in the docket

Zoning Cases – Consent

1. **Z056-214(DW)**
David Whitley
(CC District 2) An application for a CS Commercial Service District with deed restrictions volunteered by the applicant limiting uses on the site on property zoned a CR Community Retail District on the northwest side of Inwood Road, northeast of Cedar Springs Road
Staff Recommendation: **Approval**, subject to deed restrictions volunteered by the applicant
Applicant: 4018 Ltd.
Representative: Masterplan
2. **Z056-215(DW)**
David Whitley
(CC District 2) An application for a Specific Use Permit for an Alcoholic Beverage Establishment for a bar, lounge or tavern on property zoned an IR Industrial Research District on the north corner of Inwood Road and Maple Avenue.
Staff Recommendation: **Approval** for a two-year time period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions
Applicant: Matt Miller, Dallas Eagle
Representative: Ryan Bibb

3. **Z056-191(WE)**
Warren Ellis
(CC District 1)
- An application for an amendment to the Tract III conditions and conceptual plan and a Specific Use Permit for a financial institution with a drive-in window within Subdistrict D-1 of Planned Development District No. 468, the Oak Cliff Gateway Special Purpose District, on the northeast corner of Zang Boulevard and Colorado Boulevard.
Staff Recommendation: **Approval**, of an amendment to Tract III portion of Subdistrict D-1 within PD No. 468, subject to a conceptual plan and **approval** of the Specific Use Permit for a financial institution with a drive-through window for a ten year period with eligibility for automatic renewals for additional 15 year periods, subject to a revised site plan and staff's recommended conditions.
Applicant: Mike Casey, Grand Bank of Texas
Representative: Good Fulton & Farrell Architects
4. **Z056-153(WE)**
Warren Ellis
(CC District 14)
- An application for a Specific Use Permit for a Pedestrian skybridge on property zoned a CA-1(A) Central Area District on Munger Avenue, between Akard Street and St. Paul Street.
Staff Recommendation: **Approval** for a 40 year time period, subject to a site plan and conditions
Applicant: Bristol Munger Properties, LLC
Representative: Woodbine Development
5. **Z034-166(RB)**
Richard Brown
(CC District 2)
- An application for a Planned Development District for MU-3 Mixed Use District Uses on property zoned an MU-3 Mixed Use District on Motor Street and Amelia Court, southwest of Harry Hines Boulevard.
Staff Recommendation: **Approval**, subject to a development plan and conditions.
Applicant: Children's Medical Center, Owner
Representative: Karl Crawley

Zoning Cases – Under Advisement

6. **Z056-121(RB)**
Richard Brown
(CC District 5)
- An application for a TH-2(A) Townhouse District on property zoned an R-7.5(A) Single Family District on the northwest line of 52nd Street, west of Sunnyvale Street
Staff Recommendation: **Denial**
Applicant: Felicia Bell
Representative: Felicia Bell, Richard L. Pace
U/A From: December 8, 2005; December 15, 2005 and April 6, 2006

7. [Z056-177\(DW\)](#)
David Whitley
(CC District 8)
- An application for a Specific Use Permit for an open-enrollment charter school and termination of Specific Use Permit No. 487 for a YMCA on property zoned an R-5(A) Single Family District, on the east corner of Highland Hills Drive and Bonnie View Road.
- Staff Recommendation: **Approval** for a five-year period with eligibility for additional five year periods, subject to a site plan and staff's recommended conditions and **approval** of the termination of Specific Use Permit No. 487 for a YMCA.
- Applicant: The Children First Elementary Academy
Representative: Zone Systems, Inc.
U/A From: March 23, 2006 and April 20, 2006

Zoning Cases – Individual

8. [Z056-210\(RB\)](#)
Richard Brown
(CC District 2)
- An application for an MU-1 Mixed Use District on property zoned an IR Industrial Research District on the northeast line of Maple Avenue, southeast of Inwood Road.
- Staff Recommendation: **Denial**
- Applicant: Huizenga, Inc., Owner; Juitjen A. Hiuzenga-President, Jamie E. Huizenga-Vice President and Secretary
Representative: Luit Huizenga
9. [Z056-113\(MM\)](#)
Neva Dean
(CC District 6)
- An application for an RR Regional Retail District with deed restrictions volunteered by the applicant on property zoned a CR-D Community Retail District with a Dry Liquor Control Overlay, on the southwest side of Jefferson Boulevard, west of Dwight Avenue.
- Staff Recommendation: **Denial**
- Applicant: Ruben Perez
Representative: Karen Tellez
10. [Z045-289\(NB\)](#)
Nathaniel Barnett
(CC District 2&14)
- A City Plan Commission authorized hearing to determine the proper zoning on property zoned an R-7.5(A) Single Family District, an R-7.5(A)–MD-1 Single Family District with a Modified Delta Overlay and a TH-3(A)–MD-1 Townhouse with a Modified Delta Overlay with consideration being given to a new Conservation District in an area generally bound by both sides of Goodwin to the north, Greenville to the east, both sides of Richard to the south and Laneri to the west.
- Staff Recommendation: **Approval** of the Conceptual Plan and **approval** of the Conservation District
Bus Tour Date: March 30, 2006

Land Use Study

Angela Calvin
(CC District 10)

Consideration of the adoption of the District 10 Strategic Plan to be used as a guide in the implementation of future development in an area generally defined as Northeast Dallas bounded by the Dallas City Limits to the north and east, Northwest Highway to the south, and U.S. Highway 75 and the White Rock Greenbelt to the west.

Staff Recommendation: **Adoption** of the Plan

Comprehensive Plan

Forward Dallas! Comprehensive Plan

Theresa O'Donnell
Janet Tharp

The forwardDallas! plan provides a vision for Dallas' future, an overall framework and policies to guide the city in achieving the vision, and an implementation plan and monitoring system.

U/A From: April 6, 2006 and April 20, 2006

Landmark Commission Appeal

Margaret Fiskell

Appeal of the decision of the Landmark Commission to deny a Certificate of Appropriateness (CA056-044(MF)) in the Swiss Avenue Historic District at 4715 Swiss Avenue

Staff Recommendation: Denial

Landmark Commission Recommendation: Denial

Other Matters

Minutes: April 20, 2006

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, May 4, 2006

ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC): City Hall, Council Briefing Room - 5ES, 8:30 a.m.

SUBDIVISION REVIEW COMMITTEE: City Council Chambers at 9:00 A.M. to consider Item Nos. 7, S056-213; 11, S056-221; 12, S056-222; 13, S056-223; and 14, S056-224.

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]