



CITY OF DALLAS

CITY PLAN COMMISSION
Thursday, July 20, 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
Warren Ellis, Principal Planner

BRIEFINGS:

Subdivision Docket
Zoning Docket

ACTION ITEMS:

Subdivision Docket

Planner: Allen Heist

Consent Agenda - Preliminary Plats

- (1) **S056-301**
(CC District 8)
- An application to create a 31 lot Community Unit Development on a 10.42 tract of land in Block 8819 on the northwest side of Woody Road east of Garden Grove Drive
Addition Name: Dos La Provincia
Applicant: Coronado Assets LP
Application Filed: June 28, 2006
Zoning: R-10(A)
Staff Recommendation: Approval, subject to the conditions listed in the docket

- (2) **S056-302**
(CC District 8) An application to replat a tract of land in Block 4/6951 into one 1.686 acre lot on the northwest corner of Platinum Way and Westmoreland Road
Addition Name: Red Bird Video
Applicant: Benchmark Development Corp.
Application Filed: June 28, 2006
Zoning: IR
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (3) **S056-303**
(CC District 14) An application to replat Lot 9 in Block 5/2043, comprising 0.184 acres (8,000 sq. ft.), into a 4 lot Shared Access Area Development on the northeast side of Bowser Avenue, southeast of Prescott Avenue
Addition Name: Greenstein
Applicant: Greenstein Construction, Ltd.
Application Filed: June 28, 2006
Zoning: PDD 193 (MF-2)
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (4) **S056-304**
(CC District 3) An application to plat a 3.629 acre tract of land in Block 32/3352 into one lot on the north side of E. Tilden Street between Englewood Drive and Plowman Avenue
Addition Name: Park Tilden Condominiums
Applicant: Masterplan
Application Filed: June 30, 2006
Zoning: PDD 468, Subdistrict D-2
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (5) **S056-305**
(CC District 14) An application to plat a 3.5281 acre tract of land in Blocks 518 & 519 into two lots of 2.8802 and 0.6478 acres each bordered by N. St. Paul Street, Ross Avenue, N. Akard Street, and Munger Avenue
Addition Name: Hunt Oil
Applicant: Bristol Munger Properties LLC
Application Filed: June 30, 2006
Zoning: CA-1(A)
Staff Recommendation: Approval, subject to the conditions listed in the docket

Individual Items – Residential Replats

- (6) **S056-300**
(CC District 13) An application to replat Lot 7 in Block 3/5663 on the northwest corner of Surrey Circle and Farquhar Lane by moving the platted building line along Farquhar Lane from an undetermined distance (approx. 25 feet) to 10 feet
Addition Name: Northwest Hills No. 1
Applicant: Wesley Harder, James Cole, Joyce Alsup
Application Filed: June 22, 2006
Notices Mailed: July 5, 2006
Number of Notices Sent: 16
Zoning: R-16(A)
Staff Recommendation: Denial
- (7) **S012-288RB**
(CC District 7) An application to amend the Light Pointe Place Addition Phase II plat to add “Community Unit Development” to the title block and a lot area table to sheet 2
Addition Name: Light Pointe Place Addition Phase II
Applicant: Wellstone Housing Corp.
Application Filed: June 23, 2006
Notices Mailed: June 26, 2006
Number of Notices Sent: 46
Zoning: R-7.5(A)
Staff Recommendation: Approval, subject to the conditions listed in the docket

Miscellaneous Docket

- Z056-227(RB)**
Richard Brown
(CC District 10) Development plan, Audelia Road Planting plan, Private Street Maintenance agreement and conditions submitted in conjunction with an application for a Planned Development District for Single family uses and private streets on the east line of Audelia Road , south of Shadow Way
Staff Recommendation: **Approval**
- D056-016**
Olga Torres-Holyoak
(CC District 3) A development plan for Planned Development District No. 525, north of Rock Quarry Road, west of Pinnacle Park Boulevard
Staff Recommendation: **Approval**
- D056-017**
Olga Torres-Holyoak
(CC District 3) A development plan for Planned Development District No. 525, south of Rock Quarry Road, west of Pinnacle Park Boulevard, north of West Davis Street.
Staff Recommendation: **Approval**

Zoning Cases – Consent

1. **Z056-194-2(RB)**
Richard Brown
(CC District 8)
An application for an RR Regional Retail District on property designated as the Tract 1C portion of Planned Development District No. 240 along the south line of IH 20, east of Hampton Road.
Staff Recommendation: **Approval**
Applicant: Penn Brothers Realty, Owner
Representative: Dallas Cothrum

2. **Z056-247(RB)**
Richard Brown
(CC District 8)
An application for a Planned Development District for RR Regional Retail District Uses on property zoned an RR Regional Retail District and the Tract 1A portion of Planned Development District No. 598 in an area generally bounded by Cliff Creek Crossing, Hampton Road, Wheatland Road, I-20 and Bainbridge Drive.
Staff Recommendation: **Approval**, subject to a development plan, landscape plan, signage elevation and conditions
Applicant: DI Realty, Inc.
Representative: Kirk R. Williams

3. **Z056-263(RB)**
Richard Brown
(CC District 8)
An application for a Specific Use Permit for a Utility or government installation other than listed for a Police maintenance facility on property within the Mixed Use Subdistrict of Planned Development District No. 625 on the north line of Camp Wisdom Road, west of Lancaster Road.
Staff Recommendation: **Approval** for a permanent time period, subject to a site plan, landscape plan and conditions.
Applicant: City of Dallas
Representative: Doug Conlon

4. **Z056-264(RB)**
Richard Brown
(CC District 11)
An application for a Specific Use Permit for a Private school on property zoned an R-16(A) Single Family District on the southwest corner of Belt Line Road and Emeraldwood Drive.
Staff Recommendation: **Approval** for a two-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.
Applicant: Baruch Hashem Congregation, Inc.
Representative: T.R. Porterfield

5. **Z056-259(OTH)**
Olga Torres Holyoak
(CC District 8)
An application for a R-1/2ac(A) Single Family District on property zoned an A(A) Agricultural District on the east side of South St. Augustine Road, south of Haymarket Road
Staff Recommendation: **Approval**
Applicant: Edward and Linda Guthrie
Representative: David Griffin

6. [Z056-262\(OTH\)](#) Olga Torres-Holyoak (CC District 2) An application for an MF-2(A) Multifamily District on property zoned an MF-1(A) Multifamily District on the southeast corner of Fitzhugh Avenue and Homer Street.
Staff Recommendation: **Approval**
Applicant: TDR South Central 2005, Inc.
Representative: Kirk R. Williams
7. [Z056-261\(JH\)](#) Jennifer Hiromoto (CC District 2) An application for a Specific Use Permit for a tower/antenna for cellular communication on property zoned Subarea 3A within Planned Development District No. 317, the Cedars Special Purpose District on the northeast side of Cockrell Avenue, east of Alexander Street.
Staff Recommendation: **Approval**, subject to a site plan and conditions.
Applicant: Fibertower Corporation
Representative: Lisa Schmidt, American Tower
Bus Tour Date: July 13, 2006

Zoning Cases – Under Advisement

- A. [Z045-254\(RB\)](#) Richard Brown (CC District 11) An application for a Planned Development District for Mixed Uses on property zoned as Planned Development District No. 29 for Retail and Multiple Family Uses on the northwest corner of Walnut Hill Lane and North Central Expressway.
Staff Recommendation: **Approval**, subject to a conceptual plan and staff's recommended conditions.
Applicant: 9837 North Central, L.P., Owner
Representative: William E. Cothrum
U/A From: June 1, 2006; June 22, 2006 and July 13, 2006
8. [Z056-245\(JH\)](#) Jennifer Hiromoto (CC District 3) An application for a P(A) Parking District on a property zoned an R-5(A) Single Family District on the north side of Pueblo Street, east of Norwich Street.
Staff Recommendation: **Denial**
Applicant: West Mt. Horeb Missionary Baptist Church
Representative: MASTERPLAN
Bus Tour Date: July 13, 2006
U/A From: June 22, 2006
9. [Z056-237\(WE\)](#) Warren Ellis (CC District 12) An application for an amendment to the deed restrictions to allow for a curb cut on Briargrove Lane on property zoned an MU-1 Mixed Use District on the northeast corner of Briargrove Lane and Dallas Parkway.
Staff Recommendation: **Denial**
Applicant: CRO Development I, L.P.
Representative: CDS Development
Bus Tour Date: July 13, 2006
U/A From: June 22, 2006

Zoning Cases – Individual

10. [Z056-257\(WE\)](#) An application for a Specific Use Permit for a child-care facility within Subarea 1 of Conservation District No. 1, the King's Highway Conservation District, on the west line of Tyler Street, north of Everts Street.
Warren Ellis
(CC District 3)
Staff Recommendation: **Denial**
Applicant: Byron Levels
Representative: Masterplan
11. [Z056-258\(WE\)](#) An application for an amendment to reduce the parking requirements within Planned Development District No. 608, for townhome and private streets, on the south line of Churchill Way, east of Hughes Lane.
Warren Ellis
(CC District 11)
Staff Recommendation: **Denial**
Applicant: Ohr HaTorah, Inc.
Representative: Masterplan
Bus Tour Date: July 13, 2006

Other Matters

Minutes: July 13, 2006

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, July 20, 2006

JOINT SUBDIVISION REVIEW COMMITTEE and ZONING ORDINANCE ADVISORY COMMITTEE MEETING: Joint meeting in City Council Chambers at 8:30 a.m. to consider DCA 056-015 – Rough proportionality of costs for infrastructure, DCA 056-016 – Out of date references to the building code, DCA 056-017 – amend use regulations for personal service uses, and DCA 056-018 – building lines

SUBDIVISION REVIEW COMMITTEE: 10:30 A.M. in City Council Chamber to consider the following items: (6) S056-300.

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]