



CITY OF DALLAS

CITY PLAN COMMISSION  
Thursday, August 3, 2006  
AGENDA

BRIEFINGS:	5ES	10:30 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  
Warren Ellis, Principal Planner

**BRIEFINGS:**

DCA 056-014 Consideration of an amendment to Chapter 51A of the Dallas Development Code, Article VIII, "Plat Regulations," including granting authority to the Subdivision Administrator to approve those plats, subdivisions, and replats of land within the corporate limits and extraterritorial jurisdiction of the city that are authorized to be delegated to city staff under Section 212.0065(a)(1) and (2) of the Texas Local Government Code with further restrictions set forth in Article VIII, and providing expiration dates for plats that have not been recorded as authorized by Section 245.005 of the Texas Local Government Code.

Paul Nelson  
Kathy Zibilich

Subdivision Docket  
Zoning Docket

**ACTION ITEMS:**

Subdivision Docket Planner: Allen Heist

Consent Agenda - Preliminary Plats

- (1) **S056-307**  
(CC District 4)      An application to plat Tract I and II in Block 2/6013 into one 1.067 acre lot on the northeast side of E. Ledbetter Drive between R.L. Thornton Freeway and Marsalis Avenue  
Addition Name: Ledbetter Shopping Center  
Applicant: Kyung H. In & Boon S. In  
Application Filed: July 6, 2006  
Zoning: RR & FP  
Staff Recommendation: Approval, subject to the conditions listed in the docket

- (2) **S056-309**  
(CC District 7) An application to plat a tract of land in Block 6213 into one 32.53 acre lot on the west side of Big Town Boulevard between Eastpoint Drive and Forney Road  
Addition Name: Shippers New  
Applicant: Clint Philpott  
Application Filed: July 11, 2006  
Zoning: LI  
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (3) **S056-312**  
(CC District 8) An application to plat a 19.97 acre tract of land in Block C/7553 into three lots of 11.498, 5.0 and 3.042 acres each on the northeast corner of Westmoreland Road and W. Wheatland Road  
Addition Name: Methodist Rehabilitation Hospital  
Applicant: Duke Realty Corp.  
Application Filed: July 12, 2006  
Zoning: RR  
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (4) **S056-313**  
(CC District 2) An application to replat part of Lot 1-D of the Miracle Development Addition and part of Lot 2B of the Miracle Ford Addition in Block 5716 and plat a portion of a tract of land in Block 5716 into three lots of 8.907, 1.689, and 0.682 acres each on the north side of Inwood Road between Nash Street and Lemmon Avenue  
Addition Name: Park Cities Ford  
Applicant: Michael Grauls  
Application Filed: July 12, 2006  
Zoning: PDD 72  
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (5) **S056-314**  
(CC District 8) An application to plat a 7.6132 acre tract of land in Block 7554 into three lots of 5.4752, 1.1198, and 1.0182 acres each bordered by Wheatland Road, Chrysalis Drive, Cliff Creek Crossing, and Hampton Road  
Addition Name: Wheatland Towne Crossing  
Applicant: Weber & Company  
Application Filed: July 14, 2006  
Zoning: PDD 598 (Tract 1A)  
Staff Recommendation: Approval, subject to the conditions listed in the docket

- (6) **S056-315**  
(CC District 8) An application to plat a 38.9426 acre tract of land in Block 7554 into eight lots ranging in size from 0.9292 to 11.995 acres bordered by I-20 service road, Bainbridge Drive, Cliff Creek Crossing, Chrysalis Drive, and Wheatland Road  
Addition Name: Wheatland Towne Crossing  
Applicant: Weber & Company  
Application Filed: July 14, 2006  
Zoning: RR  
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (7) **S056-316**  
(CC District 3) An application to plat a 59.095 acre tract of land in Blocks 8025, 8026 & 8027 into one lot on the southwest corner of Kiest Boulevard and Duncanville Road  
Addition Name: Old Dominion Freight  
Applicant: Wier & Associates  
Application Filed: July 14, 2006  
Zoning: IR  
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (8) **S056-317**  
(CC District 2) An application to replat all of Lots 19 & 20 and a portion of Lots 23 & 24 in Block 2301, comprising 2.658 acres, into a 35 lot Shared Access Area Development on Hawthorne Avenue, west of Afton Street  
Addition Name: Hawthorne Townhomes, Phase I  
Applicant: Perry Homes  
Application Filed: July 14, 2006  
Zoning: PDD 193 (MF-2) & FP  
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (9) **S056-318**  
(CC District 2) An application to replat all of Lots 28 & 32 and a portion of Lots 23 & 24 in Block 2301, comprising 2.851 acres, into a 36 lot Shared Access Area Development on Hawthorne Avenue west of Afton Street  
Addition Name: Hawthorne Townhomes, Phase 2  
Applicant: Perry Homes  
Application Filed: July 14, 2006  
Zoning: PDD 193 (MF-2) & FP  
Staff Recommendation: Approval, subject to the conditions listed in the docket

Individual Items – Residential Replats

- (10) **S056-306**  
(CC District 5) An application to replat Lots 2 & 4 and Tract 1 in Block A/6904 into one 8.3481 acre lot on Houston School Road south of E. Red Bird Lane  
Addition Name: Pearly Gates Houston School Road  
Applicant: Pearly Gates Baptist Church  
Application Filed: July 6, 2006  
Notices Mailed: July 12, 2006  
Number of Notices Sent: 17  
Zoning: R-7.5(A) & NO(A)  
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (11) **S056-310**  
(CC District 9) An application to replat Lot 9 in Block 1/5253 to create two lots of 34,570.61 sq. ft. (0.7936 ac.) and 37,992.2 sq. ft. (0.8721 ac.) each at 8130 Garland Road  
Addition Name: Trevista Group/White Rock Overlook  
Applicant: Rockland Homes  
Application Filed: July 11, 2006  
Notices Mailed: July 17, 2006  
Number of Notices Sent: 11  
Zoning: R-10(A)  
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (12) **S056-311**  
(CC District 13) An application to replat Lot 1 and abandoned parkland along Preston Road in Block B/5480 to create one 24,944.84 sq. ft. (0.5726 ac.) lot at 6007 Stefani Drive  
Addition Name: Stefani Estates  
Applicant: C. Guido Construction, L.P.  
Application Filed: July 11, 2006  
Notices Mailed: July 17, 2006  
Number of Notices Sent: 14  
Zoning: R-10(A)  
Staff Recommendation: Approval, subject to the conditions listed in the docket

Miscellaneous Docket

- M056-041**  
Richard Brown  
(CC District 14) A minor amendment for Subarea 1 Development Plan for Planned Development District No. 145 on the northwest corner of Routh Street and Flora Street.  
Staff Recommendation: Approval

**M056-043**  
Richard Brown  
(CC District 7)

A minor amendment to the development plan and landscape plan for Planned Development District No. 597 on Pennsylvania Avenue, between Holmes Street and Julius Schepps Freeway.  
Staff Recommendation: **Approval**

Zoning Cases – Consent

1. **Z056-272(WE)**  
Warren Ellis  
(CC District 8)  
An application for an R-7.5(A) Single Family District on property zoned an NO(A) Neighborhood Office District on the east line of Westmoreland Road, north of Camp Wisdom Road  
Staff Recommendation: **Approval**  
Applicant: Westmoreland Village II  
Representative: Brian Rohr
  
2. **Z056-253(JH)**  
Jennifer Hiromoto  
(CC District 12)  
An application to amend Specific Use Permit No. 641 for a Private Country Club use on property zoned an R-1ac(A) Single Family District and an MF-1(A) Multifamily District, an area generally bounded by Dallas North Tollway, the Dallas County line, White Rock Creek, and Keller Springs Road  
Staff Recommendation: **Approval**, subject to a clubhouse plan  
Applicant: Bent Tree Country Club Inc.  
Representative: Kirk Williams
  
3. **Z056-269(JH)**  
Jennifer Hiromoto  
(CC District 2)  
An application for a Specific Use Permit for convalescent and nursing home, hospice care, and related uses on property zoned Subarea 3 within Planned Development District No. 298, the Bryan Place Special Purpose District on the northeast side of N. Haskell Avenue, north of Bryan Street  
Staff Recommendation: **Approval** for a ten-year period, and is eligible for automatic renewals for additional ten-year periods, subject to a site plan and conditions  
Applicant: VGA Leasing, LP  
Representative: Kirk Williams

Zoning Cases – Under Advisement

4. **Z056-235(JH)**  
Jennifer Hiromoto  
(CC District 14)  
An application for an MF-2(A) Multifamily District with deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District on the south side of Richmond Avenue, west of Alderson Street.  
Staff Recommendation: **Denial without prejudice**  
Applicant: Derek Coker, Real Estate Solutions  
U/A From: June 22, 2006

5. **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 52<sup>nd</sup> 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; April 6, 2006 and May 4, 2006
6. **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, an area generally bounded by Cliff Creek Crossing, Hampton Road, Wheatland Road, I-20 and Bainbridge Drive.  
Staff Recommendation: **Approval**, subject to a Tract 1A conceptual plan/Tract1, Tract 2 development plan, landscape plan, signage elevation and conditions  
Applicant: DI Realty, Inc.  
Representative: Kirk R. Williams  
U/A From: July 20, 2006
7. **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  
U/A From: July 20, 2006
8. **Z056-224(WE)**  
Warren Ellis  
(CC District 14)  
An application for an amendment to the deed restrictions for a restaurant use on property zoned a GR General Retail Subdistrict and an LC Light Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District on the east line of McKinney Avenue, southwest of Armstrong Street  
Staff Recommendation: **Denial**  
Applicant: Cretia Drydale  
Representative: Roger Albright  
U/A From: May 18, 2006 and June 22, 2006

Zoning Cases – Individual

9. [Z056-273\(WE\)](#)  
Warren Ellis  
(CC District 14)
- An application for a Planned Development Subdistrict for GR General Retail Subdistrict uses within Planned Development District No. 193, the Oak Lawn Special Purpose District, a Specific Use Permit for a restaurant without a drive through service and an amendment to the deed restrictions on property zoned a GR General Retail Subdistrict and an LC Light Commercial Subdistrict within Planned Development District No. 193, on the east line of McKinney Avenue, southwest of Armstrong Street.  
Staff Recommendation: **Denial**  
Applicant: Cretia Drydale  
Representative: Roger Albright
10. [Z056-254\(WE\)](#)  
Warren Ellis  
(CC District 7)
- An application for a Specific Use Permit for a commercial amusement (inside) for a dance hall on property zoned a CC Community Commercial Subdistrict within Planned Development District No. 595, the South Dallas Fair Park Special Purpose District, on the west corner of Grand Avenue and Harwood Street  
Staff Recommendation: **Denial**  
Applicant: Thelma L. Oudems  
Representative: Virginia Stradford
11. [Z056-203\(JH\)](#)  
Jennifer Hiromoto  
(CC District 8)
- An application for a Planned Development District on property zoned an R-10(A) Single Family District on the southwest corner of Edd Road and Garden Grove Drive with consideration given to a Specific Use Permit for a public school.  
Staff Recommendation: **Approval** of a Specific Use Permit, subject to site plan and staff conditions in lieu of a Planned Development District  
Applicant: DISD  
Representative: Santos Martinez, Masterplan
12. [Z056-268\(JH\)](#)  
Jennifer Hiromoto  
(CC District 1)
- An application to amend Tract I within Planned Development District No. 340, on the southeast corner of Bishop Avenue and Colorado Boulevard  
Staff Recommendation: **Approval** of an amendment to Tract 1 within Planned Development District No. 340, subject to staff's recommended conditions and a conceptual plan  
Applicant: Thad F. Baker  
Representative: Karl Crawley, Masterplan  
Bus Tour Date: July 13, 2006

Other Matters

Minutes: July 20, 2006

Adjournment

**CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**

**Thursday, August 3, 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

### **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]