



CITY OF DALLAS

CITY PLAN COMMISSION  
Thursday, January 17, 2008  
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  
Jennifer Hiromoto, Principal Planner

**BRIEFINGS:**

National APA Conference

David Cossum, Assistant Director, Development Services

forwardDallas! Development Code Amendments update

Peer Chacko, Assistant Director, Development Services  
(A quorum of ZOAC may be present)

Subdivision Docket

Zoning Docket

**ACTION ITEMS:**

Subdivision Docket

Planner: Carolyn Horner

Consent Agenda - Preliminary Plats

- (1) **S078-074**  
(CC District 4)  
(Davis)

An application to create one 0.1713 acre lot and one 1.1212 acre lot from a 1.2925 acre tract of land in City Block 8472 and Lot 1B, Block B/8472 on Interstate Highway 30, west of Deer Creek Drive

Addition: Parnian No. 6

Owner/Applicant: Parnian Property Investment, Inc., Ray Kermanian and East Deer Creek LLC

Surveyor: Davis Land Surveying Co., Inc.

Application Filed: 12-20-07

Zoning: RR

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

- (2) **S078- 075**  
(CC District 2)  
(Strater)
- An application to create a 1.612 acre lot from a portion of Block 6/774 and a portion of Gaston Avenue (abandoned by ordinance #389), south of Gaston Ave. and east of Peak St.  
Addition: Gaston park Addition  
Owner/Applicant: Greenway-Gaston I, LP  
Surveyor: Bury and Partners-DFW  
Application Filed: 12-21-07  
Zoning: MU-3/PD 298  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (3) **S078- 076**  
(CC District 9)  
(Weiss)
- An application to create one 0.1416 acre lot and one 1.2651 acre lot from part of Lots 9, 10 and 11, Lakeview Addition, City Block 11/502, on Greenville Avenue south of Park Lane.  
Addition: SRO Addition  
Owner: SRO Investments, Ltd.  
Applicant: Zone Systems, Inc.  
Surveyor: Webb Surveying  
Application Filed: 12-26-07  
Zoning: MU-3  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (4) **S078- 077**  
(CC District 14)  
(Emmons)
- An application to create three 0.155 acres lots, one 0.172 acre lot, and one 1.889 acre lot from Lot 2, a portion of Lots 1, 3 and 4 of Block F/547, Lots 1-3 and 9-12 and a portion of Lot 4 of Block E/551; east of Thomas Ave., South of Routh St. and West of Colby St.  
Addition: Marquis at State Thomas  
Owner: State Thomas LP, State Thomas Apartments LP and Newport Greens, LLC  
Applicant: Baldwin Associates  
Surveyor: MMA  
Application Filed: 12-27-07  
Zoning: PD 225  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (5) **S078- 078**  
(CC District 2)  
(Strater)
- An application to create one 0.1173 acres lot and one 12.9144 acre lot from Lots 3, 5 and 6A of City Blocks A/2698, A/2699, and 2701; La Vista Drive and Coronado Ave.  
Addition: Urban Trail Addition  
Owner/Applicant: Lakewood Development, LLC  
Surveyor: Doug Connally & Associates, Inc.  
Application Filed: 12-28-07  
Zoning: PD 770  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Miscellaneous Docket – Under Advisement

**W067-015**

Neva Dean  
(CC District 11)  
(Buehler)

A waiver of the two-year waiting period in order to submit an application for an amendment to Planned Development District No. 750 on the northwest corner of Walnut Hill Lane and North Central Expressway

Staff Recommendation: **Denial**

U/A From: September 20, 2007; October 11, 2007; November 15, 2007 and December 20, 2007

Zoning Cases – Consent

1. **Z067-270(RB)**

Richard Brown  
(CC District 8)  
(Jones-Dodd)

An application for a Planned Development District for CS Commercial Service District Uses on property zoned an A(A) Agricultural District and a CS-D-1 Commercial Service District with the D-1 Liquor Control Overlay in the southwest quadrant of IH 20 and C. F. Hawn Freeway

Staff Recommendation: **Approval**, subject to a development plan and conditions, with retention of the D-1 Liquor Control Overlay

Applicant: RJC Theaters, LLC, Owner-Rickey Chambers-sole Officer

Representative: Rob Baldwin

2. **Z078-143(MAW)**

Megan Wimer  
(CC District 8)  
(Jones-Dodd)

A City Plan Commission authorized hearing to determine proper zoning on property zoned an NS(A) Neighborhood Service District with consideration being given to a Planned Development District on the four corners of South Beltline Road and Garden Grove Drive.

Staff Recommendation: **Approval** of a Planned Development District for NS(A) Neighborhood Service District uses on the southeast corner of South Belt Line Drive and Garden Grove Road with no change to the remainder of the request area, subject to a site plan and conditions.

Zoning Cases –Under Advisement

3. **Z078-105(MAW)**

Megan Wimer  
(CC District 12)  
(Wolfish)

An application for a Specific Use Permit for a tower/antenna for cellular communication on property zoned a CR Community Retail District, east of Preston Road, south of Campbell Road

Staff Recommendation: **Approval** for a ten-year period with eligibility for automatic renewal for additional ten-year periods, subject to a site plan and staff's recommended conditions

Applicant: Zone Systems, Inc.

U/A From: December 20, 2007

4. **Z078-115(MAW)** An application for an MF-1(A) Multifamily District with deed restrictions volunteered by the applicant the on property zoned an MF-2(A) Multifamily District and an R-7.5(A) Single Family District on the east side of St. Augustine Drive, north of Bruton Road  
**Staff Recommendation:** **Approval**, subject to deed restrictions volunteered by the applicant  
**Applicant:** St. Augustine Estate Apartments II, LLC  
**Representative:** Karl Crawley, MASTERPLAN  
**U/A From:** December 20, 2007
- A. **Z067-341(OTH)** An application for a Specific Use Permit for a restaurant without drive in or drive through service on property zoned an NO(A) Neighborhood Office District, on the west side of South Polk Street, north of Legendary Lane  
**Staff Recommendation:** **Approval** for a two-year period, subject to a site plan and staff's recommended conditions  
**Applicant:** Raul Flores  
**Representative:** Sonia Flores  
**U/A From:** January 10, 2008

Zoning Cases – Individual

5. **Z067-322(RB)** An application for a Planned Development District for certain MU-2 Mixed Use District Uses on property zoned a CR Community Retail District at the northwest corner of Ferndale Road and Shoreview Road  
**Staff Recommendation:** **Approval**, subject to a conceptual plan and staff's recommended conditions.  
**Applicant:** American Brownfields Corporation; Stuart A. Jones- President and sole officer  
**Representative:** Santos Martinez  
**Bus tour Date:** January 10, 2008
6. **Z078-129(JH)** An application for an MF-1(A) Multifamily District on property zoned an R-7.5(A) Single Family District with Specific Use Permit No. 499 for an Institution of Charitable, Religious, or Philanthropic Nature on the southwest corner of Pembroke Avenue and Madison Street.  
**Staff Recommendation:** **Approval**, subject to volunteered deed restrictions.  
**Applicant:** St. Catherine of Siena, Inc.  
**Representative:** Karl Crawley, MASTERPLAN

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Other Matters

CPC Committee Appointments and Reports

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Reconsideration

**Z067-275(OTH)**  
(CC District 14)  
(Emmons)

Planner: Olga Torres Holyoak

1. Reconsideration of action taken on January 10, 2008, to approve a Planned Development Subdistrict for GR General Retail Subdistrict uses, subject to a conceptual plan and staff's conditions on property zoned a GR General Retail Subdistrict and an HC Heavy Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on both sides of Routh Street at its terminus at the Katy Trail.

If #1 is approved then consideration of Z067-275(OTH)

**Z067-275(OTH)**  
Olga Torres-Holyoak  
(CC District 14)  
(Emmons)

An application for a Planned Development Subdistrict for HC Heavy Commercial Subdistrict uses within Planned Development District No. 193, on property zoned a GR General Retail Subdistrict and an HC Heavy Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District on both sides of Routh Street at its terminus at the Katy Trail

Staff Recommendation: **Approval** of a Planned Development Subdistrict for GR General Retail Subdistrict uses, subject to a conceptual plan and conditions

Applicant: Katy Venture Ltd.

Representative: Kirk Williams and Tommy Mann

U/A From: September 20, 2007; October 11, 2007; and November 15, 2007 and December 13, 2007

Bus Tour Date: October 11, 2007

Minutes: January 10, 2007

Adjournment

**CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**

**Monday, January 14, 2008**

**CPC TRINITY RIVER AD HOC COMMITTEE & URBAN DESIGN ADVISORY COMMITTEE (UDAC) COMMUNITY MEETING** – Monday, January 14, 2008, at 7:00 PM, City Hall, 1500 Marilla Street, in the Flag Room to discuss Mixmaster Riverfront

**Tuesday, January 15, 2008**

**JOINT CPC TRINITY RIVER AD HOC COMMITTEE & URBAN DESIGN ADVISORY COMMITTEE (UDAC)** – Tuesday, January 15, 2008, at 5:30 PM, City Hall, 1500 Marilla Street, in Room 6ES to discuss Mixmaster Riverfront

**Thursday, January 17, 2008**

**ZONING ORDINANCE ADVISORY COMMITTEE MEETING (ZOAC)** - Thursday, January 17, 2008, at 9:00 a.m., City Hall, 1500 Marilla Street, in Room 5ES to consider (1) **DCA078-006** - Consideration of amendments to codify Chapter 51, the Dallas Development Code to incorporate amendments made to Chapter 51 since the adoption of Chapter 51A.

## 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]