



CITY OF DALLAS

CITY PLAN COMMISSION  
Thursday, February 28, 2008  
AGENDA

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BRIEFINGS:	5ES	11:30 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.

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

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Subdivision Docket  
Zoning Docket

**ACTION ITEMS:**

Subdivision Docket Planner: Paul Nelson

Consent Agenda - Preliminary Plats

- (1) **S078-105**  
(District 9)  
(Weiss)
- An application to create one 0.500 acre lot, and one 0.945 acre lot from a 1.445 acre tract of land in City Block 7080 on 10410 Northwest Highway at Solta Drive  
Applicant/Owner: Jennifer Wilcox  
Surveyor: Dietz Engineering  
Application Filed: January 30, 2008  
Zoning: P(A), LO-1  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (2) **S078-106**  
(District 14)  
(Emmons)
- An application to create one lot from a 0.65 acre tract of land in City Block 5402 on Greenville Avenue at Milton Street, southeast corner  
Applicant/Owner: Term Partners, Ltd.  
Surveyor: Webb Surveying, Inc.  
Application Filed: January 30, 2008  
Zoning: PDD No. 610, Subdistrict 3  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

- (3) **S078-107**  
(District 10)  
(Lueder)
- An application to revise a previously approved plat (S056-232) on a 13.4599 acre tract of land in City Block A/7081 into one 3.679 acre lot, one 5.320 acre lot and one 4.460 acre lot on E. Northwest Highway at Lullwater Drive, Northwest corner  
Applicant/Owner: Churchill Residential, Inc./Chartwell at Lake Highlands, LP  
Surveyor: Kimley-Horn and Associates, Inc.  
Application Filed: February 5, 2008  
Zoning: MF-2(A)  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (4) **S078-108**  
(District 12)  
(Wolfish)
- An application to create one 5.3203 acre lot and one 11.8206 acre lot from an 18.5215 acre tract of land, in City Block 8761 at the southeast corner of the Dallas North Tollway and State Highway 190  
Applicant/Owner: Billingsley Company; Crow Billingsley Midway South A, Ltd.  
Surveyor: C&P Engineering, Ltd.  
Application Filed: February 5, 2008  
Zoning: MU-2  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (5) **S078-110**  
(District 2)  
(Strater)
- An application to replat a 2.878 acre tract of land in City Block 2318 into one lot on Maple Avenue, south of Hudnall Street  
Applicant/Owner: Windmill, Inc./Maplepark Station, LP  
Surveyor: Jacobs Carter Burgess  
Application Filed: February 5, 2008  
Zoning: MU-2  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (6) **S078-111**  
(District 2)  
(Strater)
- An application to replat a 0.304 acre tract of land containing part of Lots 15 and 16 in City Block D/1994 into an 8 lot Shared Access Development on 2411 and 2415 W. Garrett Avenue, northwest of Capitol Avenue  
Applicant/Owner: Epic Homes; Garrett Town Home Development, LLC  
Surveyor: Cuzzo Land Surveying  
Application Filed: February 5, 2008  
Zoning: MF-2(A)  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

- (7) **S078-112**  
(District 6)  
(Lozano)
- An application to create a 6.050 acre lot in City Block 6488 on Bickham Road at Sandy Lane, northwest corner  
Applicant/Owner: Glendela, LP  
Surveyor: Analytical Surveys, Inc.  
Application Filed: February 5, 2008  
Zoning: IM  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Residential Replats:

- (8) **S078-101**  
(District 9)  
(Weiss)
- An application to replat a 4.2955 acre tract of land containing a previously recorded plat for a 36 lot Shared Access Area Development to abandon a portion of a utility easement from Lots 45 and 55 in City Block C/7295 on Ferguson Road, northeast of the northeast line of Lakeland Drive  
Applicant/Owner: CMC Ash Creek, LLC  
Surveyor: Doug Connally & Associates  
Application Filed: January 30, 2008  
Zoning: TH-3(A)  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (9) **S078-102**  
(District 9)  
(Weiss)
- An application to replat a 0.36 acre tract of land containing all of Lot 23 and part of Lot 24 in City Block 17/5244 on 8626 Groveland Drive between Lakeland Drive and Sanford Avenue  
Applicant/Owner: Jim Vencill, Steve Janeway  
Surveyor: Carman Donaldson Surveying  
Application Filed: January 30, 2008  
Zoning: R-7.5(A)  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (10) **S078-103**  
(District 13)  
(Ekblad)
- An application to replat part of City Block 3/5523 into one 2.3819 acre lot on 10711 Strait Lane north of Harry's Lane  
Applicant/Owner: Comer Cottrell and Felisha Cottrell  
Surveyor: Doug Connally and Associates  
Application Filed: January 30, 2008  
Zoning: R-1ac(A)  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

- (11) **S078-104**  
(District 13)  
(Ekblad)
- An application to replat a 2.429 acre tract of land containing all of Lots 44A and 44C in City Block 5543 into one 2.429 acre lot and to remove the existing 50 foot platted building line from Lot 44C and to remove the existing 40 foot platted building line on Lot 44A on 9824 and 9844 Rockbrook Drive south of Meadowood Road  
Applicant/Owner: Michael F and Mary D. Terry  
Surveyor: Analytical Surveys, Inc.  
Application Filed: January 31, 2008  
Zoning: R-1ac.(A)  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (12) **S078-114**  
(District 13)  
(Ekblad)
- An application to replat a 0.290 acre tract of land containing all of Lot 8 in City Block 8/5498 to reduce the existing 50 foot platted building line to a 35 foot platted building line on 6448 Pemberton Drive between Tibbs Street and Edgemere Drive  
Applicant/Owner: Paul C. Clark  
Surveyor: Analytical Surveys, Inc.  
Application Filed: January 9, 2008  
Zoning: R-16(A)  
Staff Recommendation: **Denial**
- (13) **S078-115**  
(District 11)  
(Buehler)
- An application to replat a 42.143 acre tract of land containing part of Lot 1, City Block S/5455 and all of Lot 1A, City Block S/5455 into one 17.341 acre lot, and one 24.801 acre lot on N. Central Expressway; at Walnut Hill Lane, northwest corner  
Applicant/Owner: 9837 North Central, LP  
Surveyor: Kimley-Horn & Associates  
Application Filed: January 15, 2008  
Zoning: PDD No. 750  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Miscellaneous Docket

- M078-008**  
Richard Brown  
(CC District 13)  
(Ekblad)
- A minor amendment to the landscape plan for Planned Development District No. 308 for MU-1 Mixed Use District and CR Community Retail District Uses on the northeast corner of Forest Lane and Webb Chapel Road  
Staff Recommendation: **Approval**

**M078-009**  
Richard Brown  
(CC District 11)  
(Buehler)

A minor amendment to the development plan to provide for a relocation of a portion of an internal expansion area northward and adjacent to the baseball field for Planned Development District No. 703 for a Public school and R-7.5(A) Single Family District Uses on the southeast corner of Hillcrest Road and Lakehurst Avenue

Staff Recommendation: **Approval**

**M078-015**  
Richard Brown  
(CC District 3)  
(Gary)

A minor amendment to the site plan to provide for the removal of a notation on the approved site plan that identifies required off-street parking on an abutting lot on the southwest line of Exposition Avenue, east of Ash Lane

Staff Recommendation: **Approval**

**M078-016**  
Richard Brown  
(CC District 3)  
(Gary)

A minor amendment to the development plan to provide for a guardhouse and specific locations for water tower, transformer, and storage tank infrastructure for Planned Development District No. 521 for Mixed Uses on the northwest line Mountain Creek Parkway, north of IH 20

Staff Recommendation: **Approval**

**W078-007**  
Neva Dean  
(CC District 9)  
(Weiss)

A waiver of the two-year waiting period in order to amend the sign provisions in the Planned Development District for RR Regional Retail District uses plus multifamily uses on the north corner of Northwest Highway and Skillman Street

Staff Recommendation: **Denial**

Certificates of Appropriateness for Sign

**Downtown Sign District:**

**0801311039**  
Michael Finley  
(CC District 14)  
(Emmons)

An application for the installation of a 112 square foot Upper Level flat attached wall sign containing the AT&T logo with the letters “at&t” on the northeast façade facing Hawkins Street at 2400 Ross Avenue

Applicant: David R. Hill

Staff Recommendation: **Approval**

SSDAC Recommendation: **Approval**

Zoning Cases – Consent

1. **Z078-150(MAW)**  
Megan Wimer  
(CC District 13)  
(Ekblad)  
An application for an MU-3 Mixed Use District with deed restrictions volunteered by the applicant on property zoned an MU-2-D Mixed Use District with a Dry Liquor Control Overlay on the northeast corner of Josey Lane and Forest Lane  
Staff Recommendation: **Approval**, subject to deed restrictions volunteered by the applicant and retention of the Dry Liquor Control Overlay  
Applicant: Josey Village, Ltd.  
Representative: Kirk Williams and Tommy Mann, Winstead PC
  
2. **Z078-152(OTH)**  
Olga Torres Holyoak  
(CC District 10)  
(Lueder)  
An application to terminate existing deed restrictions on property zoned an MU-1 Mixed Use District, on the southwest corner of Greenville Avenue and Markville Drive.  
Staff Recommendation: **Approval**  
Applicant: John J. Griffin, ESQ.  
Representative: Rob Baldwin

Zoning Cases – Under Advisement

3. **Z067-238(WE)**  
Warren Ellis  
(CC District 9)  
(Weiss)  
An application for an MU-1 Mixed Use District, an R-5(A) Single Family District and a TH-3(A) Townhouse District on property zoned an A(A) Agricultural District, on the north side of Barnes Bridge Road, east of Bobtown Road  
Staff Recommendation: **Denial**  
Applicant: D.R. Horton – Texas, Ltd.  
Representative: Robert Miklos, Hughes & Luce, LLP  
U/A From: September 20, 2007 and October 4, 2007
  
4. **Z078-113(WE)**  
Warren Ellis  
(CC District 7)  
(Bagley)  
An application for an IM Industrial Manufacturing District on property zoned an LI-D-1 Light Industrial District with a Dry Liquor Control Overlay, on the west side of Parkdale Drive, north of Military Parkway.  
Staff Recommendation: **Denial**  
Applicant: Tom Lindsey  
Representative: Michael Coker Company, Inc.  
U/A From: February 7, 2008
  
5. **Z067-337(RB)**  
Richard Brown  
(CC District 8)  
(Jones-Dodd)  
An application for an MF-1(A) Multifamily District on property zoned an R-7.5(A) Single Family District on the east line of Houston School Road, north of Wheatland Road.  
Staff Recommendation: **Approval**, subject to deed restrictions volunteered by the applicant.  
Applicant/ Representative: Regina Cesar Brown  
U/A From: February 7, 2008

Authorization of Hearings - Under Advisement

Neva Dean  
(CC District 4&7)  
(Davis & Bagley)

Consideration of authorization of a public hearing to determine the proper zoning on property zoned an R-7.5(A) Single Family District with a portion encumbered with volunteered deed restrictions and Specific Use Permit Nos. 104, 105, 253, 652, 1161, 1502, and 1510 on a portion, an MF-2(A) Multifamily District with a portion encumbered with volunteered deed restrictions, an MF-2(A)(SAH) Multifamily District with a portion encumbered with volunteered deed restrictions a D-1 Dry Liquor Control Overlay on a portion, a D(A) Duplex District, a TH-3(A) Townhouse District with a portion encumbered with volunteered deed restrictions, a MH(A) Mobile Home District, an NS(A) Neighborhood Service District with a portion encumbered with volunteered deed restrictions with a D and D-1 Drive Liquor Control Overlay on a portion, a CR Community Retail District with a portion encumbered with volunteered deed restrictions and a D-1 Dry Liquor Control Overlay on a portion, a CS Commercial Service District, an RR Regional Retail District with a portion encumbered with volunteered deed restrictions and a D and D-1 Dry Liquor Control Overlay on a portion and Specific Use Permit Nos. 923 and 1585 on a portion, a MC-1 Multiple Commercial District with a D-1 Dry Liquor Control Overlay on a portion, a MC-3 Multiple Commercial District, Planned Development District No. 83, Planned Development District No. 605 and Planned Development District 721 in an area generally bound by Forney Road, Lawnview Avenue, and Buckner Blvd. and R.L. Thornton Freeway with consideration being given to a Planned Development District. This is a hearing to consider the request to authorize a hearing and not the rezoning of the property at this time

U/A From: February 7, 2008

Landmark Appeal

Mark Doty  
(CC District 14)  
(Emmons)

An appeal of the Landmark Commission decision to deny a Certificate of Appropriateness (CA067-403(MD) at 5800 La Vista Court) to paint the brick without Certificate of Appropriateness approval within the Edison/La Vista Court Historic District.

Staff Recommendation: **Approval** with conditions. Mortar color to be painted the color of original mortar and paint the brick the color of the original brick. Paint shall be submitted to staff for final verification.

Other Matters

CPC Committee Appointments and Reports

Minutes: February 14, 2008

Adjournment

**CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**

**Tuesday, February 26, 2008**

**JOINT CPC TRINITY RIVER AD HOC COMMITTEE & URBAN DESIGN ADVISORY COMMITTEE (UDAC)** – Tuesday, February 26, 2008, at 5:30 PM, City Hall, 1500 Marilla Street, in Room 6ES to discuss Cedars West and Mixmaster Riverfront Study areas

**Thursday, March 6, 2008**

**ZONING ORDINANCE ADVISORY COMMITTEE MEETING (ZOAC)** - Thursday, March 6, 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]