



CITY OF DALLAS

CITY PLAN COMMISSION  
Thursday, March 27, 2008  
AGENDA

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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.

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Theresa O'Donnell, Director  
David Cossum, Assistant Director of Current Planning  
Warren Ellis, Principal Planner

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**BRIEFINGS:**

Training: Zoning

David Cossum, Assistant Director, Development Services

Subdivision Docket

Zoning Docket

**ACTION ITEMS:**

Subdivision Docket

Planner: Michael Grace

Consent Agenda - Preliminary Plats

- (1) **S056-314 R**  
(District 8)  
(Jones-Dodd)

An application to create four lots ranging in size from 1.0182 acres to 3.2156 acres out of a 7.6132 acre tract of land bounded by Chrysalis Dr., Cliff Creek Crossing, S. Hampton Rd. and W. Wheatland Dr.

Applicant/Owner: Inland Western/Weber JV Dallas

Surveyor: Lawrence A. Cates & Assoc., LLP

Application Filed: February 27, 2008

Zoning: PD 751

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

- (2) **S078-125**  
(District 10)  
(Lueder)
- An application to create one lot out of a 1.5202 acre tract of land in City Block A/8081 located at the intersection of Audelia Rd. and Walnut Hill Ln., northeast corner.  
Applicant/Owner: James A. Loven, William David Gaddy, Edward Eugene Gaddy, Ervin J. Padilla, A.E. Gaddy  
Surveyor: Kimley-Horn and Assoc., Inc.  
Application Filed: February 28, 2008  
Zoning: CR  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (3) **S078-127**  
(District 5)  
(Rodgers)
- An application to create one lot out of a 1.19 acre tract of land in City Block 6280 located on the east side of N. Jim Miller Rd. between Hwy. 175 and Elam Rd.  
Applicant/Owner: May Avenue Holdings L.L.C  
Surveyor: Commercial Land Surveys, Inc.  
Application Filed: February 29, 2008  
Zoning: PD-767 and PD-533  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (4) **S078-129**  
(District 2)  
(Strater)
- An application to create one lot out of a 4.8120 acre tract of land in City Block 840 located at the intersection of Hall St. and Worth St., southeast corner.  
Applicant/Owner: Baylor Health Care System  
Surveyor: Goodson Engineers  
Application Filed: March 4, 2008  
Zoning: PD-749 (SUB District A)  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket.

Residential Replats:

- (5) **S078-123**  
(District 11)  
(Buehler)
- An application to replat a 1.181 acre tract of land containing all of Lots 21, 22 and 23 in City Block 11/6378 into one 0.571 acre lot and one 0.6100 acre lot located on the east side of Crestbrook Dr., north of Northhaven Dr. also known as 11430 thru 11438 Crestbrook Dr.  
Applicant/Owner: John R. and Nancy J. Benefield  
Surveyor: Shields and Lee Surveyors  
Application Filed: February 27, 2008  
Zoning: R-16(A)  
Staff Recommendation: **Denial**

- (6) **S078-126**  
(District 6)  
(Lozano)
- An application to replat a 1.0 acre tract of land containing all of Lot 5 in City Block 8/8331 into four 0.25 acre lots located on the west side of N. Tillery Ave., between Easy St. and Goodman St. also known as 1239 N. Tillery Ave.  
Applicant/Owner: Gilbert G. Taylor & Marguerita Taylor  
Surveyor: Peiser Surveying  
Application Filed: February 29, 2008  
Zoning: R-7.5(A)  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Miscellaneous Docket

- M078-010**  
Richard Brown  
(CC District 3)  
(Gary)
- A minor amendment to the development plan for Planned Development District No. 681, for a Public school and R-7.5(A) Single Family District uses on the northwest corner of Colorado Boulevard and Fullerton Drive  
Staff Recommendation: **Approval**

- M078-013**  
Richard Brown  
(CC District 12)  
(Wolfish)
- A minor amendment to the development plan for Planned Development District No. 555 for a Private school, Child-care facility, and R-10(A) Single Family District Uses on the southwest corner of Frankford Road and Hillcrest Road  
Staff Recommendation: **Approval**

- M078-014**  
Richard Brown  
(CC District 2)  
(Strater)
- A minor amendment to the development plan for Planned Development District No. 582, the Victory Planned Development District in a area generally bounded by property north of Hi Line Drive, the M.K. & T. Railroad to the east, Continental Avenue to the south, and Stemmons Freeway to the west  
Staff Recommendation: **Approval**

Miscellaneous Docket – Under Advisement

- M078-011**  
Richard Brown  
(CC District 11)  
(Buehler)
- A minor amendment to the development plan for Planned Development District No. 322 for Mixed uses on the northeast corner of LBJ Freeway and the Dallas North Tollway  
Staff Recommendation: **Hold under advisement until April 3, 2008**  
U/A Date: March 6, 2008

**W078-008**  
Neva Dean  
(CC District 14)  
(Emmons)

A waiver of the two-year waiting period in order to submit an application to expand and amend Tract IIA within Conservation District No. 6, the Hollywood/Santa Monica Conservation District, on Shady Side Lane, both sides, southeast of Lindsley Avenue

Staff Recommendation: **Approval**  
U/A Date: March 6, 2008

Certificates of Appropriateness for Signs

**Downtown Sign District:**

**0802295001**  
Kyra Blackston  
(CC District 14)  
(Emmons)

An application for the installation of a 40 square foot Kiosk on the west corner of St. Paul Street and Wenchell at 504 St. Paul Street

Applicant: Scott Reynolds Outdoor Media

Staff Recommendation: **Approval**

SSDAC Recommendation: **Approval**

**0802295005**  
Kyra Blackston  
(CC District 14)  
(Emmons)

An application for the installation of a 40 square foot Kiosk on the northwest corner of St. Paul Street and San Jacinto at 608 St. Paul Street

Applicant: Scott Reynolds Outdoor Media

Staff Recommendation: **Approval**

SSDAC Recommendation: **Approval**

Zoning Cases – Consent

1. **2078-141(RB)**  
Richard Brown  
(CC District 13)  
(Ekblad)

An application for a Planned Development District for MU-2 Mixed Use District Uses on property zoned an MU-2 Mixed Use District at the northeast corner of Greenville Avenue and Walnut Hill Lane

Staff Recommendation: **Approval**, subject to a development plan and conditions

Applicant: Medistar Walnut Green, LP. Owner

Representative: Kirk R. Williams

2. **2078-144(RB)**  
Richard Brown  
(CC District 8)  
(Jones-Dodd)

An application for a Specific Use Permit for a Vehicle sales, display, and service use on property within the Subdistrict 1/Tract II portion of Planned Development District No. 535, the C. F. Hawn Special Purpose District No. 3, on the northwest corner of CF Hawn Freeway and Haymarket Street

Staff Recommendation: **Approval** for a three-year period, subject to a site plan and conditions

Applicant: Salomon Rivera

Representative: Karen Tellez

3. [\*\*Z078-145\(RB\)\*\*](#)  
Richard Brown  
(CC District 8)  
(Jones-Dodd)  
An application for a Specific Use Permit for a Vehicle or engine repair or maintenance use on property within the Subdistrict 3 portion of Planned Development District No. 533, the C. F. Hawn Special Purpose District No. 1, on the northeast line of CF Hawn Freeway, southeast of Lake June Road  
Staff Recommendation: **Approval** for a three year period, subject to a site plan and conditions.  
Applicant: Salomon Rivera  
Representative: Karen Tellez
  
4. [\*\*Z078-147\(RB\)\*\*](#)  
Richard Brown  
(CC District 1)  
(Prothro)  
An application for an amendment to and expansion of Planned Development District No. 306 for a Public school and Community service center on property zoned Planned Development District No. 306 and an R-7.5(A) Single Family District on the west line of Edgefield Avenue, between Twelfth Street and Brooklyn Avenue.  
Staff Recommendation: **Approval**, subject to a development plan, landscape plan, and conditions  
Applicant: Dallas Independent School District, Owner  
Representative: Karl Crawley
  
5. [\*\*Z078-170\(RB\)\*\*](#)  
Richard Brown  
(CC District 13)  
(Ekblad)  
An application for an amendment to the development/landscape plan and conditions for Planned Development District No. 531 for a Community service center and MF-2(SAH) Multifamily (Standard Affordable Housing) District Uses on the north line of Ridgecrest Road, northwest of Eastridge Drive  
Staff Recommendation: **Approval**, subject to a development/landscape plan and staff's recommend conditions  
Applicant: Vickery Meadow Learning Center, Owner  
Representative: Karl Crawley
  
6. [\*\*Z078-163\(WE\)\*\*](#)  
Warren Ellis  
(CC District 3)  
(Gary)  
An application for an amendment to the Tract IV conditions of Planned Development District No. 508 for CH Clustered Housing, MF-2(A) Multifamily, LO-1 Limited Office, MU-1 Mixed Use District uses on the southeast corner of Kingbridge Road and Bickers Street  
Staff Recommendation: **Approval**, subject to a conceptual plan and conditions  
Applicant: Dallas Housing Corporation  
Representative: Robert Baldwin & Associates

7. [Z078-164\(WE\)](#)  
Warren Ellis  
(CC District 9)  
(Weiss)
- An application for a LO-1 Limited Office District on property zoned a P(A) Parking District with Specific Use Permit No. 1498 for a government installation other than listed on the southeast corner of Northwest Highway and Solta Drive with consideration being given to deed restrictions volunteered by the applicant.
- Staff Recommendation: **Approval**, subject to the deed restriction volunteered by the applicant
- Applicant: Ms. Jennifer Wilcox
- Representative: Jay Chinos, P.E.

Zoning Cases – Individual

8. [Z067-102\(MP\)](#)  
Michael Pumphrey  
(CC District 3)  
(Gary)
- A City Plan Commission authorized hearing to determine the proper zoning on property zoned Planned Development District No. 226, an R-7.5(A) Single Family District, R-10(A) Single Family District, and an A(A) Agricultural District with consideration given to a Conservation District in an area generally bounded by the eastern blockfaces of Kiwanis, both sides of Dixie Garden Lane, both sides of Cliff Haven Drive, both sides of Cliff Haven Ct., and the northern blockfaces of West Red Bird Lane
- Staff Recommendation: **No change**

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Other Matters

CPC Committee Appointments and Reports

Minutes: March 6, 2008

Adjournment

**CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**

**Tuesday, March 25, 2008**

**JOINT CPC TRINITY RIVER AD HOC COMMITTEE & URBAN DESIGN ADVISORY COMMITTEE (UDAC)** – Tuesday, March 25, 2008, at 5:30 PM, City Hall, 1500 Marilla Street, in Room 6ES to discuss Mixmaster Riverfront Study Area recommendation.

## 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]