



CITY OF DALLAS

CITY PLAN COMMISSION  
Thursday, May 10, 2007  
AGENDA

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BUS TOUR:		9:00 a.m.
BRIEFINGS:	5ES	Following bus tour
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:**

Subdivision Docket  
Zoning Docket

**ACTION ITEMS:**

Subdivision Docket Planner: Paul Nelson

Consent Agenda - Preliminary Plats

- (1) **S067-160**  
(CC District 2)

An application to create one 0.3804 acre lot on Haskell Avenue and one 1.8917 acre lot on Live Oak Street from a 2.2721 acre tract of land in City Block 10/740  
Applicant: Skilled Healthcare  
Surveyor: Goodson Engineers  
Application Filed: April 12, 2007  
Zoning: PDD No. 298, Subdistrict 10  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (2) **S067-161**  
(CC District 13)

An application to create one 1.7295 acre lot from a tract of land in City Block 5529 located at 10260 Strait Lane at Dorset Road  
Applicant: Gregory C and Marcy E. Glosser  
Surveyor: Davis Land Surveying Company, Inc.  
Application Filed: April 13, 2007  
Zoning: R-1ac.(A)  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

- (3) **S067-162**  
(CC District 8) An application to replat a 7.5541 acre tract of land containing all of Lots 1 and 2A in City Block 1A/6682 into one 1.5242 acre lot and one 6.0272 acre lot on Lake June Road between Masters Drive and Barredo Drive  
Applicant: J.K. Masters, L.P.  
Surveyor: Lawrence A. Cates & Associates  
Application Filed: April 13, 2007  
Zoning: CR  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (4) **S067-164**  
(CC District 8) An application to create one 13.60 acre lot and one 38.12 acre lot from a 51.72 acre tract of land in City Block 8284 on Langdon Road east of Cleveland Road  
Applicant: Allen Development of Texas, LLC  
Surveyor: Kimley-Horn & Associates  
Application Filed: April 17, 2007  
Zoning: IR  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (5) **S067-165**  
(CC District 2) An application to replat all of Lots 1 thru 7 in City Block C/388, all of Lot 1 and part of Lots 2 thru 4 in City Block F/389, part of Lot 11 and all of Lots 12 thru 16 in City Block G/385, all of Lots 8 thru 14 in City Block D/386, and abandoned parts of Griffin Street, River Street, and Laws Street into one 3.5909 acre lot on Broom Street and Houston Street, northeast of Lamar Street  
Applicant: Anland South, L.P.  
Surveyor: Piburn & Associates, LLC  
Application Filed: April 17, 2007  
Zoning: PDD No. 193(CA-2 & I-2) PDD No. 582  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Miscellaneous Docket

- M067-031**  
Richard Brown  
(CC District 13) Minor amendment to the development/landscape plan for Planned Development District No. 553 for a Private school and Church on the southeast quadrant of Preston Road and Orchid Lane.  
Staff Recommendation: **Approval**

Miscellaneous Docket – Under Advisement

**D067- 007** A development plan and landscape plan for Planned  
Frank Dominguez Development District No. 268 on the northeast corner of  
(CC District 12) Preston Road and Frankford Road  
Staff Recommendation: **Approval**  
U/A From: April 26, 2007

Thoroughfare Plan Amendment

Tanya Brooks Amendment to the City of Dallas' Thoroughfare Plan to remove  
(CC District 2) Harwood Street between the Woodall Rodgers north frontage  
road and Woodall Rodgers South frontage road.  
Staff Recommendation: **Approval**  
Transportation Committee: **Approval**

Tanya Brooks Amendment to the CBD Streets and Vehicular Circulation Plan  
(CC District 14) (1) To change the designated right of way of Pearl Expressway  
from Marilla Street to Live Oak Street from 80 to 100 feet of  
right-of-way to a varying 85 to 146 feet of right-of-way; and to  
change the operational characteristic from a five lane, one-way  
southbound undivided roadway to a five lane, two-way  
undivided roadway; (2) To change the designated right of way  
of Central Expressway from Young/Canton Street to Live Oak  
Street from 60 to 80 feet of right-of-way to a varying 106 to 155  
feet of right-of-way; and to change the operational  
characteristic of Central Expressway from Young/Canton  
Street to Live Oak Street from a five lane, one-way northbound  
undivided roadway to a six and eight lane two-way divided  
boulevard plus auxiliary lanes; (3) To change the designation  
of Pacific Avenue from Pearl Expressway to Central  
Expressway from 50 feet of pavement in 80 feet of right-of-way  
to 63 feet of pavement in 93 feet of right-of-way; and (4) To  
change the designation of Elm Street from Pearl Expressway  
to Central Expressway from 52 feet of pavement in 80 feet of  
right-of-way to 60 feet of pavement in 85 feet of right-of-way.  
Staff Recommendation: **Approval**  
Transportation Committee: **Approval**

Zoning Cases – Consent

1. **Z067-196(WE)**  
Warren Ellis  
(CC District 2)  
An application for a Specific Use Permit for multiple family uses on property zoned an I-2 Industrial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, in an area bounded by Houston Street, Harry Hines Boulevard, Dallas North Tollway and the Katy Trail.  
Staff Recommendation: **Approval** for a permanent time period, subject to a site plan and staff's conditions  
Applicant: NT 101 Development 2006 GP LLC  
Representative: Kirk Williams and Tommy Mann
  
2. **Z067-206(MW)**  
Marcus Watson  
(CC District 2)  
An application for an Historic Overlay on property zoned Planned Development District No. 98, on the east corner of Reiger Avenue and Colson Street (4602 Reiger Avenue).  
Staff Recommendation: **Approval**, subject to preservation criteria.  
Landmark Commission Recommendation: **Approval**, subject to preservation criteria.  
Applicant/Representative: Mark Gardner
  
3. **Z067-208(DC)**  
David Cossum  
(CC District 3)  
A City Plan Commission authorized hearing to determine the proper zoning on property zoned Tract B and Tract E within Planned Development District No. 521, the Mountain Creek Planned Development District, with consideration being given to amending provisions restricting the square footage that can be developed pending the completion of Mountain Creek Parkway to Kiest Boulevard, on both sides of Mountain Creek Parkway north of Interstate 20  
Staff Recommendation: **Approval**, subject to amending conditions
  
4. **Z067-205(OTH)**  
Olga Torres Holyoak  
(CC District 2)  
An application for the renewal of Specific Use Permit No. 1518 for a Bed and Breakfast Use on property zoned Planned Development District No. 98/Historic District No. 72., on the north side of Junius Street, between Peak Street and Haskell Avenue  
Staff Recommendation: **Approval** for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to conditions and a site plan  
Applicant: Craig Penfold  
Representative: Masterplan

Authorization of Hearings

Neva Dean  
(CC District 14)

Consideration of an authorization of a hearing to determine the proper zoning on property zoned Subarea 12 within Planned Development District No. 298, the Bryan Area Special Purpose District, an area generally bound by Swiss Avenue, Haskell Avenue, Bird Street, Hill Avenue, Junius Street, and Washington Avenue with consideration being given to amending Subarea 12 to allow banks and savings and loans with drive-through windows by Specific Use Permit. This is a hearing to consider the request to authorize the hearing and not the rezoning of property at this time.

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Other Matters

CPC Committee Appointments and Reports

Minutes: May 3, 2007

Adjournment

**CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**

**Tuesday, May 8, 2007**

**SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC)** - Tuesday, May 8, 2007, 2:00 p.m., City Hall, 1500 Marilla Street, in Room 5BN Conference Room to discuss Certificate of Appropriateness #0704305013 in the Deep Ellum/Near East Side Sign District

***forwardDallas!* DEVELOPMENT CODE AMENDMENTS ADVISORY COMMITTEE** (includes UDAC) - Tuesday, May 8, 2007, 3:00 p.m., City Hall, 1500 Marilla Street, Room 5ES to discuss national best practices and case studies relative to the proposed Dallas Code amendment objectives.

**JOINT CPC TRINITY RIVER AD HOC COMMITTEE & URBAN DESIGN ADVISORY COMMITTEE (UDAC)**- Tuesday, May 8, 2007, at 5:30 PM, City Hall, 1500 Marilla Street, in Room 5ES to discuss the Oak Cliff Gateway and La Bajada Land Use Opportunity areas, as well as the Old Trinity Industrial area.

### **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]