



CITY OF DALLAS

CITY PLAN COMMISSION  
Thursday, June 19, 2008  
AGENDA

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BRIEFINGS:	5ES	11:00 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  
Richard Brown, Principal Planner

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**BRIEFINGS:**

Subdivision Docket  
Zoning Docket

**ACTION ITEMS:**

Subdivision Docket

Planner: Michael Grace

Consent Agenda - Preliminary Plats

- (1) **S078-203**  
(District 2)  
(Strater)
- An application to create one lot from a tract of land containing 5.1361 acres in City Block 7893 located at 1955 Market Center Blvd.; northwest of Turtle Creek Blvd.  
Owner: CH Realty IV/1955MCB, L.P.  
Surveyor: Lawrence A. Cates & Assoc., L.P.  
Application Filed: May 27, 2008  
Zoning: PD-621 (Sub-district 1)  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (2) **S078-204**  
(District 14)  
(Emmons)
- An application to replat Lots 7 thru 10 and a portion of Lot 11, in City Block 14/717 into one 0.721 acre lot on 1411 thru 1421 Peak St. at Scurry St.  
Owner: Reconciliation Outreach  
Surveyor: Dietz Engineering  
Application Filed: May 27, 2008  
Zoning: PD-298 (Sub-area 3)  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

- (3) **S078-205**  
(District 2)  
(Strater)
- An application to replat all of Lots 2D and 2E in City Block BC/Ross into one 1.333 acre lot located on 4621 Ross Ave. at N. Prairie Ave., southwest corner.  
Owner: Briscoe Clark Company, LTD.  
Surveyor: JDJR Engineers and Consultants, Inc.  
Application Filed: May 27, 2008  
Zoning: PD-298 (Sub Area 4)  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket.
- (4) **S078-206**  
(District 2)  
(Strater)
- An application to replat to relocate the lot line between Lots 1A, City Block 7/409 and Lot 1A, City Block 5/409 located at the intersection of Victory Ave. and N. Lamar Street, northeast corner  
Owner: Blocks GKM, L.P. & H.H. Victory Holdings  
Surveyor: Half Associates, Inc.  
Application Filed: May 28, 2008  
Zoning: PD-582 & PD-193(I-3)  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket.
- (5) **S078-207**  
(District 7)  
(Bagley)
- An application to replat Lots 1 thru 4 in City Block 10/2514 into one 0.521 acre lot located at the intersection of Bexar St. and Starks Ave., northeast corner  
Owner: Kaminski Holdings, Inc.  
Surveyor: Doug Connally & Assoc.  
Application Filed: May 28, 2008  
Zoning: PD-730  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket.
- (6) **S078-209**  
(District 10)  
(Lueder)
- An application to create one 5.004 acre lot from a tract of land in City Block 7749 on property known as 12222 N. Central Expressway, north of Forest Lane  
Owner: SRP Central Forest, L.P.  
Surveyor: Wier & Associates, Inc.  
Application Filed: May 29, 2008  
Zoning: MU-3  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket.

- (7) **S078-210**  
(District 13)  
(Ekblad)  
An application to create one 5.462 acre lot from a tract of land in City Block 5450 on 8000 Cornerstone Pkwy.  
Owner: Communities Foundation of Texas  
Surveyor: Pacheco Koch Consulting Eng.  
Application Filed: May 29, 2008  
Zoning: PD-785  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket.
- (8) **S078-211**  
(District 14)  
(Emmons)  
An application to replat part of Lot 4 in City Block 3/955 into one 0.8499 acre lot located Routh Street between Howland Street and McKinney Avenue  
Owner: Landes HR Properties, LP  
Surveyor: Kimley-Horn & Associates  
Application Filed: May 29, 2008  
Zoning: PD-193 (LC)  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket.

Individual Item:

- (9) **S078-208**  
(District 10)  
(Lueder)  
An application to remove platted building lines and to replat Lot 1 and 2 in City Block 2/8125 and Lot 1-A and 1-C in City Block 1/8125 into 14 lots ranging in size from 0.501 acre to 15.271 acres in size and generally located at the intersection of Skillman Avenue on the north and south sides of Walnut Hill Lane  
Owner: PC LH Land Partners, L.P.  
Surveyor: Pacheco Koch Consulting Engineers  
Application Filed: May 29, 2008  
Zoning: PD-758  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket.

Miscellaneous Docket

- M078-034**  
Richard Brown  
(CC District 12)  
(Wolfish)  
A minor amendment to the development plan and landscape plan for the Tract C-1 portion of Planned Development No. 173 along the east line of Hillcrest Road, south of State Highway 190.  
Staff Recommendation: **Approval**
- D078-016**  
Neva Dean  
(CC District 10)  
(Lueder)  
A development plan/street plan for Planned Development District No. 758 on both sides of Walnut Hill Lane, east of Skillman Road.  
Staff Recommendation: **Approval**

Certificates of Appropriateness for Sign

**Downtown Sign District:**

**0805131027**  
Kyra Blackston  
(CC District 14)  
(Emmons)

An application for the installation of a 25 square foot detached premise sign (multi-tenant monument sign) containing the words "1700 PACIFIC" on the southeast corner of Pacific Avenue and Ervay Street at 1700 Pacific Avenue

Applicant: Bobby Nichols

Staff Recommendation: **Approval**

SSDAC Recommendation: **Approval**

**0805235006**  
Kyra Blackston  
(CC District 14)  
(Emmons)

An application for the installation of a 60 square foot attached sign on the western building face (Ervay Street) containing the words "Comerica Bank" on the western building face (Ervay Street) at 1717 Main Street.

Applicant: Steve Benson

Staff Recommendation: **Approval**

SSDAC Recommendation: **Approval**

**0805235005**  
Kyra Blackston  
(CC District 14)  
(Emmons)

An application for the installation of a 32 square foot detached premise sign in the western front yard on Ervay Street containing the words "Comerica bank" on the southeast corner of Elm Street and Ervay Street at 1717 Main Street.

Applicant: Steve Benson

Staff Recommendation: **Approval**

SSDAC Recommendation: **Approval**

**0805235004**  
Kyra Blackston  
(CC District 14)  
(Emmons)

An application for the installation of a 15.83 square foot detached premise sign in the western front yard on Ervay Street containing the words "Timerlin McClain" on the southeast corner of Elm Street and Ervay Street at 1717 Main Street.

Applicant: Steve Benson

Staff Recommendation: **Approval**

SSDAC Recommendation: **Approval**

Zoning Cases – Consent

1. **Z078-212(RB)**  
(Richard Brown)  
(CC District 2)  
(Strater)  
An application for an amendment to and expansion of Planned Development District No. 770 for Multifamily Uses and certain Nonresidential Uses on property zoned Planned Development District No. 770 and NO(A) Neighborhood Office District on the east corner of La Vista Drive and East Grand Avenue.  
Staff Recommendation: **Approval**, subject to a conceptual plan and conditions.  
Applicant: Lakewood Development, LLC, Owner  
Representative: Karl Crawley
  
2. **Z078-225(WE)**  
Warren Ellis  
(CC District 2)  
(Strater)  
An application for an MU-1 Mixed Use District on property zoned a CS Commercial Service District on the southeast line of Main Street, southwest of Peak Street.  
Staff Recommendation: **Approval**  
Applicant/Representative: William Slocum
  
3. **Z078-226(WE)**  
Warren Ellis  
(CC District 3)  
(Gary)  
An application for an amendment to, and expansion of, Specific Use Permit No. 1597 for mini-warehouse uses on property within the S-10 Subdistrict of the South Zone of Planned Development District No. 521 for Mixed Uses on the west side of Clark Road, south of Camp Wisdom Road.  
Staff Recommendation: **Approval** for a ten year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan, revised landscape plan and conditions  
Applicant: Assured Self Storage  
Representative: Joe Bowers
  
4. **Z078-217(OTH)**  
Olga Torres-Holyoak  
(CC District 3)  
(Gary)  
An application for a Specific Use Permit for a day care facility on property zoned an R-10(A) Single Family District, on the southwest corner of Crepe Myrtle Lane and Larkspur Lane.  
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.  
Applicant: LaShawn Evans
  
5. **Z078-218(OTH)**  
Olga Torres-Holyoak  
(CC District 13)  
(Ekblad)  
An application for a Specific Use Permit for a tower/antenna for cellular communication on property zoned a CR Community Retail District on property on the northwest corner of Northwest Highway and Midway Road.  
Staff Recommendation: **Approval** for a ten-year period with eligibility for automatic renewals of additional ten-year periods, subject to a site plan and conditions.  
Applicant/ Representative: T-Mobile West

6. [2078-221\(OTH\)](#) An application for an IR Industrial Research on property zoned an MU-2 Mixed Use District with deed restrictions, on the east corner of Maple Avenue and Fielder Court, south of Mockingbird Lane.  
Olga Torres-Holyoak (CC District 2) (Strater)  
Staff Recommendation: **Approval**  
Applicant: 6434 Maple Place, LP  
Representative: Scott Chandler

#### Individual Cases

7. [2078-194\(OTH\)](#) An application for a new subdistrict to allow for Industrial (inside) with potentially incompatible uses on property zoned Subdistrict 1B within Planned Development District No. 714 the West Commerce Street/Fort Worth Avenue Special Purpose District, on the west side of Beaver Street, north of Commerce Street  
Olga Torres-Holyoak (CC District 6) (Lozano)  
Staff Recommendation: **Denial**  
Applicant/ Representative: Theodore R. Craver  
Bus tour Date: June 12, 2008
8. [2078-227\(WE\)](#) An application for an MU-3 Mixed Use District on property zoned an IR Industrial Research District on the northeast corner of Harry Hines Boulevard and Hawes Avenue.  
Warren Ellis (CC District 2) (Strater)  
Staff Recommendation: **Approval** of a MU-2 Mixed Use District in lieu of an MU-3 Mixed Use District  
Applicant: 6814 HH Partners, L.P. a Texas Limited Partnership  
Representative: David Greer
9. [2078-228\(WE\)](#) An application for a TH-3(A) Townhouse District on property zoned an R-7.5(A) Single Family District on the west side of Cockrell Hill Road at Love Bird Lane.  
Warren Ellis (CC District 3) (Gary)  
Staff Recommendation: **Denial**  
Applicant: Michele Turnquist  
Representative: MASTERPLAN

#### Landmark Commission Appeal

- Mark Doty (CC District 2) (Strater)  
An appeal of the Landmark Commission decision to deny a Certificate of Appropriateness (CA078-267(MD)) at 711 Elm Street to remove window frames and glazing on Elm and Austin Facades for security reason.  
Staff Recommendation: **Denial**

Other Matters

CPC Committee Appointments and Reports

Minutes: June 12, 2008

Adjournment

**CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**

**Thursday, June 19, 2008**

**CPC TRANSPORTATION COMMITTEE MEETING** - Thursday, June 19, 2008, at 8:30 a.m., City Hall, 1500 Marilla Street, in Room 5BN, to discuss Thoroughfare Plan Amendment for Cypress Cove.

**Thursday, June 19, 2008**

**JOINT MEETING OF THE ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) AND THE SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC)** - Thursday, June 19, 2008, at 9:00 a.m., City Hall, 1500 Marilla Street, in Room 5ES, to discuss (1) **SPSD 078-003** Consideration of amendments to Chapter 51A, the Dallas Development Code, to amend regulations pertaining to the Downtown Special Provision Sign District to allow video board displays.

**Tuesday, June 24, 2008**

**JOINT CPC TRINITY RIVER AD HOC COMMITTEE & URBAN DESIGN ADVISORY COMMITTEE (UDAC)** – Tuesday, June 24, 2008, at 5:30 PM, City Hall, 1500 Marilla Street, in Room 6ES to discuss Cedars West Study Area Recommendation and Z067-298(JH).

### **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]