



CITY OF DALLAS

CITY PLAN COMMISSION  
Thursday, July 10, 2008  
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  
Jennifer Hiromoto, Principal Planner

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**BRIEFINGS:**

Subdivision Docket  
Zoning Docket

**ACTION ITEMS:**

Subdivision Docket

Planner: Carolyn Horner

Consent Agenda - Preliminary Plats

- (1) **S078-212**  
(CC District 14)  
(Emmons)

An application to replat a 9.675 acre tract of land containing part of Block 2/5406 and Lots 1 and 2 in City Block 7/5406 and abandoned alley Right of Way, property bounded by Sandhurst Lane, Jason Drive, University Blvd., and Amesbury Drive

Applicant/Owner: SSWH Partners, L.P.

Surveyor: Spiars Engineering Inc.

Application Filed: June 11, 2008

Zoning: MF-1(A)

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

- (2) **S078-216**  
(CC District 2)  
(Strater)
- An application to replat a portion of Lot 5 and Lots 6-12 and the remainder portion of Lot 13, of the Trinity Industrial District, and a portion of Block 1/1003, into one 2.5785 acre lot, Edison Road and Hi Line Drive.  
Applicant/Owner: LU12 Dallas Oaklawn V, L.P.  
Surveyor: Lopezgarcia Group  
Application Filed: June 17, 2008  
Zoning: PD 621 Subdist. 1  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (3) **S078-218**  
(District N/A)
- An application to create 32 lots ranging from 48,750 to 43,560 square feet from a tract of land in Kaufman County, City of Dallas Extra-Territorial Jurisdiction, FM 548 northeast of Reeder Lane  
Applicant/Owner: Texas 2528 Investments, LLC  
Surveyor: United Engineering Group  
Application Filed: June 17, 2008  
Zoning: ETJ  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (4) **S078-219**  
(CC District 13)  
(Ekblad)
- An application to replat Lot 8 and a portion of Lots 7 and 9 of the Lakeview Addition, and Lot 6A of the Lakeview Addition No. 2, in City Block 6/51999, into one 1.5215 acre lot, Greenville Avenue south of Phoenix Drive  
Applicant/Owner: Kline Investments, Ltd.  
Surveyor: Survey Consultants, Inc.  
Application Filed: June 17, 2008  
Zoning: MU-3  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (5) **S078-221**  
(CC District 2)  
(Strater)
- An application to replat Lots 2, 6A and 7A, and portions of Lots 3, 5 and 6 of Maple Lawn Annex Addition, in City Block 4627, into one 1.346 acre lot, Cedar Springs Road west of Inwood  
Applicant/Owner: Cathedral of Hope  
Surveyor: Analytical Surveys, Inc.  
Application Filed: June 18, 2008  
Zoning: IR  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

- (6) **S078-222**  
(CC District 2)  
(Strater)  
An application to replat Lot 4, and portions of Lots 3 and 5 of Maple Lawn Annex Addition, in City Block 4627, into one 1.346 acre lot, Cedar Springs Road west of Inwood  
Applicant/Owner: Cathedral of Hope  
Surveyor: Analytical Surveys, Inc.  
Application Filed: June 18, 2008  
Zoning: IR  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (7) **S078-223**  
(CC District 2)  
(Strater)  
An application to replat Lots 11-13 of Clifton Place #2, and a portion of Reagan Street to be abandoned, into one 1.2087 acre lot, Dallas North Tollway and Reagan Street.  
Applicant/Owner: CH Woodlawn, LP  
Surveyor: Brockette-Davis-Drake  
Application Filed: June 19, 2008  
Zoning: PD 193 (GR)  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (8) **S078-224**  
(CC District 14)  
(Emmons)  
An application to replat Lots 4-7 in City Block 271 of Good's Homestead Addition, and Lots 1-14 of Block M/270, and a portion of Florence Street to be closed/vacated, into one 3.498 acre lot on Live Oak Street at Cantegral Street.  
Applicant/Owner: City of Dallas  
Surveyor: Kimley-Horn & Associates, Inc.  
Application Filed: June 20, 2008  
Zoning: PD 298 Subarea 5  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Individual Items

- (9) **S078-214**  
(CC District 3)  
(Gary)  
An application to replat 14.048 acres containing tracts and lots in City Blocks 7135, D/7135, F/7135, H/7135 and I/7135 to remove the existing 25' platted building line and create a 7.159 acre lot and a 6.889 acre lot located on the south side of Bickers Street at the intersection of Bickers Street and Greenleaf Street  
Applicant/Owner: Dallas Housing Authority  
Surveyor: Pacheco Koch Consulting Engineers  
Application Filed: June 16, 2008  
Zoning: PD-508 (Tract 4)  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

- (10) **S078-215**  
(CC District 8)  
(Vacant)
- An application to replat all of Lots 1, 2, 3, and 4 and an alley to be abandoned in City Block A/8485 and a tract of land in City Block 8484, to remove the existing 30' and 20' platted building lines, into 88 single family lots south of IH-20 between S. St. Augustine Road and Prater Road  
Applicant/Owner: Graue Properties, Ltd.  
Surveyor: Vilbig & Associates, Inc  
Application Filed: June 17, 2008  
Zoning: R-5(A), R-7.5(A), MU-1  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Residential Replats

- (11) **S078-217**  
(CC District 3)  
(Gary)
- An application to replat Lots 26-31, in City Block Q/6260, part of the recorded subdivision Creek Cove Villas, for the purpose of adding building lines as required by the Development Code, 51A-4.114(8)(A), on Creek Cove Dr. and Ezekial Avenue  
Owner: Palatium Homes, Inc./Stephen Dean Homes, Inc.  
Surveyor: Global Land Surveying, Inc.  
Application Filed: June 17, 2008  
Zoning: TH-3(A)  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket.

Miscellaneous Docket

- M078-027**  
Richard Brown  
(CC District 3)  
(Gary)
- A minor amendment to the development plan for Planned Development District No. 521 for Mixed Uses on northwest line of Mountain Creek Parkway, north of IH 20.  
Staff Recommendation: **Approval**
- M078-031**  
Richard Brown  
(CC District 9)  
(Weiss)
- A minor amendment to Tract III portion of the development plan for Planned Development District No. 7 for certain Mixed Uses on the north line of Centerville Road, between Garland Road/Alvin Street and Jupiter Road.  
Staff Recommendation: **Approval**
- M078-038**  
Richard Brown  
(CC District 3)  
(Gary)
- A minor amendment to the site plan for Specific Use permit No. 1699 for a Restaurant without drive-in or drive-through service on the west line of South Polk Street, north of Legendary Lane.  
Staff Recommendation: **Approval**

**M078-039**  
Richard Brown  
(CC District 13)  
(Ekblad)

A minor amendment to the development plan for Planned Development District No. 686 for a public school other than and open-enrollment charter school and MF-2(A) Multifamily District Uses on the northeast line of Meadow Lane, northwest of Greenville Avenue.

Staff Recommendation: **Approval**

**D078-018**  
Frank Dominquez  
(CC District 9)  
(Weiss)

A development plan for Planned Development District No. 742 on the north corner of Northwest Highway and Skillman Street.

Staff Recommendation: **Pending**

### Zoning Cases – Consent

1. **Z078-155(MW)**  
(Marcus Watson)  
(CC District 14)  
(Emmons)

A Landmark Commission authorized hearing to consider expansion of the Harwood Historic District Overlay No. 48 on property zoned Planned Development District No. 619 with revisions to preservation criteria and exhibits on the northeast corner of St. Paul Street and Commerce Street.

Staff Recommendation: **Approval**, subject to preservation criteria.

Landmark Commission Recommendation: **Approval**, subject to preservation criteria.

2. **Z078-156(MW)**  
(Marcus Watson)  
(CC District 7)  
(Bagley)

A Landmark Commission authorized hearing to consider a Historic Overlay on property zoned on R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District with Specific Use Permit No. 119 for a cemetery on the southwest corner of Hatcher Street and Cason Street.

Staff Recommendation: **Approval**, subject to preservation criteria.

Landmark Commission Recommendation: **Approval**, subject to preservation criteria.

3. **Z078-224(JH)**  
(Jennifer Hiromoto)  
(CC District 3)  
(Gary)

An application for a Planned Development District for IM Industrial Manufacturing District uses and a private electric generating plan use on property zoned an LI Light Industrial District and a CS Commercial Service District on the north side of Mountain Creek Parkway, west of South Merrifield Road.

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

Applicant: ExTex LaPorte LP

Representative: Jonathan Vinson

Zoning - Under Advisement

4. **Z078-201(JH)**  
Jennifer Hiromoto  
(CC District 14)  
(Emmons)
- An application for a Planned Development District for CR uses and attended donation center use on property zoned a CR Community Retail District on the southwest side of Haskell Avenue, between Lafayette Street and Delano Place.  
Staff Recommendation: **Denial**  
Applicant: Goodwill Industries of Dallas, Inc.  
Representative: Jonathan Vinson, Jackson Walker  
U/A From: June 5, 2008  
Bus Tour Date: July 10, 2008
5. **Z078-197(OTH)**  
Olga Torres Holyoak  
(CC District 7)  
(Bagley)
- An application for a Specific Use Permit for an alcoholic beverage establishment limited to a bar, lounge, or tavern and a commercial amusement (inside) limited to a Class A dance hall on property zoned a CC Community Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, on the east corner of Grand Avenue and Meadow Street, and a P(A) Parking Subdistrict on property zoned an MF-2(A) Multifamily Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District on the east corner of Grand Avenue and Meadow Street and on the east side of Meadow Street, between Grand Avenue and Park Row Avenue.  
Staff Recommendation: **Approval** of a Specific Use Permit request for a five-year period with eligibility for automatic renewal for additional five-year periods, subject to a site plan and conditions and **Denial** of the P(A) Parking District request.  
Applicant: Rodney Griffin  
Representative: Louvada Jones  
U/A From: June 5, 2008
6. **Z078-227(WE)**  
Warren Ellis  
(CC District 2)  
(Strater)
- 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.  
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  
U/A From: June 19, 2008

Individual Cases

7. **Z078-229(WE)**  
(Warren Ellis)  
(CC District 2)  
(Strater)
- An application for a renewal of Specific Use Permit No. 1143 for a Group Residential Facility on property zoned within Subarea 3A of Planned Development District No. 362 for mixed uses on the north side of Gaston Avenue, northeast of Carroll Avenue.
- 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: West Fielding LLC  
Representative: Donald Fielding
8. **Z067-316(WE)**  
(Warren Ellis)  
(CC District 14)  
(Emmons)
- An application for a Specific Use Permit for a bank or savings and loan office on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District on the northeast corner of Inwood Road and Lemmon Avenue.
- Staff Recommendation: **Approval** for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan and conditions.
- Applicant: The Samuel Group  
Representative: Robert Baldwin
9. **Z078-190(RB)**  
(Richard Brown)  
(CC District 9)  
(Weiss)
- An application for an amendment to the conceptual plan and conditions for Planned Development District No. 742 for RR Regional Retail District Uses and Multifamily Uses on the north corner of Northwest Highway and Skillman Street.
- Staff Recommendation: **Approval**, subject to a conceptual plan and conditions.
- Applicant: TC Timbercreek Associates, LP, Owner  
Representative: Robert Reeves
10. **Z067-298(JH)**  
(Jennifer Hiromoto)  
(CC District 2)  
(Strater)
- An application for a Planned Development District for mixed uses on property zoned an IM Industrial Manufacturing District and a CS Commercial Service District in an area generally bounded by Cadiz Street, Industrial Boulevard, Rock Island Street, and the Union Pacific Railroad.
- Staff Recommendation: **Denial**
- Applicant: JPI Partners, LLC  
Representative: Jonathan Vinson  
Bus Tour Date: June 12, 2008

11. **Z078-196(OTH)**  
(Olga Torres Holyoak)  
(CC District 9)  
(Weiss)
- An application for an MF-3(A) Multifamily District with deed restrictions volunteered by the applicant on property zoned an MF-2(A) Multifamily District, on the north side of E. Northwest Highway, east of Shady Brook Lane.  
Staff Recommendation: **Approval**, subject to deed restrictions volunteered by the applicant.  
Applicant: SIVE Urban II, Inc.  
Representative: Robert Reeves & Associates, Inc.  
Bus Tour Date: June 12, 2008
12. **Z078-240(OTH)**  
(Olga Torres Holyoak)  
(CC District 2)  
(Strater)
- An application for a new subdistrict on property zoned Subdistrict 1 within Planned Development District No. 621, the Old Trinity and Design Special Purpose District on the east corner of Hi Line Drive and Edison Street.  
Staff Recommendation: **Approval**, subject to staff's recommended conditions.  
Applicant: P.M. Realty Group, LP  
Representative: Barry Knight and Tommy Mann of Winstead
13. **Z078-148(OTH)**  
(Olga Torres Holyoak)  
(CC District 3)  
(Gary)
- An application for a Planned Development District for Multifamily District uses on property zoned an MF-2(A) Multifamily District use on the southwest corner of Mary Cliff Road and Stevens Forest Drive.  
Staff Recommendation: **Approval**, subject to a conceptual plan and staff's recommended conditions.  
Applicant: Change Chamber Studios, LLC  
Representative: Karl A. Crawley, Master Plan  
Bus Tour Date: July 10, 2008

Special Provision Sign District

- SPSD078-002**  
David Cossum  
(CC District 2&14)  
(Strater & Emmons)
- Consideration of amendments to the Downtown Special Provision Sign District to renew and amend the "Supergraphic Sign" provisions, which expire on September 1, 2008, which allow supergraphic signs to be placed on certain buildings in an area generally bounded by Woodall Rogers to the north, Interstate 45/US 75 to the east, Interstate 30/ R.L. Thornton to the south and Interstate 35/Stemmons Freeway to the west, including those areas included in the West End Special Provision Sign District, the Arts District Special Provision Sign District, and the Farmers Market Special Provision Sign District.  
Staff Recommendation: **Approval** to extend the supergraphic provisions for an additional five-year period.

Other Matters

CPC Committee Appointments and Reports

Minutes: June 19, 2008

Adjournment

**CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**

**Tuesday, July 8, 2008**

**JOINT MEETING OF THE ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) AND THE SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC)** - Tuesday, July 8, 2008, at 2:00 p.m., City Hall, 1500 Marilla Street, in LIFN, Conference Room "B", 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 and (2) SPSD 078-002 - Consideration of amendments to the Downtown Special Provision Sign District to renew the 'Supergraphic' provisions with discussion on whether it would be appropriate to explore amending the existing provisions, or to create a new category of wallscape sign, to allow for additional wallscape style signs downtown. .

**Tuesday, July 8, 2008**

**JOINT CPC TRINITY RIVER AD HOC COMMITTEE & URBAN DESIGN ADVISORY COMMITTEE (UDAC)** – Tuesday, July 8, 2008, at 5:30 PM, City Hall, 1500 Marilla Street, in Room 6ES to discuss Cedars West 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]