



CITY OF DALLAS

CITY PLAN COMMISSION  
Thursday, August 13, 2009  
AGENDA

BRIEFINGS:	5ES	10:30 a.m.
PUBLIC HEARING	Council Chambers	1:30 p.m.

\*The City Plan Commission may be briefed on the agenda if it becomes necessary.

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

**BRIEFINGS:**

Subdivision Docket  
Zoning Docket

**ACTION ITEMS:**

Subdivision Docket Planner: Carolyn Horner

Consent Agenda - Preliminary Plats

- (1) **S089-065R**  
(CC District 4)
- An application to create 52 lots from a portion of the Carver Heights Apartment Addition and a tract of land, located in City Blocks 4717, 4718, A/5914, B/5914 and C/5914, northwest corner of Fran Way and Compton Street  
Applicant/Owner: SDC Fiji Senior, L.P., Sphinx Development Corp.  
Surveyor: CEI Engineering Associates, Inc.  
Application Filed: July 17, 2009  
Zoning: MU-1 and MF-2(A)  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

- (2) **S089-118**  
(CC District 6) An application to create 2 lots from a 2.593 acre tract of land located in City Block 6589, northwest corner of Forest Lane and Josey Lane  
Applicant/Owner: Stone Lewis Properties  
Surveyor: Winkelmann & Associates, Inc.  
Application Filed: July 20, 2009  
Zoning: MU-2  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (3) **S089-119**  
(CC District 2) An application to create 1 lot from a 13.316 acre tract of land in City Block 6067, on Brookhollow Drive south of Regal Row  
Applicant/Owner: Brook Hollow Golf Club  
Surveyor: Miller Surveying, Inc.  
Application Filed: July 21, 2009  
Zoning: IR  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (4) **S089-120**  
(District 2) An application to create 1 lot from a 2.422 acre tract of land in City Blocks 6065 and 6066, northwest corner of Harry Hines Boulevard and Brookhollow Drive  
Applicant/Owner: Brook Hollow Golf Club  
Surveyor: Miller Surveying, Inc.  
Application Filed: July 21, 2009  
Zoning: IR  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (5) **S089-121**  
(CC District 7) An application to create 1 lot from a 3.29 acre tract of land in City Block 7532, at 3333 East Kiest Boulevard  
Applicant/Owner: Keystone Investment and Development, Inc.  
Surveyor: MC Surveying, Inc.  
Application Filed: July 21, 2009  
Zoning: IR  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (6) **S089-122**  
(CC District 8) An application to create 7 lots from 259.199 acres located in several tracts of land in City Blocks 8298, 8299, 8300, 8303, 8304 and 8305, on Telephone Road, east of Dallas Avenue  
Applicant/Owner: Ridge Property Trust  
Surveyor: Winkelmann & Associates, Inc.  
Application Filed: July 21, 2009  
Zoning: LI  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

- (7) **S089-123**  
(CC District 14)
- An application to create one 0.423 acre lot from two tracts of land, located in City Block 566, on Arts Plaza between Ross Avenue and Forbes  
Applicant/Owner: Dallas Black Dance Theater  
Surveyor: Salcedo Group, Inc.  
Application Filed: July 21, 2009  
Zoning: PD 708  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Miscellaneous Docket

- M089-033**  
Richard Brown  
(CC District 8)
- Minor amendment to the site plan for Specific Use Permit No. 1522 for an Open-enrollment charter school on the south line of West Ledbetter Drive, west of Hampton Road.  
Staff Recommendation: **Approval**
- M089-034**  
Richard Brown  
(CC District 13)
- Minor amendment to the development plan and landscape plan for Planned Development District No. 385 for a Private school, Convent or monastery, and Single family dwellings on the south line of Walnut Hill Lane, west of Inwood Road  
Staff Recommendation: **Approval**
- M089-036**  
Richard Brown  
(CC District 8)
- Minor amendment to the site/landscape plan for Specific Use Permit No. 1477 for an Open-enrollment charter school on the northeast corner of Red Bird Lane and Westmoreland Road.  
Staff Recommendation: **Approval**
- M089-037**  
Richard Brown  
(CC District 6)
- Minor amendment to Tract IV of the development plan for Planned Development District No. 278 for Office and Related Uses on the terminus of Pegasus Park Drive, north of Irving Boulevard.  
Staff Recommendation: **Approval**
- M089-038**  
Richard Brown  
(CC District 14)
- Minor amendment to the development plan of Planned Development District No. 59 for TH-4 Townhouse Subdistrict Uses within Planned Development District No. 193, the Oak Lawn Special Purpose District on the southeast corner of Throckmorton Street and Herschel Avenue.  
Staff Recommendation: **Approval**

Zoning Cases – Consent

1. **Z089-198(MAW)**  
(Megan Wimer)  
(CC District 5)  
An application for a Specific Use Permit for a vehicle display, sales and service use on property within Subdistrict 2 of Planned Development District No. 533, the C.F. Hawn Special Purpose District No. 1 on the north side of C.F. Hawn Freeway, west of Jim Miller Road.  
Staff Recommendation: **Approval** for a three-year period with eligibility for automatic renewal for additional three-year periods; subject to a site plan and conditions.  
Applicant/Representative: Construction Concepts, Inc.
  
2. **Z089-199(MAW)**  
(Megan Wimer)  
(CC District 8)  
An application for a Specific Use Permit for a vehicle display, sales and service use on property within Subdistrict 2 of Planned Development District No. 535, the C.F. Hawn Special Purpose District No. 3 with a Dry Liquor Control Overlay on the southeast corner of C.F. Hawn Freeway and St. Augustine Drive.  
Staff Recommendation: **Approval** for a three-year period with eligibility for automatic renewal for additional three-year periods; subject to a site plan and conditions.  
Applicant/Representative: Construction Concepts
  
3. **Z089-229(MAW)**  
(Megan Wimer)  
(CC District 14)  
An application to renew Specific Use Permit No. 1552 for a hotel or motel use on property zoned an HC Heavy Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District on the north corner of Maple Avenue and Mahon Street.  
Staff Recommendation: **Approval** for a five-year period, subject to a site plan and conditions.  
Applicant/ Representative: Robert Reeves & Associates
  
4. **Z089-228(MW)**  
(Marcus Watson)  
(CC District 14)  
A Landmark Commission authorized hearing to consider expansion of the Junius Heights Historic District Overlay No. 128, Tract C, on property zoned Planned Development District No. 99 on the east corner of Gaston Avenue and Huntley Street (5630 Gaston Avenue).  
Staff Recommendation: **Approval**, subject to Amendments to Exhibits  
Landmark Commission Recommendation: **Approval**, subject to Amendments to Exhibits

Zoning Cases – Under Advisement

5. **Z089-135(WE)**  
(Warren Ellis)  
(CC District 14)
- An application for an amendment to create two tracts within Planned Development District No. 183 for MU-3 Mixed Use District uses on the southeast corner of North Haskell Avenue and North Central Expressway.  
Staff Recommendation: **Approval**, subject to a development plan, landscape plan, streetscape tree plan and conditions.  
Applicant: Dallas CPT Fee Owner, L.P.  
Representative: James R. Schnurr  
U/A From: April 16, 2009; May 7, 2009 and June 25, 2009
7. **Z089-200(MAW)**  
(Megan Wimer)  
(CC District 14)
- An application to create a new subarea to allow the tower/antenna for cellular communication use on property within Subarea A of Planned Development District No. 326, the West Lovers Lane Planned Development District on the north side of Lovers Lane, east of Linwood Avenue.  
Staff Recommendation: **Approval** of a new subarea within Planned Development District No. 326, the West Lovers Lane Planned Development District, subject to a development plan and conditions.  
Applicant: MetroPCS LLC  
Representative: Dave Green, Bauman Consultants  
U/A From: July 23, 2009

Zoning Cases – Individual

6. **Z089-160(RB)**  
(Richard Brown)  
(CC District 4)
- An application for a Planned Development District for Retirement housing, Single family, and certain non-residential uses on property zoned an MF-2(A) Multifamily District and an MU-1 Mixed Use District at the northwest corner of Compton Street and Fran Way.  
Staff Recommendation: **Approval**, subject to a Tract I and Tract II development plan/Tract III conceptual plan and staff's recommended conditions.  
Applicant: SDC Fiji Senior, LP-Jay Oji and Joseph Agumadu, Partners  
Representative: Trace Strevey

All-Way-Stop Appeal

**Preston Trail Drive at Jericho Court**

- Kerry Elder  
(CC District 12)
- Consideration of an appeal for the installation of an All-Way STOP control at the intersection of Preston Trail Drive at Jericho Court.  
Department of Public Works and Transportation Recommendation: **No objection**

Other Matters

Consideration of amendments to the City Plan Commission Rules of Procedure.

U/A From: July 23, 2009

Minutes: July 23, 2009

Adjournment

**CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**

**Thursday, August 13, 2009**

**THOROUGHFARE (TRANSPORTATION) COMMITTEE** - Thursday, August 13, 2009, at 9:30 a.m., 1500 Marilla Street, in the Room 5ES, to discuss an amendment to the City of Dallas Thoroughfare Plan to: (1) Delete Colorado Boulevard from Westmoreland Road to Cockrell Hill Road, a four lane undivided roadway (S-4-U) within 60 feet of right-of-way; (2) Add Pinnacle Point Drive from Cockrell Hill Road to Pinnacle Park Boulevard as a four-lane undivided roadway (S-4-U) within 60 feet or right-of-way, and (3) Add Unnamed Central West 1 (Unnamed CW1) as a special two lane undivided (SPCL 2U) roadway within 64 to 80 feet of right-of-way.

### **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]