



CITY OF DALLAS

CITY PLAN COMMISSION  
Thursday, September 20, 2007  
AGENDA

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|                |                  |            |
|----------------|------------------|------------|
| BRIEFINGS:     | 5ES              | 10:30 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  
Jennifer Hiromoto, Principal Planner

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**BRIEFINGS:**

Subdivision Docket  
Zoning Docket

**ACTION ITEMS:**

Subdivision Docket

Planner: Paul Nelson

Consent Agenda - Preliminary Plats

- (1) **S067-246R**  
(CC District 2)  
(Strater)

An application to create a 4.5 acre lot from a tract of land in City Block 5746 on Macatee Street at Bengal Street, northwest corner  
Applicant: Tommy Rhodus  
Surveyor: Jones & Boyd  
Application Filed: August 22, 2007  
Zoning: PDD No. 663  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (2) **S067-247R**  
(CC District 2)  
(Strater)

An application to create one 7.547 acre lot from a tract of land in City Block 5746 on Bengal Street between Motor Street and Macatee Drive  
Applicant: Trammel Crow Residential  
Surveyor: Jones & Boyd  
Application Filed: August 22, 2007  
Zoning: PDD No. 663  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

- (3) **S067-251**  
(CC District 8)  
(Jones-Dodd)
- An application to replat a 3.8074 acre lot in the City of Dallas and the City of Mesquite and a tract of land in the City of Dallas into a 4.9919 lot in City Block A/8839 on E. Lawson Road northeast of Lasater Road  
Applicant: Mesquite I.S.D.  
Surveyor: Doug Connally & Associates  
Application Filed: August 23, 2007  
Zoning: CS & CR  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (4) **S067-252**  
(CC District 8)  
(Jones-Dodd)
- An application to create a 10 lot single family subdivision from a 2.6728 acre tract of land in City Block 8824 on 12450 Fish Road at Ravenview Road, south corner  
Applicant: Tortoise I, L.P.  
Surveyor: Doug Connally & Associates  
Application Filed: August 23, 2007  
Zoning: R-10(A)  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (5) **S067-253**  
(CC District 2)  
(Strater)
- An application to replat part of Lots 5 and 6, and all of Lots 7 and 8 in City Block 2/361 to create one 0.456 acre lot on Moody Street between N. Harwood St. and McKinnon St.  
Applicant: Harwood International  
Surveyor: Brochette Davis Drake, Inc.  
Application Filed: August 23, 2007  
Zoning: PDD 193(HC) PDS 79  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (6) **S067-256**  
(CC District 1)  
(Prothro)
- An application to create a 1.089 acre lot from a tract of land in City Block 6114 located on 3710 W. Illinois Avenue west of Coombs Creek Drive  
Applicant: JNR Development, L.P.  
Surveyor: Salcedo Group, Inc.  
Application Filed: August 24, 2007  
Zoning: LI  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

- (7) **S067-257R**  
(CC District 2)  
(Strater)
- An application to replat all of Lots 2A through Lots 2P, Lots 3A thru 3J, Lots 4A thru 4H, and all of Lots 5, 6, 7, 8, and part of Lot 4 in City Block C/1993 into one 2.543 acre lot, a 0.6713 acre Shared Access Area Development and terminate or amend the existing Shared Access Area Easement on property located on Belmont Avenue between Henderson Avenue and Garrett Avenue  
Applicant: Perry Homes  
Surveyor: Ferguson-Deere, Inc.  
Application Filed: August 27, 2007  
Zoning: MF-2(A)  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (8) **S067-259**  
(CC District 14)  
(Emmons)
- An application to replat all of Lots 1A thru 5 in City Block 5/2043 into one 0.9183 acre lot on 4406 Bowser Avenue at Herschel Avenue at, north corner  
Applicant: Bowser Investments, L.P.  
Surveyor: Votex Surveying  
Application Filed: August 28, 2007  
Zoning: PDD No. 193(MF-2)  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (9) **S067-260**  
(CC District 7)  
(Bagley)
- An application to create one 3.0105 acre lot and one 8.7050 acre lot from an 11.7155 acre tract of land in City Block 6127 on property located on Buckner Boulevard at Samuel Boulevard, southwest corner  
Applicant: Warner Pacific Properties  
Surveyor: Bury Partners-DFW, Inc.  
Application Filed: August 28, 2007  
Zoning: PDD 605  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (10) **S067-261**  
(CC District 3)  
(Gary)
- An application to create 168 lots from a 44.231 acre tract of land in City Block 6964 on Walton Walker Boulevard and Cockrell Hill Road south of Kiest Boulevard  
Applicant: Vista Del Cielo, Phase 2  
Surveyor: Winkleman and Associates, Inc.  
Application Filed: August 28, 2007  
Zoning: PDD No. 108, R-7.5(A), R-16(A), LO-3; Rezoning to separate PDD pending Z056-220  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Individual Items - Residential Replats

- (11) **S067-248**  
(CC District 4)  
(Marshall)
- An application to replat all of Lots 28, 29 and 30 in City Block 2/6083 into one 0.344 acre lot on 4406 & 4410 Aztec Drive between Ann Arbor Drive and Moffatt Avenue  
Applicant: Mack and Annie Jones  
Surveyor: Shields and Lee  
Application Filed: August 22, 2007  
Zoning: R-7.5(A)  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (12) **S067-249**  
(CC District 10)  
(Hill)
- An application to replat all of a 0.191 acre tract of land containing all of Lot 16 in City Block G/7317 to relocate the existing front platted building line at 9118 Lynbrook Drive, north of McCree Road  
Applicant: John & Carolynn Hannah  
Surveyor: Shields and Lee  
Application Filed: August 22, 2007  
Zoning: R-7.5(A)  
Staff Recommendation: **Denial**
- (13) **S067-254**  
(CC District 6)  
(vacant)
- An application to replat all of Lot 4A in City Block 7/8331 to create two 10,890 sq. ft. lots at 1231 N. Tatum Avenue, north of Goodman Street  
Applicant: Marco Arreguin  
Surveyor: Peiser Surveying Co.  
Application Filed: August 23, 2007  
Zoning: R-7.5(A)  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (14) **S067-255**  
(CC District 6)  
(vacant)
- An application to replat a one acre tract of land containing all of Lot 3 in City Block 8/8331 to create four 10,890 sq. ft. lots at 1228 N. Tatum Avenue, north of Goodman Street  
Applicant: Marco Arreguin  
Surveyor: Peiser Surveying Co.  
Application Filed: August 23, 2007  
Zoning: R-7.5(A)  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Miscellaneous Docket

**D067- 014**  
Frank Dominguez  
(CC District 3)  
(Gary)  
A site plan for Planned Development District No. 38 on the northeast corner of Ledbetter Drive and Altoona Drive  
Staff Recommendation: **Approval**

**W067-014**  
Neva Dean  
(CC District 8)  
(Jones-Dodd)  
A waiver of the two-year waiting period in order to submit an application for an amendment to Planned Development District No. 751 in an area generally bounded by Cliff Creek Crossing, Hampton Road, Wheatland Road, IH 20, and Bainbridge Drive.  
Staff Recommendation: **Denial**

**W067-015**  
Neva Dean  
(CC District 11)  
(Buehler)  
A waiver of the two-year waiting period in order to submit an application for an amendment to Planned Development District No. 750 on the northwest corner of Walnut Hill Lane and North Central Expressway  
Staff Recommendation: **Denial**

**W067-016**  
Neva Dean  
(CC District 13)  
(Ekblad)  
A waiver of the two-year waiting period in order to submit an application for an amendment to Planned Development District No. 344 on the north side of Park Lane, northwest of Abrams Road  
Staff Recommendation: **Denial**

Certificates of Appropriateness for Signs

**Downtown Sign District:**

**0708011108**  
Michael Finley  
(CC District 14)  
(Emmons)  
An application for the installation of a 355 square foot upper level attached premise sign reading “**Comerica**” on the east elevation of 1717 Main Street, facing St. Paul Street  
Applicant: Jimmie Wauford  
Staff Recommendation: **Approval**  
SSDAC Recommendation: **Approval**

Zoning Cases – Consent

1. **Z067-265(JH)**  
Jennifer Hiromoto  
(CC District 6)  
(Vacant)  
An application for an RR Regional Retail District on property zoned an IR Industrial Research on the northwest corner of Reeder Road and Joe Field Road  
Staff Recommendation: **Approval**  
Applicant: Khaled Chami  
Representative: Josh Correa

2. **Z067-289(MF)**  
Michael Finley  
(CC District 2)  
(Strater)  
An application for a Specific Use Permit for a bar, lounge, or tavern use on property zoned Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, on the northeast corner of Crowds Street at July Alley  
Staff Recommendation: **Approval** for a two-year time period, subject to a site plan and conditions  
Applicant: Steven Gervais  
Representative: John Hamilton
3. **Z067-290(MF)**  
Michael Finley  
(CC District 2)  
(Strater)  
An application for a Specific Use Permit for a Tattoo Studio and Body Piercing Studio within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, on the on the north side of Elm Street, west of Malcolm X Boulevard.  
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: Elm Street Tattoo  
Representative: Masterplan – Dallas Cothrum
4. **Z067-304(RB)**  
Richard Brown  
(CC District 2)  
(Strater)  
An application for a Specific Use Permit for a Tattoo Studio and Body Piercing Studio on property zoned Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, on the northwest line of Elm Street, east of Malcolm X Boulevard  
Staff Recommendation: **Approval** for a two-year period, subject to a site plan and conditions  
Applicant: Randall Westfall  
Representative: Rayburn Sacra
5. **Z067-292(WE)**  
Warren Ellis  
(CC District 13)  
(Ekblad)  
An application for a CR Commercial Retail District on property zoned Planned Development District No. 140 for Office-2 District uses, a health club and parking garage, on the north side of Forest Lane, west of Webb Chapel Road.  
Staff Recommendation: **Approval**  
Applicant: Mini-USA Equities, Inc.  
Representative: Kirk Williams and Tommy Mann
6. **Z067-287(OTH)**  
Olga Torres-Holyoak  
(CC District 6)  
(Vacant)  
An application for an IM Industrial Manufacturing District on property zoned an IR Industrial Research District on the west side of Tanner Road, between Tantor Road and X Street  
Staff Recommendation: **Approval**  
Applicant: GTown Concrete Pumping Services  
Representative: Charles Jeffrey Kiely

7. **Z067-260(OTH)** An application for a P(A) Parking District on property zoned an MF-1(A) Multifamily District on the on the southwest corner of Olga Torres-Holyoak (CC District 14) Matilda Street and Lovers Lane (Emmons)  
Staff Recommendation: **Approval**, subject to a site plan.  
Applicant: Eastern Partners, LLC  
Representative: Masterplan  
Bus Tour Date: August 9, 2007

Zoning Cases – Under Advisement

8. **Z067-259(OTH)** An application for an MU-1 Mixed Use District on the western half of the site, and an MF-3(A) Multifamily District on the Olga Torres-Holyoak (CC District 14) eastern half of the site with deed restrictions volunteered by (Emmons) the applicant on the entire site, on property zoned an MF-1(A) Multifamily District, in an area bounded by Lovers Lane to the north, Matilda Street to the west, Milton Street to the south and Amesbury Drive to the east.  
Staff Recommendation: **Approval** of an MU-1 Mixed Use District on the western half of the property and an MF-3(A) on the eastern half of the property and a strip along Milton Street on the western side of the property, subject to deed restrictions volunteered by the applicant on the entire property  
Applicant: Fairfield at Lovers Lane LP  
Representative: Masterplan  
Bus Tour Date: August 9, 2007  
U/A From: August 9, 2007
9. **Z067-251(RB)** An application for a Specific Use Permit for an Alcoholic Richard Brown (CC District 12) beverage establishment for a Private club-bar on property (Wolfish) zoned a CR Community Retail District on the southeast corner of Midway Road and Frankford Road  
Staff Recommendation: **Approval** for a two-year period, subject to a site plan and conditions.  
Applicant: Beer Girls, LLC  
Representative: Janet Ivy  
U/A From: August 23, 2007

10. **Z067-229(DW)**  
David Whitley  
(CC District 2)  
(Strater)
- A City Plan Commission authorized hearing to determine proper zoning with consideration given to amending a portion of Planned Development District No. 621, the Old Trinity and Design District Special Purpose District to create a new subarea for the Old Trinity Industrial land use opportunity area to address building configuration, building height, building footprint, building orientation and view considerations on property zoned Planned Development District No. 621, the Old Trinity and Design District Special Purpose District, on property generally bounded by Wycliff Avenue to the northwest, Irving Boulevard and Industrial Boulevard to the northeast, Continental Avenue to the south, and the east Trinity River levee to the west.
- Staff Recommendation: **Approval**, subject to revised conditions
- Ad Hoc/UDAC Recommendation: **Approval**, subject to conditions
- Bus Tour Date: August 9, 2007
- U/A From: August 23, 2007

Individual Cases

11. **Z067-236(WE)**  
Warren Ellis  
(CC District 13)  
(Ekblad)
- An application for a Specific Use Permit for a private school on property zoned an R-16(A) Single Family District on the northwest corner of Walnut Hill Lane and Hedgeway Drive
- Staff Recommendation: **Approval** for a five-year time period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and staff's conditions
- Applicant: The Cambridge School of Dallas
- Representative: Karl Crawley, MASTERPLAN
12. **Z067-238(WE)**  
Warren Ellis  
(CC District 9)  
(Weiss)
- An application for an MU-1 Mixed Use District, an R-5(A) Single Family District and TH-3(A) Townhouse District on property zoned an A(A) Agricultural District, on the north side of Barnes Bridge Road, east of Bobtown Road.
- Staff Recommendation: **Denial**
- Applicant: D.R. Horton – Texas, Ltd.
- Representative: Robert Miklos, Hughes & Luce, LLP
13. **Z067-267(WE)**  
Warren Ellis  
(CC District 6)  
(Vacant)
- An application for a CS Commercial Service District on property zoned an IM Industrial Manufacturing District, on the east line of Harry Hines Boulevard, south of Walnut Hill Lane
- Staff Recommendation: **Approval**
- Applicant: Autozone, Inc.
- Representative: CEI Engineering

14. **Z067-263(JH)**  
Jennifer Hiromoto  
(CC District 14)  
(Emmons)
- An application for a Planned Development District for a private school use, MC-1 Multiple Commercial District uses, R-7.5(A) Single Family District uses, CR Community Retail District with retention of the Dry Liquor Control Overlay on a portion and P(A) District uses and the termination of Specific Use Permit No. 1179 on property zoned an MC-1 Multiple Commercial District, CR Community Retail District, CR-D Community Retail District with a Dry Liquor Control Overlay, an R-7.5(A) Single Family District with Specific Use Permit No. 1179 for a private school use on a portion, P(A) Parking District, and a D(A) Duplex District with Specific Use Permit UP No. 1179 for a private school use on a portion, on the south side of Lovers Lane, between Morton Street and Linwood Avenue  
Staff Recommendation: **Approval**, subject to a development plan, traffic management plan, and conditions with retention of the Dry Liquor Control Overlay on a portion of the site and approval of the termination of Specific Use Permit No. 1179  
Applicant: Providence Christian School of Texas  
Representative: Kirk Williams  
Bus Tour Date: August 9, 2007
15. **Z067-275(OTH)**  
Olga Torres-Holyoak  
(CC District 14)  
(Emmons)
- An application for a Planned Development Subdistrict for HC Heavy Commercial Subdistrict uses within Planned Development District No. 193, on property zoned a GR General Retail Subdistrict and an HC Heavy Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District on both sides of Routh Street at its terminus at the Katy Trail  
Staff Recommendation: **Approval** of a Planned Development Subdistrict for GR General Retail Subdistrict uses, subject to a conceptual plan and conditions  
Applicant: Katy Venture Ltd.  
Representative: Kirk Williams and Tommy Mann
16. **Z067-291(MF)**  
Michael Finley  
(CC District 9)  
(Weiss)
- An application for a Neighborhood Stabilization Overlay (NSO) on property zoned an R-10(A) Single Family District in an area generally bounded by Garland Road, Peavy Road, the GC & SF Railroad, Old Gate Lane and the alley west of Redondo Drive (Casa Linda Estates)  
Staff Recommendation: **Approval**  
Applicant: Casa Linda Estates Neighborhood

Special Provision Sign District

**SPSD 067-003**

David Cossum

An application for an amendment to the provisions of the Downtown Special Provision Sign District, to create a new Subdistrict to allow for video board signs on a tract of land generally bounded by Main Street, Akard Street, Elm Street and Field Street

Staff Recommendation: **Approval**, subject to staff conditions

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Other Matters

CPC Committee Appointments and Reports

City Plan Commission 2005-2006 Annual Report

Minutes: August 23, 2007

Adjournment

**CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**

**Tuesday, September 18, 2007**

**SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC)** - Tuesday, September 18, 2007, 2:00 p.m., City Hall, 1500 Marilla Street, in Room 5BN Conference Room to discuss a proposal to amend the Downtown Special Provision Sign District to allow 'moveable message' signs with on and off-premise advertising.

**Tuesday, September 18, 2007**

**JOINT CPC TRINITY RIVER AD HOC COMMITTEE & URBAN DESIGN ADVISORY COMMITTEE (UDAC)** – Tuesday, September 18, 2007, at 5:30 PM, City Hall, 1500 Marilla Street, in Room 6ES to discuss Sign Regulations.

**Thursday, September 20, 2007**

**ZONING ORDINANCE ADVISORY COMMITTEE MEETING (ZOAC)** - Thursday, September 20, 2007, at 9:00 a.m., City Hall, 1500 Marilla Street, in Room 5ES to consider (1) DCA067-009 - Amendments to Chapter 51A, the Dallas Development Code, regarding the ability of the Board of Adjustment to consider variances to floor area ratio requirements and Briefing on Section 8.503 of Article VIII subdivision regulations

**Thursday, September 20, 2007**

**CPC TRANSPORTATION COMMITTEE MEETING** - Thursday, September 20, 2007, at 8:00 AM, City Hall, 1500 Marilla Street, in Room 5ES, to discuss (1) Amendment to the Thoroughfare Plan to remove Blanco Road between Langdon Road and Cleveland Road, (2) Amendment to the CBD Streets and Vehicular Circulation Plan to add Cadiz Street from Industrial Boulevard to Griffin Street and (3) Amendments to the Thoroughfare Plan to add and delete segments of the CBD Fair Park Link based on the new alignment to connect the CBD and Fair Park.

### **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]
1. 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]