



CITY OF DALLAS

CITY PLAN COMMISSION  
Thursday, September 25, 2008  
AGENDA

**REVISED**

---

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.

---

Theresa O'Donnell, Director  
David Cossum, Assistant Director of Current Planning  
Megan Wimer, Principal Planner

---

**BRIEFINGS:**

Subdivision Docket  
Zoning Docket

**ACTION ITEMS:**

Subdivision Docket Planner: Paul Nelson

Consent Agenda - Preliminary Plats

- (1) **S078-259**  
(CC District 14)  
(Emmons)
- An application to replat a 1.56 acre tract of land containing all of Lot 4A in City Block 2/992 to abandon certain existing easements and to provide additional easements on property bounded by Hood Street, Hall Street, and Sale Street  
Addition: Belmont Village Addition  
Owner/Applicant: Belmont Village Turtle Creek, LLC  
Surveyor: Brockette Davis Drake, Inc.  
Application Filed: September 5, 2008  
Zoning: PDD 193(PDS 37)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket

- (2) **S078-260**  
(CC District 11)  
(Buehler)
- An application to replat a 24.390 acre tract of land containing Lot 7F, 7G1, and 7J in City Block B/8222 by creating two 0.768 acre lots from existing Lot 7F, revise the south line of Lot 7G and to revise the location of the existing wastewater easement on Lot 7F and 7J on Montfort Drive between Belt Line Road and Arapaho Road  
Addition: Prestonwood Town Center IX Lots 7F1, 7F2, 7G, and 7J Block B/8222  
Owner/Applicant: WXIII/PWM Real Estate Limited Partnership  
Surveyor: Bury Partners-DFW, Inc.  
Application Filed: September 5, 2008  
Zoning: PDD No. 614  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket

Individual Items – Residential Replats

- (3) **S078-257**  
(CC District 5)  
(Rogers)
- An application to replat Lot 1, in City Block E/5440 to reduce the 20 foot platted building line to 15.5 feet on the northeast line of Larmanda Street at 7305 Wild Valley Drive, north corner  
Addition: Knight Addition  
Owner/Applicant: Jesse H. Knight  
Surveyor: Doug Connally & Associates, Inc.  
Application Filed: September 3, 2008  
Zoning: R-7.5(A)  
Staff Recommendation: **Denial**
- (4) **S078-258**  
(CC District 14)  
(Emmons)
- An application to replat Lots 4 and 5 into one 0.996 acre lot in City Block 1/5069 on 8827 & 8835 Lakemont Drive, north of Shorecrest Drive  
Addition: Gilliam Subdivision  
Owner/Applicant: Christopher and Lisa Gilliam  
Surveyor: Peiser Surveying Company  
Application Filed: September 4, 2008  
Zoning: R-10(A)  
Staff Recommendation: **Denial**

Street Name Change Requests

- (1) **NC078-005**  
(CC District 14)  
(Emmons)
- An application to change the name of Yale Boulevard between US 75/Central Expressway and Greenville Avenue to “SMU Boulevard”  
Application Filed: July 31, 2008  
Staff Recommendation: **Approval**  
Subdivision Review Committee Recommendation: **Approval**

- (2) **NC078-006** An application to change the name of Ross Avenue, between Live Oak Street and Houston Street, to “Cesar Chavez Boulevard”  
(CC District 2 & 14)  
(Strater & Emmons)  
Application Filed: August 14, 2008  
Staff Recommendation: **Approval**  
Subdivision Review Committee Recommendation: **Denial**

Miscellaneous Docket

- M078-045** Minor amendment to the development plan and landscape plan for Planned Development Subdistrict No. 14 for an Assisted Living Facility within Planned Development District No. 193 on Dickason Avenue, northwest of Hood Street.  
Richard Brown  
(CC District 14)  
(Emmons)  
Staff Recommendation: **Approval**

- M078-049** Minor amendment to the site plan for Specific Use Permit No. 1699 for a restaurant without drive-in or drive-through service on the east line of South Polk Street, north of Legendary Lane.  
Richard Brown  
(CC District 3)  
(Gary)  
Staff Recommendation: **Approval**

- D078-027** Development plan and landscape plan for Planned Development Subdistrict No. 53, within Planned Development District No. 193 with Historic Overlay District No. 94 (St. Ann’s School), on N. Harwood Street, Moody Street, and Harry Hines Boulevard.  
Frank Dominguez  
(CC District 14)  
(Emmons)  
Staff Recommendation: **Approval**

- W078-017** A waiver of the two-year waiting period in order to submit an application for an amendment to and expansion of Specific Use Permit No. 1661 on the southwest corner of Hampton Road and Beckleymeade Avenue.  
Neva Dean  
(CC District 8)  
(Vacant)  
Staff Recommendation: **Approval**

Miscellaneous Docket – Under Advisement

- M078-044** Minor amendment to the development plan for Planned Development District No. 713 for Mixed Uses on the northeast corner of Alpha Road and Noel Road.  
Richard Brown  
(CC District 11)  
(Buehler)  
Staff Recommendation: **Approval** of Numbers 1 and 2 of the requested amendments, and **denial** of Number 3.  
U/A From: September 18, 2008

Certificates of Appropriateness for Sign

**Arts Sign District:**

**0808211006**

Kyra Blackston  
(CC District 14)  
(Emmons)

An application for the installation of a 24 square foot detached premise sign containing a logo and the words "ARTS DISTRICT PARKING" and "2121 FLORA" on the western corner of Pearl Street and Flora Street at 1818 Olive Street.

Applicant: John Miller of Arts District Properties, LTD

Staff Recommendation: **Denial**

SSDAC Recommendation: **Approval**, subject to condition

**0808211008**

Kyra Blackston  
(CC District 14)  
(Emmons)

An application for the installation of a 24 square foot detached premise sign containing a logo and the words "ARTS DISTRICT PARKING" and "2121 FLORA" on the northeast corner of Olive Street and Flora Street at 2121 Flora Street.

Applicant: John Miller of Arts District Properties, LTD

Staff Recommendation: **Denial**

SSDAC Recommendation: **Approval**, subject to conditions

Zoning Cases – Consent

1. **Z078-215(RB)**

Richard Brown  
(CC District 3)  
(Gary)

An application for an amendment to and expansion of the Tract 1 portion of Subarea D-1 within Planned Development District No. 468, the Oak Cliff Gateway Special Purpose District on property zoned as Tract 1 portion Subarea D-1 and part of Subarea D within Planned Development District No. 468 on the north quadrant of Zang Boulevard and Plowman Avenue.

Staff Recommendation: **Approval**, subject to a Tract 1 and 3 conceptual plan/Tract 2 development plan and staff's recommended conditions.

Applicant: Zang Development, LLC

Representative: Karl Crawley

2. **Z078-230(MAW)**

Megan Wimer  
(CC District 2)  
(Strater)

An application for a Planned Development District for Multifamily District uses on property zoned an MF-2(A) Multifamily District on the south side of Capitol Avenue, between Garrett Avenue and Bennett Avenue.

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

Applicant: Alliance Realty Partners, LLC

Representative: Karl A. Crawley, MASTERPLAN

3. **Z078-277(MAW)**  
Megan Wimer  
(CC District 5)  
(Rodgers)
- An application for an MF-1(A) Multifamily District with deed restrictions volunteered by the applicant on property zoned a CR-D Community Retail District with a D Liquor Control Overlay and an R-7.5(A) Single Family District on the south side of Lake June Road, east of Hawley Lane.  
Staff Recommendation: **Approval**, subject to deed restrictions volunteered by the applicant with the retention of the D Liquor Control Overlay on a portion.  
Applicant: Federal Senior Housing, LLC  
Representative: Stuart Pully
4. **Z078-283(MW)**  
Marcus Watson  
(CC District 14)  
(Emmons)
- 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 southeast side of Gaston Avenue between Huntley and Glendale Streets (5638 Gaston Avenue).  
Staff Recommendation: **Approval**, subject to amendments to exhibits.  
Landmark Commission Recommendation: **Approval**, subject to amendments to exhibits.

Zoning Cases – Individual

5. **Z078-171(RB)**  
Richard Brown  
(CC District 1)  
(Prothro)
- An application for a new tract in the Tract 1c portion of Planned Development District No. 160 for R-7.5 Single Family District Uses on the southeast corner of Elsbeth Avenue and Neely Street.  
Staff Recommendation: **Approval**, subject to a conceptual plan and staff's recommended conditions.  
Applicant: River District Holdings, LLC  
Representative: Karl Cawley  
Bus Tour Date: August 14, 2008

Development Code Amendment

- DCA078-006**  
David Cossum
- Consideration of an ordinance amending Chapter 51, "Dallas Development Code: Ordinance No. 10962, as amended," and Chapter 51A, "Dallas Development Code: Ordinance No. 19455, as amended;" making the provisions of Chapter 51 and Chapter 51A more consistent; incorporating Chapter 51A by reference into Chapter 51 when the language in the codes is identical; updating definitions, department names, and other references; moving off-street loading regulations to the use regulations in Chapter 51; updating uses to make consistent with state and federal law; moving appropriate uses from the

residential use category to a new lodging use category to make consistent with Chapter 51A; adding and updating accessory use regulations in Chapter 51; adding language to assist in the interpretation of Chapter 51; making amendments to Chapter 51A necessary to accommodate the amendments to Chapter 51; and making other formatting and grammatical changes.

Staff Recommendation: **Approval**

Zoning Ordinance Advisory Committee Recommendation: **Approval**

### Authorization of Hearings

(CC District 6)  
(Lozano)

Consideration of authorization of a public hearing to determine the proper zoning on property zoned R-5(A) Single Family District with consideration being given to suitable zoning to allow R-5(A) Single Family District uses and a local utility use of an electrical transition station to allow the undergrounding of a portion of the West Levee-Norwood transmission line in an area generally east of Sylvan Avenue, north of Morris Street, west of Topeka Street and south of Canada Drive. This is a hearing to consider the request to authorize the hearing and not the rezoning of property at this time.

---

### Other Matters

Consideration of the city plan commission initiation of an application to change the name of Industrial Boulevard between Market Center Boulevard and its southern terminus south of Corinth Street to "Cesar Chavez Avenue."

CPC Committee Appointments and Reports

2009 CPC Calendar

Minutes: September 18, 2008

Adjournment

**CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**

**Tuesday, September 23, 2008**

**JOINT CPC TRINITY RIVER AD HOC COMMITTEE & URBAN DESIGN ADVISORY COMMITTEE (UDAC)** – Tuesday, September 23, 2008, at 6:30 PM, Methodist Hospital, northwest corner of W. Colorado Boulevard and N. Bishop Avenue, in the Hitt Auditorium to discuss potential zoning changes in the Oak Cliff Gateway Study Area.

**Thursday, September 25, 2008**

**SUBDIVISION REVIEW COMMITTEE (SRC)** - Thursday, September 25, 2008, at 10:00 a.m., City Hall, 1500 Marilla Street, in the Council Chambers, to consider (1) **S078-257** - An application to replat Lot 1, in City Block E/5440 to reduce the 20 foot platted building line to 15.5 feet on the northeast line of Larmanda Street at 7305 Wild Valley Drive, north corner and (2) **S078-258** - An application to replat Lots 4 and 5 into one 0.996 acre lot in City Block 1/5069 on 8827 & 8835 Lakemont Drive, north of Shorecrest Drive.

### **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]