



CITY OF DALLAS

CITY PLAN COMMISSION  
Thursday, June 22, 2006  
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 Heist

Consent Agenda - Preliminary Plats

- (1) **S056-275**  
(CC District 14)      An application to replat a 7,250 square foot tract of land containing part of Lot 8 in City Block O/1480 into a four lot shared access area development at 5903 Hudson Street  
Applicant: Miller Henley  
Application Filed: May 30, 2006  
Zoning: MF-2(A)  
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (2) **S056-276**  
(CC District 2)      An application to create one, 8.3202 acre lot containing all of City Block 1007 on Oak Lawn Avenue at Maple Avenue, west corner  
Applicant: Broadstone Parkland, LP  
Application Filed: May 30, 2006  
Zoning: PDD No. 262/H31  
Staff Recommendation: Approval, subject to the conditions listed in the docket

- (3) **S056-278**  
(CC District 3) An application to create one 21.754 acre tract of land in City Block 7212 on Rock Quarry Road at Stone Mesa Drive, southeast corner  
Applicant: Pinnacle Industrial Center, L.P.  
Application Filed: June 2, 2006  
Zoning: PDD 525  
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (4) **S056-279**  
(CC District 3) An application to create one 14.356 acre lot in City Block 7212 on Pinnacle Park Blvd. at Rock Quarry Road, west corner  
Applicant: Pinnacle Industrial Center, L.P.  
Application Filed: June 2, 2006  
Zoning: PDD 525  
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (5) **S056-280**  
(CC District 14) An application to replat a 0.2754 acre tract of land containing part of Lot 16 and all of Lot 17 in City Block 7/1579 into one lot on 4313 Gilbert Avenue northwest of Wycliff Avenue  
Applicant: Daniel L. Ferraro  
Application Filed: June 2, 2006  
Zoning: PDD No. 193 (MF-2)  
Staff Recommendation: Approval, subject to the conditions listed in the docket

Individual Item – Residential Replat

- (6) **S056-277**  
(CC District 13) An application to replat a 1.734 acre tract of land being all of Lot 7 in City Block 13/5585 to remove the existing 50 foot platted building line from 9355 Sunnybrook Lane, between Brookview Dr. and DeLoache Ave.  
Applicant: David and Margaret Gilbert  
Application Filed: May 31, 2006  
Notices mailed: June 1, 2006  
Number of notices sent: 13  
Zoning: R-1ac.(A)  
Staff Recommendation: Approval, subject to the conditions listed in the docket

Miscellaneous Docket

- M056-032**  
Richard Brown  
(CC District 9) A minor amendment to Phase 3 development plan for Specific Use Permit No. 251, on the north corner of Lake Highlands Drive and Tiffany Way  
Staff Recommendation: **Approval**

**M056-036**  
Richard Brown  
(CC District 11)

A minor amendment to site plan and landscape plan for Specific Use Permit No. 1471, on the east line of Merit Drive between Clodus Fields Drive and Churchill Way  
Staff Recommendation: **Approval**

Thoroughfare Plan Amendments

Tanya Brooks  
(CC District 2)

An amendment to the City of Dallas' Thoroughfare Plan to change the dimensional classification of Harry Hines Boulevard from North Houston Street to Market Center Boulevard from an eight lane divided roadway within 130 feet of right-of-way to a six lane divided roadway within 107 feet of the right-of-way.  
Staff Recommendation: **Approval**  
Transportation Committee: **Pending** Transportation Committee meeting of June 15, 2006

Tanya Brooks  
(CC District 2 & 6)

An amendment to the City of Dallas' Thoroughfare Plan to change the dimensional classifications of (1) Industrial Boulevard from 600 feet south of Corinth Street to Market Center Boulevard form a six lane divided roadway within 60 to 130 feet of right-of-way to an eight lane divided roadway within 137 to 150 feet of right-of-way; (2) Continental Avenue from the Trinity River east levee to Stemmons Freeway (I35E) from a six lane divided roadway within 100 to 120 feet of right-of-way to a eight lane divided roadway within 134 to 150 feet of right-of-way; and (3) Market Center Boulevard from Industrial Boulevard to Oak Lawn Avenue from a six lane divided roadway within 100 feet of right-of-way to a six lane divided roadway within 106 feet of right-of-way.  
Staff Recommendation: **Approval**  
Transportation Committee: **Pending** Transportation Committee meeting of June 15, 2006

Zoning Cases – Consent

1. **Z056-211(RB)**  
Richard Brown  
(CC District 6)

An application for an amendment to the conceptual plan, development plan, and conditions for Planned Development District No. 391 for IM Industrial Manufacturing District Uses and an Industrial (inside) potentially incompatible use for a foundry on the northeast and southeast corners of Joe Field Road and Newkirk Street  
Staff Recommendation: **Approval**, subject to a revised conceptual plan, development plan, and conditions.  
Applicant: Hensley Industries, Inc., Owner  
Representative: Robert Reeves

2. [Z056-228\(RB\)](#)  
Richard Brown  
(CC District 14)  
An application for the renewal of 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**,  
Applicant: Robert Reeves and Associates  
Representative: Robert Reeves  
Bus Tour Date: May 11, 2006
  
3. [Z056-243\(JH\)](#)  
Jennifer Hiromoto  
(CC District 3)  
An application for a D(A) Duplex District on a property zoned an A(A) Agricultural District on the north side of Camp Wisdom Road, west of Clark Ridge Road.  
Staff Recommendation: **Approval**  
Applicant: Robert Kruckelberg
  
4. [Z056-244\(JH\)](#)  
Jennifer Hiromoto  
(CC District 14)  
An application for a Specific Use Permit for a Bank or Savings and Loan Office with drive-through lanes on property zoned Planned Development Subdistrict No. 3 within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the southwest corner of Wycliff Avenue and Oak Lawn Avenue.  
A development plan and landscape plan for Tract VI of Planned Development Subdistrict No. 3 within Planned Development district No. 193, the Oak Lawn Special Purpose District on the southwest corner of Wycliff Avenue and Oak Lawn Avenue.  
Staff Recommendation: **Approval of the Specific Use Permit**, subject to a site plan, landscape plan and conditions for a ten-year period with eligibility for automatic renewal for additional ten-year periods.  
**Approval** of the development plan and landscape plan.  
Applicant: Chase Bank  
Representative: Eduardo L. Zambrana, Merriman Associates

Zoning Cases – Under Advisement

5. [Z056-200\(JH\)](#)  
Jennifer Hiromoto  
(CC District 4)  
An application for a TH-3(A) Townhouse District on property zoned an R-7.5(A) Single Family District on the east side of Marsalis Avenue, north of Ann Arbor Avenue.  
Staff Recommendation: **Approval**  
Applicant: Patricia Hawkins  
Representative: Michael R. Coker, Coker Company  
Bus Tour Date: May 11, 2006  
U/A From: April 20, 2006 and May 11, 2006

6. **Z045-254(RB)**  
Richard Brown  
(CC District 11)  
An application for a Planned Development District for Mixed Uses on property zoned as Planned Development District No. 29 for Retail and Multiple Family Uses on the northwest corner of Walnut Hill Lane and North Central Expressway.  
Staff Recommendation: **Approval**, subject to a conceptual plan and staff's recommended conditions.  
Applicant: 9837 North Central, L.P., Owner  
Representative: William E. Cothrum  
U/A From: June 1, 2006
- A. **Z056-213(DW)**  
David Whitley  
(CC District 14)  
An application for a Planned Development Subdistrict for GR General Retail Subdistrict uses on property zoned an O-2 Office and HC Heavy Commercial Subdistricts within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the northwest corner of McKinnon Street and Cedar Springs Road.  
Staff Recommendation: **Approval**, subject to a conceptual plan, tree and sidewalk plan, revised development plan, detailed landscape plan and staff's recommended conditions  
Applicant: WP South Acquisitions and Carr America Development, LP  
Representative: Masterplan  
Bus Tour Date: May 11, 2006  
U/A From: May 11, 2006; June 1, 2006 and June 15, 2006
7. **Z056-224(WE)**  
Warren Ellis  
(CC District 14)  
An application for an amendment to the deed restrictions for a restaurant use on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District on the east line of McKinney Avenue, southeast of Armstrong Street  
Staff Recommendation: **Denial**  
Applicant: Cretia Drydale  
Representative: Roger Albright  
U/A From: May 18, 2006

Zoning Cases – Individual

8. **Z056-236(WE)**  
Warren Ellis  
(CC District 8)  
An application for a Specific Use Permit for a tower/antenna for cellular communication on property zoned a CR Community Retail District on the southeast corner of Simpson Stuart Road and South Lancaster Road.  
Staff Recommendation: **Denial**  
Applicant: T-Mobile  
Representative: Dave Kirk

9. [Z056-237\(WE\)](#)  
Warren Ellis  
(CC District 12)  
An application for an amendment to the deed restrictions on property zoned an MU-1 Mixed Use District on the northeast corner of Briargrove Lane and Dallas Parkway.  
Staff Recommendation: **Denial**  
Applicant: CRO Development I, L.P.  
Representative: CDS Development
10. [Z056-235\(JH\)](#)  
Jennifer Hiromoto  
(CC District 14)  
An application for an MF-2(A) Multifamily District with deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District on the south side of Richmond Avenue, west of Alderson Street.  
Staff Recommendation: **Denial**  
Applicant: Derek Coker, Real Estate Solutions
11. [Z056-245\(JH\)](#)  
Jennifer Hiromoto  
(CC District 3)  
An application for a P(A) Parking District on a property zoned an R-5(A) Single Family District on the north side of Pueblo Street, east of Norwich Street.  
Staff Recommendation: **Denial**  
Applicant: West Mt. Horeb Missionary Baptist Church  
Representative: MASTERPLAN

ALL-Way STOP Appeal

Edgefield Avenue at Wentworth Street  
(CC District 3)  
Consideration of an appeal for the installation of an ALL-WAY STOP control at the intersection of Edgefield Avenue at Wentworth Street.  
Staff Recommendation: **No objection**

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Other Matters

Minutes: June 15, 2006

Adjournment

**CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**

**Thursday, June 22, 2006**

**SUBDIVISION REVIEW COMMITTEE:** 10:00 A.M. in City Council Chamber to consider the following item: Item 6 (S056-277)

### **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]