



CITY OF DALLAS

CITY PLAN COMMISSION  
Thursday, December 21, 2006  
AGENDA

---

BRIEFINGS:	5ES	11:30 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.

---

Theresa O'Donnell, Director  
David Cossum, Assistant Director of Current Planning  
Richard Brown, Principal Planner

---

**BRIEFINGS:**

Subdivision Docket  
Zoning Docket

**ACTION ITEMS:**

Subdivision Docket

Planner: Michael Grace

Consent Agenda - Preliminary Plats

- (1) **S056-143R**  
(CC District 14)
- An application to plat a 3.5470 acre tract of land in City Block 6/1511 into one lot at McKinney Ave. and Noble Ave, northeast corner.  
Applicant: Blackburn Central Holdings  
Addition: Criterion Cityplace  
Surveyor: Piburn & Partners  
Application Filed: November 29, 2006  
Zoning: PDD No. 325  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

- (2) **S067-045**  
(CC District 14)
- An application to replat 0.469 acres being part of Lots 3 and 4 in City Block 1024 and a tract of land in City Block 1/1024 into one lot at the northeast corner of Congress Ave. and Hood St.  
Applicant: Phillip Henderson  
Addition: Hood and Congress  
Surveyor: Shields and Lee  
Application Filed: November 27, 2006  
Zoning: PD-193 (MF-3)  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (3) **S067-047**  
(CC District 3)
- An application to replat 7.613 acres being all of Lot 2 in City Block F/7202 into 5 lots at Cockrell Hill Rd. and Interstate 30, northeast corner.  
Applicant: Turnpike West, L.L.C.  
Addition: Turn Pike West Sec. No. 2  
Surveyor: Jones & Carter  
Application Filed: November 28, 2006  
Zoning: CS  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (4) **S067-048**  
(CC District 6)
- An application to plat a 1.89 acre tract of land in City Block D/6508 into one lot on the north side of Manana Drive, east of Newkirk St.  
Applicant: Club Wise Finance, L.P.  
Addition: Jaguar's  
Surveyor: Buena Tierra  
Application Filed: November 29, 2006  
Zoning: IR  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (5) **S067-049**  
(CC District 8)
- An application to plat a 49.648 acre tract of land in City Block 7543 into one lot on the east side of Cockrell Hill Rd. extending east to the west side of Westmoreland Rd., north of Wheatland Rd. and south of Interstate 20.  
Applicant: Inspiring Body of Christ  
Addition: IBOC  
Surveyor: Weaver-Boos  
Application Filed: December 1, 2006  
Zoning: MF-2(A)  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

- (6) **S067-050**  
(CC District 14)
- An application to replat all of Lot 13 in City Block 2/1906 into six lots ranging in size from 1,574.99 sq.ft. to 2,700 sq.ft. at Matilda St. and Oram St., northeast corner.  
Applicant: Lecomte Group, L.L.C.  
Addition: Matilda Park  
Surveyor: Doug Connally & Assoc., Inc.  
Application Filed: December 1, 2006  
Zoning: MF-2(A)  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (7) **S067-051**  
(CC District 2)
- An application to replat 1.888 acres containing Lot 1 in City Block A/1502, Lots 3A and 6A in City Block F/1502 and Lots 1 and 2 in City Block F/1502 into a 1.599 acre lot and a 1.888 acre lot at Cedar Springs and Douglas Ave., southeast corner.  
Applicant: Mick Rossley  
Addition: Cedar-Knight Residential  
Surveyor: O'Donald Engineering  
Application Filed: December 1, 2006  
Zoning: PD-93  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Individual Items – Residential Replats

- (8) **S067-043**  
(CC District 13)
- An application to replat the east 65' of Lot 9 and all of Lot 10 into one 0.702 acre lot and to reduce the building line from 60' to 47' along Gloster Rd. and from 35' to 22' along Rockbrook Dr. in City Block B/5561 at 4546 Gloster Rd. Located at the southwest corner of Gloster Rd. and Rockbrook Dr.  
Applicant: Wayne Shelton  
Addition: Manchester Place Addition  
Surveyor: Maddox Surveying  
Application Filed: November 22, 2006  
Zoning: R-10 (A)  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

(9) **S067-046**  
(CC District 12)

An application to replat Lot 1A in City Block T/8751 into one 444,513 sq.ft. lot and thirteen lots ranging in size from 5,250 sq.ft. to 9,292 sq.ft. at Kelly Blvd. and Timberglen Rd., northeast corner.

Applicant: Carrollton-Farmers Branch Ind. School District

Addition: Sheffield School Addition

Surveyor: Arthur Surveying Co., Inc.

Application Filed: November 28, 2006

Zoning: TH-2(A)

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

Miscellaneous Docket

**M067-009**

Richard Brown  
(CC District 11)

Minor amendment to the site plan for Planned Development District No. 17 to provide for a 1,000 square foot addition adjacent to the east line of Preston Road, on the northeast corner of Preston Road and Dilbeck Lane

Staff Recommendation: **Approval**

**M067-010**

Richard Brown  
(CC District 14)

Minor amendment to the development plan for Planned Development District No. 8 to provide for additional multifamily dwelling units on the northeast line of Blackburn Street, between Oak Lawn Avenue and Turtle Creek

Staff Recommendation: **Approval**

**M067-011**

Richard Brown  
(CC District 1)

Minor amendment to the development plan and landscape plan -Tract I for Planned Development District No. 710 for CR Community Retail District Uses on the southeast corner of Illinois Avenue and Coombs Creek Drive

Staff Recommendation: **Approval**

**M067-012**

Richard Brown  
(CC District 9)

Minor amendment to the site plan and landscape plan for Specific Use Permit No. 1256 for a Child-care facility and a Private school on the north line of Oates Drive, between Vinewood Drive Beechmont Drive

Staff Recommendation: **Approval**

**M067-013**

Richard Brown  
(CC District 14)

Minor amendment to the site landscape plan within Subdistrict C- West Zone in Planned Development District No. 305 for Mixed Uses on the northeast line of Blackburn Street, between McKinney Avenue and Cole Avenue

Staff Recommendation: **Approval**

**D067-004**  
Frank Dominguez  
(CC District 14)

A development plan and landscape plan for Planned Development District No. 305, for a portion of the "Cityplace" project on the northeast corner of McKinney Avenue and Noble Avenue.

Staff Recommendation: **Approval**

**Z056-337(WE)**  
Warren Ellis  
(CC District 10)

Development plan, landscape plan and conditions submitted in conjunction with an application for an amendment to, and an expansion of, Planned Development District No. 286 for a convalescent center and nursing home on property zoned a TH-2(A) Townhouse District and Planned Development District No. 286 and termination of Specific Use Permit No. 553 for a private school, on the northwest corner of Greenville Avenue and Stults Road

Staff Recommendation: **Approval**, subject to a development plan, landscape plan and staff's recommended conditions

**Z056-226(WE)**  
Warren Ellis  
(CC District 11)

An extension of the six month time period for an application for an MC-2 Multiple Commercial District on property zoned an LO-2 Limited Office District on the northwest corner of Preston Road and Lyndon B. Johnson Freeway (I-635) to be scheduled for City Council consideration

Staff Recommendation: **Denial**

Certificate of Appropriateness for Signs

**Downtown Sign District:**

**0610271073**  
Michael Finley  
(District 14)

An application for the installation of a 1,148.4 square feet flat attached upper-level wall sign with illuminated text reading "**Baylor Health Care System**" at 2001 Bryan Street on the northwest façade between Olive Street and Harwood Street

Applicant: Marie Byrum

Staff Recommendation: **Approval**

SSDAC Recommendation: **Approval**

Certificate of Appropriateness for Signs – Under Advisement

**Downtown Sign District:**

**0610251020**

Michael Finley  
(District 14)

An application for the installation of a 180 square feet projecting attached wall sign with illuminated graphics and no text at 300 North Akard Street above the garage entrance on the west façade of the building facing Akard Street at Federal Street

Applicant: Benton Byrum

Staff Recommendation: **Approval**, subject to approval by the Landmark Commission

SSDAC Recommendation: **Approval**, subject to approval by the Landmark Commission

U/A From: November 16, 2006

Zoning Cases – Under Advisement

1. **Z056-308(JH)**

Jennifer Hiromoto  
(CC District 6)

An application for an IM Industrial Manufacturing District and a Specific Use Permit for an outside industrial potentially incompatible use on property zoned an IR Industrial Research District on the north side of Mañana Drive, west of Newkirk Street

Staff Recommendation: **Denial**

Applicant: Free Limited Partnership, Steve Free

U/A From: December 7, 2006

2. **Z056-327(OTH)**

Olga Torres-Holyoak  
(CC District 2)

An application for a Planned Development Subdistrict for MF-2 Multiple Family Subdistrict Uses on property zoned an MF-2 Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District on the southeast corner of Cedar Springs Road and Dallas North Tollway.

Staff Recommendation: **Approval**, subject to conceptual plan and staff's recommended conditions.

Applicant: Shin Development.

Representative: Karl A. Crawley, Masterplan

U/A From: December 7, 2006

3. **Z056-121(RB)**

Richard Brown  
(CC District 5)

An application for a TH-2(A) Townhouse District on property zoned an R-7.5(A) Single Family District on the northwest line of 52<sup>nd</sup> Street, west of Sunnyvale Street

Staff Recommendation: **Denial**

Applicant: Felicia Bell

Representative: Felicia Bell, Richard L. Pace

U/A From: December 8, 2005; December 15, 2005; April 6, 2006; May 4, 2006; and August 3, 2006

Zoning Cases – Individual

4. **Z067-110(RB)**  
Richard Brown  
(CC District 2)

An application for a Planned Development Subdistrict for LC Light Commercial Subdistrict Uses on property zoned an LC Light Commercial District and an MF-3 Multiple Family Subdistrict with the D Dry Liquor Control Overlay on this portion of the site, all within Planned Development District No. 193, the Oak Lawn Special Purpose District and termination of the Dry Liquor Control Overlay that encumbers a small portion of the site in an area generally bounded by Harwood Street, Jack Street, McKinnon Street and Ivan Street

Staff Recommendation: **Approval**, subject to a conceptual plan and staff's recommended conditions with the retention of the Dry Liquor Control Overlay on the respective portion of the site

Applicant: HIC-Blue Ciel, Ltd., Owner

Representative: Suzan Kedron

---

Other Matters

Minutes: December 7, 2006

Adjournment

**CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**

**Thursday, December 21, 2006**

None

### **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]