



CITY OF DALLAS

CITY PLAN COMMISSION  
Thursday, January 25, 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  
Warren Ellis, Principal Planner

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**BRIEFINGS:**

Subdivision Docket  
Zoning Docket

**ACTION ITEMS:**

Subdivision Docket

Planner: Michael Grace

Consent Agenda - Preliminary Plats

- (1) **S045-044 R-1**  
(CC District 8)
- An application to plat a 21.9504 acre tract of land in City Block 6045 into 111 lots ranging in size from 5,000 sq.ft. to 13,323 sq.ft. on the east side of Westmoreland Rd., north of Camp Wisdom Rd. and south of Red Bird Ln.  
Applicant: Westmoreland Investments Associates, LTD  
Addition: Westmoreland Vistas  
Surveyor: Crannell Engineering  
Application Filed: January 2, 2007  
Zoning: TH-2(A)  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Individual Items – Residential Replats

- (2) **S067-073**  
(CC District 5)                      An application to replat all of Lot 15 of Beckley Estates Addition into two lots ranging in size from 9,718.82 sq.ft. to 9,993.68 sq.ft. at 307 Red Wing Dr. east of Altaire and west of Manitoba in City Block F/6627.  
Applicant: Daniela Lopez & Patricia Parker  
Addition: P&L Addition  
Surveyor: Doug Connally & Associates, Inc.  
Application Filed: December 27, 2006  
Zoning: R-7.5 (A)  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (3) **S067-074**  
(CC District 3)                      An application to replat all of Lot 26 and 27 of Irwin-Keasler Development Red Bird Addition, No. 7 into one 28,050 sq.ft. lot located on the east side of Kiwanis Rd. north of Red Bird Ln. and south of Dixie Gardens in City Block 9/8711.  
Applicant: Rodolfo and Elva P. Balderas  
Addition: Irwin-Keasler Development Red Bird Addition, No. 7  
Surveyor: Peiser Surveying Co.  
Application Filed: December 27, 2006  
Zoning: PD-226  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Miscellaneous Docket

- W067-006**  
Neva Dean  
(CC District 3)                      A wavier of the two-year waiting period in order to submit an application for an amendment to Planned Development district No. 743 on the northeast corner of Grady Niblo Road and Kiwanis Road.  
Staff Recommendation: **Denial**
- D056-014**  
Frank Dominguez  
(CC District 11)                      A development/landscape plan for Planned Development District No. 143 on the northwest corner of Lyndon B. Johnson Freeway and Valley View Lane.  
Staff Recommendation: **Approval**

Miscellaneous Docket – Under Advisement

**M067-004**

Richard Brown  
(CC District 2)

Minor amendment to the development plan for Planned Development District No. 582, the Victory Planned Development District in an area generally bounded by property north of Hi Line Drive, the M.K.&T. Railroad to the east, Continental Avenue to the south, and Stemmons Freeway to the west

Staff Recommendation: **Approval**

U/A From: January 4, 2007

Certificate of Appropriateness for Signs

**Sign District:**

**0701025001**

Michael Finley  
(District 2)

An application for the installation of a 305 square feet attached wall sign with illuminated text reading “**PALLADIUM Ballroom**” at 1135 South Lamar Street on the west façade of the building at intersection with the north façade

Applicant: Dan Holzschoh

Staff Recommendation: **Denial** unless the applicant moves the sign southward along the west façade so that the entire sign is on or above that façade.

SSDAC Recommendation: **Approval**, subject to the sign being moved behind the north façade so that the entire sign is on and extending above the west façade.

Zoning Cases – Consent

1. **Z067-121(WE)**

Warren Ellis  
(CC District 2)

An application for a Specific Use Permit for a transit passenger station or transfer center on property zoned an IR Industrial Research District and a CS Commercial Service District on the west side of Denton Drive, between Butler Street and Inwood Road

Staff Recommendation: **Approval** for a permanent time period, subject to a site plan and staff’s recommended conditions.

Applicant: DART

Representative: MASTERPLAN

2. **Z067-124(WE)**  
Warren Ellis  
(CC District 2)  
An application for a Specific Use Permit for an open-enrollment charter school on property zoned an MU-3 Mixed Use and an IR Industrial Research District on the southeast corner of Regal Row and Viceroy Drive  
Staff Recommendation: **Approval** for a ten-year time period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan and conditions  
Applicant: LIFT Education  
Representative: Brain Nelson, HKS
3. **Z067-125(WE)**  
Warren Ellis  
(CC District 2)  
An application for an MU-1 Mixed Use District on property zoned an IR Industrial Research District on the east side of Monitor Street, west of Wycliff Avenue  
Staff Recommendation: **Approval**  
Applicant/Representative: Lynn Sugerman
4. **Z067-127(OTH)**  
Olga Torres-Holyoak  
(CC District 14)  
An application for a TH-3(A) Townhouse District on property zoned an R-10(A) Single Family District on the west side of Inwood Road, at Drane Drive  
Staff Recommendation: **Approval** of TH-2(A) Townhouse District in lieu of TH-3(A) Townhouse District  
Applicant: Quorum Equities Group, LLC.  
Representative: W. Dahlstrom/Jackson Walker

Zoning Cases – Under Advisement

5. **Z056-220(JH)**  
Jennifer Hiromoto  
(CC District 3)  
An application for a Planned Development District for Single Family uses on a property zoned R-16(A) Single Family District, Planned Development District No. 108, and an LO-3 Limited Office District on the east side of Walton Walker Boulevard, north of Country Creek Drive  
Staff Recommendation: **Approval**, subject to a development plan and staff's recommended conditions  
Applicant: Vista Del Cieto, Ltd.  
Representative: Kirk Williams  
Bus Tour Date: November 9, 2006  
U/A From: November 2, 2006; November 16, 2006; December 7, 2006 and January 4, 2007

6. **Z067-118(JH)**  
Jennifer Hiromoto  
(CC District 9)
- An application for a CS Commercial Service District on property zoned an R-7.5(A) Single Family District and a CR Community Retail District and deed restrictions volunteered by the applicant on the east side of Hermosa Drive and on both sides of Fuller Drive
- Staff Recommendation: **Denial**  
Applicant: Jeff & Paige Gatlin  
Representative: Michael Coker  
Bus Tour Date: January 11, 2007  
U/A From: January 11, 2007

Zoning Cases – Individual

7. **Z056-319(RB)**  
Richard Brown  
(CC District 13)
- An application for an amendment to the Tract V portion of Planned Development District No. 314, the Preston Center Special Purpose District, and an application for an amendment to the site plan and conditions for Specific Use Permit No. 744 for a Bank with drive-in windows on the north line of Weldon Howell Parkway, between Westchester Drive and Douglas Avenue
- Staff Recommendation: **Denial**  
Applicant: Hines Interest, LP  
Representative: Susan Mead
8. **Z067-109(RB)**  
Richard Brown  
(CC District 2)
- An application for a Planned Development Subdistrict for GR General Retail Subdistrict Uses on property zoned an NS Neighborhood Service District, an MF-2 Multiple Family Subdistrict, a GR General Retail Subdistrict, and a P Parking Subdistrict, all within Planned Development District No. 193, the Oak Lawn Special Purpose District and termination of existing deed restrictions on a portion of the site in an area generally bounded by Cedar Springs Road, Knight Street, Dickason Avenue, and Douglas Avenue
- Staff Recommendation: **Approval** of a Planned Development Subdistrict for GR General Retail Subdistrict Uses, subject to a conceptual plan and staff's recommended conditions, and **approval** of the termination of existing deed restrictions on a portion of the site.
- Applicant: REDWOOD CEDAR, LLC  
Representative: Karl Crawley

9. **Z067-101(WE)**  
Warren Ellis  
(CC District 14)
- An application for a Planned Development Subdistrict for GR General Retail Subdistrict uses and other related uses on property zoned an MF-2 Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District on the both sides of Carlisle Street, between Hall Street and Carlisle Place  
Staff Recommendation: **Denial**  
Applicant: Gables Realty Limited Partnership  
Representative: Jackson Walker L.P.  
Bus Tour Date: November 9, 2006
10. **Z067-103(WE)**  
Warren Ellis  
(CC District 2)
- An application for an amendment to Planned Development District No. 691 for mixed uses with a MD-1 Modified Delta Overlay on the northwest corner of Greenville Avenue and Lewis Street  
Staff Recommendation: **Denial**  
Applicant: Greenway – Greenville, L.P.  
Representative: Susan Mead/Jackson Walker
11. **Z067-123(WE)**  
Warren Ellis  
(CC District 6)
- An application for a renewal of Specific Use Permit No. 1609 for potentially incompatible industrial uses with outside storage on property zoned an IM Industrial Manufacturing District on the west side of Spangler Road, between Ryan Road and Walnut Hill Lane  
Staff Recommendation: **Denial**  
Applicant: Weir Brothers Partners  
Representative: Al Weir

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Other Matters

Minutes: January 11, 2007

Adjournment

**CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**

**Tuesday, January 30, 2007**

**CPC Trinity River Ad Hoc Committee Meeting** - Tuesday, January 30, 2007 at 6:00 PM, City Hall, L1FN Conference Room C to discuss upcoming community meetings and implementation of the Trinity River Corridor Comprehensive Land Use Plan

## 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]