



CITY OF DALLAS

CITY PLAN COMMISSION  
Thursday, August 24, 2006  
AGENDA

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BUS TOUR	See attachment	9:00 a.m.
BRIEFINGS:	5ES	Following bus tour
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  
Olga Torres-Holyoak, Principal Planner

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**BRIEFINGS:**

Subdivision Docket  
Zoning Docket

**ACTION ITEMS:**

Subdivision Docket

Planner: Allen Heist

Consent Agenda - Preliminary Plats

- (1) **S056-329**  
(CC District 3)      An application to replat a 16.774 acre tract of land being all of Lot 3 in City Block D/7202 into five lots at the northwest corner of Cockrell Hill Road and IH-30  
Applicant: Holt-Lunsford Commercial  
Application Filed: August 2, 2006  
Zoning: CS  
Staff Recommendation: Approval, subject to the conditions listed in the docket
  
- (2) **S056-330**  
(CC District 12)      An application to create one, 1.9688 acre lot in City Block 1/8763 on Spyglass Drive south of Frankford Road  
Applicant: Cloudloft Investments, L.P.  
Application Filed: August 2, 2006  
Zoning: CR  
Staff Recommendation: Approval, subject to the conditions listed in the docket

Individual Items – Residential Replat

- (3) **S056-324**  
(CC District 13)            An application to replat part of City Block 2/5521 into one 4.663 acre lot on 10522 and 10526 Lennox Lane between Roxbury Lane and Harry's Lane  
Applicant: Michael Scott Anderson  
Application Filed: July 24, 2006  
Notices mailed: August 2, 2006  
Number of notices sent: 17  
Zoning: R-1ac.(A)  
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (4) **S056-328**  
(CC District 6)            An application to replat all of Lots 1 and 2 in City Block 21/7159 into five lots ranging in size from 6,000 square feet to 57,000 square feet on Pueblo Street at Peoria Avenue northeast corner  
Applicant: Jorge Munoz  
Application Filed: August 1, 2006  
Notices mailed: August 4, 2006  
Number of notices sent: 18  
Zoning: R-5A), CS  
Staff Recommendation: Approval, subject to the conditions listed in the docket

Certificates of Appropriateness for Signs

**Downtown Sign District:**

- 0607072001**  
Michael Finley  
(District 14)            An application for a Certificate of Appropriateness for the instillation of a 900 square feet upper level attached sign reading '**What will happen next in Dallas? DallasNews.com**' at 1200 Ross Avenue on the northwest façade of the building on the southeast corner of Ross Avenue and Griffin Street.  
Applicant: Robert Fiedler  
Staff Recommendation: **Approval**  
SSDAC Recommendation: **Approval**

Zoning Cases – Consent

1. [Z056-274\(WE\)](#)  
Warren Ellis  
(CC District 7)  
An application for an amendment to, and an expansion of, Specific Use Permit No. 1511 for a transit passenger station or transfer station on property zoned an MF-2(A) Multifamily Subdistrict and a CC Community Commercial Subdistrict within Planned Development District No. 595, the South Dallas Fair Park Special Purpose District, on both sides of Trunk Avenue between Trezevant Street and Martin Luther King Boulevard  
Staff Recommendation: **Approval**, subject to a revised site plan and conditions  
Applicant: DART  
Representative: MASTERPLAN

Zoning Cases – Under Advisement

2. [Z056-237\(WE\)](#)  
Warren Ellis  
(CC District 12)  
An application for an amendment to the deed restrictions to allow for a curb cut on Briargrove Lane 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  
Bus Tour Date: August 24, 2006  
U/A From: June 22, 2006 and July 20, 2006
3. [Z056-257\(WE\)](#)  
Warren Ellis  
(CC District 3)  
An application for a Specific Use Permit for a child-care facility within Subarea 1 of Conservation District No. 1, the King's Highway Conservation District, on the west line of Tyler Street, north of Everts Street.  
Staff Recommendation: **Denial**  
Applicant: Byron Levels  
Representative: Masterplan  
U/A From: July 20, 2006
4. [Z056-259\(OTH\)](#)  
Olga Torres Holyoak  
(CC District 8)  
An application for a R-1/2ac(A) Single Family District and an R-1ac(A) Single Family District on property zoned an A(A) Agricultural District on the southeast side of South St. Augustine Road, south of Haymarket Road  
Staff Recommendation: **Approval**  
Applicant: Edward and Linda Guthrie  
Representative: David Griffin  
U/A From: July 20, 2006

Zoning Cases – Individual

5. [Z056-283\(OTH\)](#) An application for a CR Community Retail District on property zoned Planned Development District 134, Subdistrict A on the north of Graham Avenue and Philip Avenue intersection.  
Olga Torres-Holyoak (CC District 2)  
Staff Recommendation: **Denial**  
Applicant: Jose Francisco May  
Representative: Real Estate Solutions, Inc.
6. [Z056-279\(RB\)](#) An application for an amendment to the development plan and conditions for Planned Development District No. 451 for a Stadium and related uses on the north line of Church Road, east of White Rock Trail  
Richard Brown (CC District 10)  
Staff Recommendation: **Denial**  
Applicant: Richardson Independent School District  
Representative: Karl Crawley  
Bus Tour Date: August 24, 2006

Authorization of Hearings

- (CC District 7) Consideration of authorization of a hearing to determine the proper zoning on property zoned Planned Development District No.730 for mixed uses on property generally on both sides of Bexar Street between Brigham Lane and C.F. Hawn Freeway, with consideration given to amending the regulations in the Planned Development District. This is a hearing to consider the request to authorize a hearing and not the rezoning of property at this time
- (CC District 14) Consideration of authorization of a hearing determine the proper zoning on property zoned an R-7.5(A) Single Family District and an R-7.5(A)-MD-1 Single Family District with a Modified Delta overlay with consideration given to incorporating into the Vickery Place Conservation District the following areas: Tract 1- the 5100 and 5200 blocks of Goodwin, the 5200 block of Vickery and Richard, the 5200 block of Miller, and the 5200 block of Willis, Tract 2 – the 5500 and 5600 blocks of Goodwin, Tract 3 – the 5500 and 5600 blocks of Willis and the 5600 block of Miller, and Tract 4 - 5400 and 5500 blocks of Bonita

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Other Matters

Minutes: August 17, 2006

Adjournment

**CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**

**Thursday, August 24, 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]