



CITY OF DALLAS  
 CITY PLAN COMMISSION  
**REVISED**  
 Thursday, March 21, 2013  
 AGENDA

BRIEFINGS:	5ES	11:00 a.m.
PUBLIC HEARING	Council Chambers	1:30 p.m.

\*The City Plan Commission may be briefed on any item on the agenda if it becomes necessary.

Theresa O'Donnell, Director  
 David Cossum, Assistant Director of Current Planning

*(A quorum of the Urban Design Committee may be present for the City Plan Commission Briefing and Meeting)*

**BRIEFINGS:**

Valley View – Galleria Plan

Peer Chacko, Assistant Director of Strategic Planning, Sustainable Development and Construction

Z123-186 – A City Plan Commission authorized hearing to determine the proper zoning on property zoned Planned Development District No. 22, Planned Development District No. 130, Planned Development District No. 215, Planned Development District No. 250, Planned Development District No. 279, Planned Development District No. 322, Planned Development 423, Planned Development 713, Planned Development District No. 782, a CR Community Retail District with Deed restrictions on a portion, a CS Commercial Service District, a GO(A) General Office District with deed restrictions on a portion, an RR Regional Retail District with deed restrictions on a portion and Specific Use Permit Nos. 1335, 1389, 1390 on a portion, an LO-2 Limited Office District 2 with deed restrictions on a portion, an NO(A) Neighborhood Office District, an MO-2 Mid-range Office District 2, an MF-1(A) Multifamily District, an MF-4(A) Multifamily District, an MU-1 Mixed Use District with deed restrictions on a portion, an MU-2 Mixed Use District with deed restrictions on a portion, an MU-3 Mixed Use District, an MU-3 (SAH) Mixed Use District Affordable, and a P(A) District Parking on approximately 430 acres generally located east of the Dallas North Tollway, south of Southern Boulevard, south of the northern boundary of (Block E) Monfort Place, south of the northern boundary of Woodchase Apartments, south of the northern boundary of Preston View Estates, west of Preston Road, and north of Interstate Highway 635 (LBJ Freeway).

Peer Chacko, Assistant Director of Strategic Planning, Sustainable Development and Construction

Subdivision Docket  
Zoning Docket

**ACTION ITEMS:**

Subdivision Docket

Planner: Paul Nelson

Consent Items:

- (1) **S123-093**  
(CC District 14)

An application to replat part of Lot 1 and part of Lot 2 in City Block A/2894 into one 0.427 acre lot on property located at 3526 Greenville Avenue at Martel Avenue, southeast corner.  
Applicant/Owner: LG Greenville Avenue Snuffers, LLC  
Surveyor: Gonzalez & Schneeberg  
Application Filed: February 22, 2013  
Zoning: CR  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (2) **S123-094**  
(CC District 2)

An application to create one 0.834 acre lot and one 0.395 acre lot and 4.958 acres of right-of-way reserved for Oak Lawn Avenue in City Block 1/1000 from a 1.229 acre tract of land and situated on property located at 3630 Harry Hines Blvd.  
Applicant/Owner: City of Dallas  
Surveyor: City of Dallas  
Application Filed: February 27, 2013  
Zoning: PD 193(I-2), (H/14)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (3) **S123-095**  
(CC District 2)

An application to replat a 1.126 acre tract of land containing all of Lot 1A in City Block B/1469 into one 0.517 acre lot and one 0.609 acre lot on property located at 5119 Ross Avenue.  
Applicant/Owner: Firebrand Properties, LP/Schenkel Roberts Partners  
Surveyor: Terracorp Associates, LLC  
Application Filed: February 26, 2013  
Zoning: CR  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S123-096**  
(CC District 11)

An application to replat a 15.4526 acre tract of land containing all of Lots 1D and Lot 3 into one 14.5427 acre lot and one 0.9099 acre lot on property located at the northwest corner of Interstate No. 635 and Montfort Drive.  
Applicant/Owner: Target Corporation, McDonald's USA, LLC  
Surveyor: Cates and Clark  
Application Filed: February 27, 2013  
Zoning: RR  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (5) **S123-097**  
(CC District 2)
- An application to replat a 0.9968 acre tract of land containing all of Lot 1 and a tract of land in City Block 1/931 into one lot on property located on Wolf Street between N. Harwood Street and McKinnon Street.  
Applicant/Owner: Harwood International/Frost National Bank  
Surveyor: Brockette Davis Drake, Inc.  
Application Filed: February 27, 2013  
Zoning: PD 193(PDS 16)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (6) **S123-098**  
(CC District 2)
- An application to replat a 0.3213 acre tract of land into one 0.095 acre lot and one 0.3213 acre lot on property located at 1904 Haskell Avenue between Munger Avenue and Delano Place.  
Applicant/Owner: John A. Hamilton/1904 Owners, LLC, Charles P. Manicchia  
Surveyor: Gonzalez and Schneeberg  
Application Filed: February 27, 2013  
Zoning: CR  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (7) **S123-101**  
(CC District 3)
- An application to create one lot from a 12.973 acre tract of land in City Block 8018 on property located at the intersection of West Kiest Blvd. and Loop 12 (Walton Walker Blvd.).  
Applicant/Owner: La Academia de Estrellas/Redbird 166 Partners, LP  
Surveyor: Peiser & Mankin  
Application Filed: February 27, 2013  
Zoning: RR  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (8) **S123-103**  
(CC District 5)
- An application to replat a 2.50 acre tract of land containing part of Lot 10 and part of Lot 11 in City Block 6625 to create one 1.10 acre lot and one 1.40 acre lot on property located at the intersection of IH 35E and Laureland Road, northeast corner.  
Applicant/Owner: Michael Montgomery  
Surveyor: Survey Group  
Application Filed: February 27, 2013  
Zoning: CR, RR  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Building Line Removals:

- (9) **S123-100**  
(CC District 14)
- An application to replat a 4.301 acre tract of land located in City Block A/5403 and abandoned Amesbury Drive right-of-way into one lot; and to remove the 25 foot platted building line along Amesbury Drive on property located at 4601 Amesbury Drive, south of Sandhurst Drive.  
Applicant/Owner: JLB 4662 Amesbury Partners, L.P.  
Surveyor: Spiars Engineering, Inc.  
Application Filed: February 27, 2013  
Zoning: PD 873, Subareas A, C, D1, and D2  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (10) **S123-102**  
(CC District 14)
- An application to replat a 14.771 acre tract of land containing all of Lot 1 in City Block 3/5404 and all of City Block B/5403 and City Block A/5403; and to remove the 30 foot platted building line on Sandhurst Lane, and to remove the 25 foot platted building line along Amesbury Drive to create one 5.803 acre lot at the southeast corner of Sandhurst Lane and Amesbury Drive, and to create one 8.968 acre lot on property located at 4662 Amesbury Drive.  
Applicant/Owner: JLB 4662 Amesbury Partners, L.P.  
Surveyor: Spiars Engineering, Inc.  
Application Filed: February 27, 2013  
Zoning: PD 873, Subarea PD 873, Subarea A, C, D1 & D2  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replats:

- (11) **S123-092**  
(CC District 2)
- An application to replat a 0.317 acre tract of land containing all of Lots 26 and 27 to create a four lot Shared Access Area Development with lots ranging in size from 0.075 acre to 0.83 acre on Lots 26 and 27 in City Block 15/2268 on property located at 2127 and 2203 Wycliff Avenue.  
Applicant/Owner: Hickory Creek Retail/Pierott Associates, Ltd.  
Surveyor: Hayden Consultants  
Application Filed: February 22, 2013  
Zoning: PD 193(TH-3)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (12) **S123-099**  
(CC District 14)      An application to replat a 0.971 acre tract of land containing all of Lot 7 in City Block 3/4916 into one 0.489 acre lot, and one 0.482 acre lot on property located at 6506 Robin Road at Mockingbird Lane, northeast corner.  
Applicant/Owner: Allegiant Custom Homes, LLC  
Surveyor: CBG Surveying, Inc.  
Application Filed: February 27, 2013  
Zoning: R-10(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

**Platting Certification Request:**

A request for a plat certification on a portion of Lot 2E of Forest Central Addition No. 12, Block A/7748 in accordance with Section 212.0115 of the Local Government Code.

Applicant: HTA-FP Tower, LLC; owned & controlled by Healthcare Trust of America, Inc.

**Miscellaneous Items:**

- M123-009**  
Richard Brown  
(CC District 7)      An application for a minor amendment to the development plan for Planned Development District No. 641 for a Public school other than an open-enrollment charter school and R-7.5(A) Single Family District Uses on property bounded by Claremont Drive, Telegraph Avenue, Rangeway Drive and El Centro Drive.  
Staff Recommendation: **Approval**  
Applicant: Dallas Independent School District  
Representative: Karl Crawley

- M123-010**  
Richard Brown  
(CC District 11)      An application for a minor amendment to the development/landscape plan for Planned Development District No. 143 on the northwest corner of Valley View Lane and LBJ Freeway.  
Staff Recommendation: **Approval**  
Applicant: Dallas Independent School District  
Representative: Kirk Williams, Tommy Mann

**Thoroughfare Plan Amendments**

**Danieldale Road from Polk Street to IH-35E**

- Tanya Brooks  
(CC District 8)      An amendment to the City of Dallas Thoroughfare Plan to change the dimensional classification of Danieldale Road from Polk Street to IH35E from a six lane divided roadway (S-6-D) within 107 feet of right of way to a four lane undivided roadway (S-4-U) within 60 feet of right of way.  
Staff Recommendation: **Approval**  
CPC Transportation Committee Recommendation:  
**Approval**

Zoning Cases - Consent

1. **Z123-136(RB)**  
Richard Brown  
(CC District 2)  
An application for an MF-3(A) Multifamily District with deed restrictions volunteered by the applicant on property zoned an MF-2(A) Multifamily District and a P(A) Parking District on the southwest line of Hill Avenue, between Simpson Street and Race Street.  
Staff Recommendation: **Approval**, subject to deed restrictions volunteered by the applicant.  
Applicant: Dallas Housing Corporation  
Representative: Rob Baldwin
  
2. **Z123-145(RB)**  
Richard Brown  
(CC District 3)  
An application for a Specific Use Permit for an Open-enrollment charter school on property zoned an RR Regional Retail District on property bounded by Walton Walker Boulevard, Kiest Boulevard and Morse Drive.  
Staff Recommendation: **Approval** for a ten-year period with eligibility for automatic renewal for additional fifteen-year periods, subject to a site plan, traffic management plan and conditions.  
Applicant: La Academia de Estrellas  
Representative: Rob Baldwin
  
3. **Z123-176(RB)**  
Richard Brown  
(CC District 3)  
An application for a Specific Use Permit for an Open-enrollment charter school on property zoned an A(A) Agricultural District in the northeast quadrant of Illinois Avenue and Spur 408/Loop 12.  
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewal for additional ten-year periods, subject to a site plan, traffic management plan and conditions.  
Applicant: John Thomas  
Representative: John Blacker
  
4. **Z123-178(RB)**  
Richard Brown  
(CC District 2)  
An application for an amendment to and expansion of Planned Development Subdistrict No. 75 for MF-2 Subdistrict Uses with the expansion area zoned an MF-2 Subdistrict with both properties within Planned Development District No. 193, the Oak Lawn Special Purpose District on property fronting on Lucas Drive, Cotton Belt Avenue and Arroyo Avenue, north of Brown Street.  
Staff Recommendation: **Approval**, subject to a conceptual plan, development plan and conditions.  
Applicant: Trinsic Residential  
Representative: Rob Baldwin

Zoning Cases – Under Advisement

5. **Z112-306(RB)**  
Richard Brown  
(CC District 14)
- An application for a Planned Development Subdistrict for O-2 Office Subdistrict Uses on property zoned an O-2 Office Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, and termination of existing deed restrictions on the northwest line of Travis Street, between Lemmon Avenue East and Lemmon Avenue West.  
Staff Recommendation: **Approval**, subject to a development plan, landscape plan and conditions, and **approval** of the termination of existing restrictions.  
Applicant: CFO2 Dallas II, LLC  
Representative: Gladys Bowens and Dallas Cothrum  
U/A From: November 15, 2012; January 10, 2013 and February 21, 2013
6. **Z101-220(JH)**  
Jennifer Hiromoto  
(CC District 6)
- An application for a Specific Use Permit for gas drilling and production on property zoned an IR Industrial Research District on the north side of Northwest Highway, west of Luna Road.  
Staff Recommendation: **Approval** for a 20-year period with eligibility for automatic renewal for additional 10-year periods, subject to a drilling phase site plan, production phase site plan, landscape plan and staff conditions.  
Applicant: Trinity East Energy, LLC  
Representative: MASTERPLAN  
U/A From: January 10, 2013 and February 7, 2013
7. **Z101-221(JH)**  
Jennifer Hiromoto  
(CC District 6)
- An application for a Specific Use Permit for gas drilling and production on property zoned an IR Industrial Research District on the south side of Royal Lane, west of Luna Road.  
Staff Recommendation: **Approval** for a 20-year period with eligibility for automatic renewal for additional 10-year periods, subject to a drilling phase site plan, production phase site plan, landscape plan and staff conditions.  
Applicant: Trinity East Energy, LLC  
Representative: MASTERPLAN  
U/A From: January 10, 2013 and February 7, 2013
8. **Z101-248(JH)**  
Jennifer Hiromoto  
(CC District 6)
- An application for a Specific Use Permit for gas drilling and production on property zoned an IR Industrial Research District on the east side of Luna Road, north of Ryan Road.  
Staff Recommendation: **Approval** for a 20-year period with eligibility for automatic renewal for additional 10-year periods, subject to a drilling phase site plan, production phase site plan, landscape plan and staff conditions.  
Applicant: Trinity East Energy, LLC  
Representative: MASTERPLAN  
U/A From: January 10, 2013 and February 7, 2013

Zoning Cases – Individual

9. **Z123-195(MW)** An application for a Planned Development District on property zoned an IM Industrial Manufacturing District, an R-7.5(A) Single Family District, an IR/IR-D-1 Industrial Research District with a D-1 Liquor Control Overlay on a portion, an LI Light Industrial District with Specific Use Permit No. 383 on a portion, an A(A) Agricultural District with Specific Use Permit No. 383 and a CS/CS-D-1 Commercial Service District with Specific Use Permit No. 383 and a D-1 Liquor Control Overlay on a portion on the south side of CF Hawn Freeway, west side of Pemberton Hill Road and South Longacre Lane and on both sides of Great Trinity Forest Way.  
Megan Wimer  
(CC Districts 4 & 5)
- Staff Recommendation: **Approval**, subject to a conceptual plan, development plan and conditions.  
Applicant: City of Dallas  
Representative: Than Nguyen, City of Dallas Trinity Watershed Management Department

Authorization of Hearings

- Neva Dean  
(CC District 13)
- Consideration of a public hearing to decide whether to authorize a public hearing to determine the proper zoning on property zoned Tracts 3 and 4 within Planned Development District No. 463 in the southwest quadrant of Northwest Highway and Central Expressway with consideration given to increasing the floor area and height for lodging and similar uses. This is a hearing to consider the request to authorize the hearing and not the rezoning of property at this time.

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Other Matters

Consideration of appointments to the following CPC Committee:  
Subdivision Review Committee (SRC)

Minutes: March 7, 2013

Adjournment



**CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**

**Thursday, March 21, 2013**

**ZONING ORDINANCE COMMITTEE (ZOC) MEETING** - Thursday, March 21, 2013, City Hall, 1500 Marilla Street, in 5ES, at 9:00 a.m., to consider **(1) DCA123-001** - Consideration of amending the Dallas Development Code to amend Handicap Group Dwelling Unit regulations.

**SUBDIVISION REVIEW COMMITTEE (SRC) MEETING** - Thursday, March 21, 2013, City Hall, 1500 Marilla Street, in 5ES, at 10:30 a.m., to consider (1) **NC123-001** - An application to change the name of Sabine Street between Eads Street and N. Denley Drive to "Rev. C.B.T. Smith Street."

### 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]