



CITY OF DALLAS

CITY PLAN COMMISSION  
Thursday, February 12, 2009  
AGENDA

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BUS TOUR:		9:00 a.m.
BRIEFINGS:	5ES	Following bus tour
PUBLIC HEARING	Council Chambers	1:30 p.m.

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

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Theresa O'Donnell, Director  
David Cossum, Assistant Director of Current Planning  
Megan Wimer, Principal Planner

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**BRIEFINGS:**

Subdivision Docket  
Zoning Docket

**ACTION ITEMS:**

Subdivision Docket

Planner: Michael Grace

Consent Agenda - Preliminary Plats

- (1) **S089-043**  
(CC District 2)  
(Wally)

An application to replat all of Lot 1 in City Block A/1007, all of Lot 11A in City Block 32/1505, and that portion of land conveyed to CH Woodlawn, LP in the land swap agreement recorded in instrument #20080384623 and instrument #20080384624 into one 9.5154 acre lot located at the intersection of Maple Ave. and Oak Lawn Ave., northwest corner.

Applicant/Owner: CH Woodlawn, L.P. & CH Woodlawn Office, LLC

Surveyor: Brockette-Davis-Drake

Application Filed: January 14, 2009

Zoning: PD 193 (GR)

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

- (2) **S089-044**  
(CC District 7)  
(Bagley)
- An application to replat a tract of land in City Block 6618 and Lots 1 thru 14 in City Block 1/4652 into one 7.62 acre lot located at the intersection of Eighth St. and Rockefeller Blvd., northeast corner.  
Owner: City of Dallas  
Surveyor: City of Dallas  
Application Filed: January 15, 2009  
Zoning: IR  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (3) **S089-047**  
(CC District 5)  
(Rodgers)
- An application to replat 14.861 acres containing all of Lot 1A in City Block A/6717 into six lots ranging in size from 0.358 acres to 4.877 acres generally located at the intersection of Lake June Rd. and N. Masters Dr., northeast corner.  
Owner: NEC Lake June & Masters, LP, Keith Heil  
Surveyor: Pacheco Koch Consulting Eng.  
Application Filed: January 16, 2009  
Zoning: CR  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (4) **S089-048**  
(CC District 2)  
(Wally)
- An application to replat 5.22 acres containing a tract of land and all of Lot 5 in City Block 31/2283 into a 4.81 acre lot and a 0.41 acre lot generally located at the intersection of Reagan St. and the Dallas North Tollway, southwest corner.  
Owner: North Dallas Tollway Authority  
Surveyor: Peiser Surveying Co.  
Application Filed: January 20, 2009  
Zoning: PD-193 (I-2)  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (5) **S089-050**  
(CC District 14)  
(Emmons)
- An application to replat 0.34 acres containing all of Lots 5 and 6 in City Block 0/1480, also known as 5918 and 5922 Ross Ave., into one lot.  
Owner: Anvenida Partners, LP  
Surveyor: Doug Connally & Assoc.  
Application Filed: January 23, 2009  
Zoning: MF-2(A)  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

- (6) **S089-051**  
(CC District 2)  
(Wally)
- An application to create a 2.06 acre lot out of a tract of land in City Block 6949, also known as 5424 Duncanville Rd.  
Owner: Mirelez Holdings, Inc.  
Surveyor: Peiser Surveying Co.  
Application Filed: January 23, 2009  
Zoning: IR  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Individual Items

- (7) **S089-046**  
(CC District 14)  
(Emmons)
- An application to remove all platted building lines and replat 12.858 acres containing all of Lots 1, thru 4 in City Block 12/5406 into 28 lots ranging in size from 983.7 sq. ft. to 6.891 acres located at the intersection of E. Lovers Ln. and Matilda St., southeast corner.  
Owner: Fairfield at Lovers Lane, L.P.  
Surveyor: Kimley-Horn & Assoc., Inc.  
Application Filed: January 15, 2009  
Zoning: PD-799  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Residential Plats

- (8) **S089-045**  
(CC District 13)  
(Ekblad)
- An application to replat 19.678 acres containing all of Lot 1A of Perot Estates Revised Addition in City Block 1/5520 into a 16.803 acre lot and a 2.875 acre lot generally located at the intersection of Strait Ln. and Manson Ct., southeast corner.  
Owner: Bryan & Shanin Wilburn; Ross H. Perot  
Surveyor: Analytical Surveys, Inc.  
Application Filed: January 15, 2009  
Zoning: R-1AC(A)  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket.
- (9) **S089-049**  
(CC District 9)  
(Weiss)
- An application to replat 0.216 acres containing all of Lot 1 of the University Manor Addition, in City Block E/5440 to reduce the 20-foot platted building line to 15.5 feet on the northeast line of Larmanda St. located at 7305 Wild Valley Dr.  
Owner: Jessie H. Knight  
Surveyor: Engineering Concepts  
Application Filed: January 21, 2009  
Zoning: R-7.5(A)  
Staff Recommendation: **Denial**

Miscellaneous Docket

**M089-010**  
Richard Brown  
(CC District 13)  
(Ekblad)

Minor amendment to the Tract 6 development plan and landscape plan for Planned Development District No. 260 on west line of Glen America Drive, north of Park Lane.  
Staff Recommendation: **Approval**

**M089-012**  
Richard Brown  
(CC District 11)  
(Buehler)

Minor amendment to the development plan (Alternative A; Alternative B), for Tract III portion of Planned Development District No. 44 on the northeast corner of Greenville Avenue and LBJ Freeway.  
Staff Recommendation: **Approval**

**D089-002**  
Frank Dominguez  
(CC District 4)  
(Davis)

Development plan for Phase II within Planned Development District No. 75 on the northwest corner of Scyene Circle and Buckner Boulevard.  
Staff Recommendation: **Approval**

Zoning Cases - Consent

1. **Z078-281(RB)**  
(Richard Brown)  
(CC District 8)  
(Lavallaisaa)

An application for a Specific Use Permit for an Open-enrollment Charter School on property zoned an R-7.5(A) Single Family District, on the north line of Wheatland Road, east of Arkan Parkway.

Staff Recommendation: **Approval** for a ten-year period, with eligibility for automatic renewal of additional ten-year periods, subject to a site plan, traffic management plan, and conditions.

Applicant: ADI Engineering, Inc.

Representative: Don Anyanwu

2. **Z078-282(RB)**  
(Richard Brown)  
(CC District 6)  
(Lozano)

An application for a Specific Use Permit for a Recycling collection center on property zoned an IR Industrial Research District and within a designated flood plain on the northwest line of Northwest Highway, east of its intersection with Lombardy Lane.

Staff Recommendation: **Approval** for a two-year period, subject to a site plan and conditions.

Applicant: Northwest Metals Recycling

Representative: Rob Baldwin

3. [Z089-115\(RB\)](#)  
(Richard Brown)  
(CC District 3)  
(Gary)  

An application for an amendment to and renewal of Specific Use Permit No. 1496 for an Open-enrollment Charter School on property zoned an IR Industrial Research District, on the southeast corner of Joseph Hardin Drive and Exchange Service Drive.

Staff Recommendation: **Approval** for a five-year period, with eligibility for automatic renewal of additional five-year periods, subject to a site plan and conditions.

Applicant: Eagle Advantage Schools, Inc.; Owner  
Representative: Charles Sisneros
4. [Z089-117\(RB\)](#)  
(Richard Brown)  
(CC District 6)  
(Lozano)  

An application for an amendment to Specific Use Permit No. 1530 for an Industrial (outside) use for a concrete plant on property within the Tract 2 portion of Subdistrict 1 within Planned Development District No. 498, the Harry Hines Corridor Special Purpose District on the southwest corner of Joe Field Road and Denton Drive

Staff Recommendation: **Approval** for a period ending October 7, 2012 with eligibility for automatic renewal for one additional two-year period, subject to a site plan and conditions.

Applicant: Oldcastle APG Texas, Inc., Owner  
Representative: Fielder Nelms
5. [Z089-125\(WE\)](#)  
Warren Ellis  
(CC District 14)  
(Emmons)  

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, in the area bounded by Carlisle Street, Cedar Springs Road, Vine Street and Cole Avenue.

Staff Recommendation: **Approval**, subject to a revised development plan and conditions.

Applicant: LG Villa Rosa II LP & Cole Apartments MV Limited Partnership  
Representative: Winstead PC, Tommy Mann
6. [Z089-134\(WE\)](#)  
Warren Ellis  
(CC District 13)  
(Ekblad)  

An application for an amendment to Specific Use Permit No. 1738 for a commercial amusement (inside) for an amusement center on property zoned a CR Community Retail District, on the southeast corner of Forest Lane and Marsh Lane.

Staff Recommendation: **Approval** for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan and conditions.

Applicant: Paul Griffiths  
Representative: Tom Morgan

7. **Z089-108(MAW)**  
Megan Wimer  
(CC District 5)  
(Rodgers)
- An application to renew Specific Use Permit No. 1382 for a processing use on property zoned Planned Development District No. 540 on the southeast side of River Oaks Road, northeast of Central Expressway.  
**Staff Recommendation:** **Approval** for a five-year period with eligibility for automatic renewal for additional five-year periods; subject to a site plan and conditions.  
**Applicant:** Hope Agri Products, Inc.  
**Representative:** Mari K. Bailey, AICP, Michael Coker Company
8. **Z089-126(MAW)**  
Megan Wimer  
(CC District 9)  
(Weiss)
- An application for a Specific Use Permit for a local utility on property zoned an R-7.5(A) Single Family District on east side of Barnes Bridge Road, south of Ferguson Road.  
**Staff Recommendation:** **Approval** for a permanent time period, subject to a site plan and conditions.  
**Applicant:** City of Mesquite  
**Representative:** Karl A. Crawley, Masterplan

Zoning Cases – Under Advisement

9. **Z078-301(MAW)**  
(Megan Wimer)  
(CC District 2)  
(Wally)
- An application to create a new subarea for GR-D-1 General Retail District uses with a D-1 Liquor Control Overlay within Planned Development District No. 134 and a Specific Use Permit for the sale and service of alcoholic beverages in conjunction with a restaurant on property within Subarea B for GR-D General Retail District uses with a D Liquor Control Overlay within Planned Development District No. 134 on the southwest corner of Beacon Street and Lindsley Avenue.  
**Staff Recommendation:** **Approval** of a new subarea for GR-D-1 General Retail District uses with a D-1 Liquor Control Overlay within Planned Development District No. 134 and **approval** of the Specific Use Permit for a three-year period, with eligibility for automatic renewal for additional three-year periods, subject to a site plan and conditions.  
**Applicant:** Jose L. Cano  
**Representative:** Elsa Tovar  
**U/A From:** November 20, 2008 and December 18, 2008

10. [Z089-113\(OTH\)](#)  
(Olga Torres Holyoak)  
(CC District 7)  
(Bagley)
- An application to amend Planned Development District No. 605 to allow for additional height and additional uses on the southwest corner of Buckner Boulevard and Samuell Boulevard.
- Staff Recommendation: **Approval**, subject to a conceptual plan and conditions with retention of the D-1 Liquor Control Overlay
- Applicant: NorthPoint Properties
- Representative: Robert Baldwin
- U/A From: December 18, 2008
11. [Z078-309\(RB\)](#)  
(Richard Brown)  
(CC District 6)  
(Lozano)
- An application for a Specific Use Permit for Gas drilling and production on property zoned an A(A) Agricultural District and Specific Use Permit No. 517 for a Commercial radio station and transmitting towers on the south line of Sanders Loop, east of Belt Line Road.
- Staff Recommendation: **Approval** for a ten-year period with eligibility for automatic renewal of additional ten-year periods, subject to a site plan for existing conditions, a site/operation plan for drilling, a site/operation plan for production, and staff's recommended conditions.
- Applicant: Chief Oil & Gas
- Representative: Dallas Cothrum
- U/A From: December 11, 2008 and January 8, 2009
12. [Z078-248\(WE\)](#)  
(Warren Ellis)  
(CC District 3)  
(Gary)
- An application to create a new Subdistrict within the north zone of Subdistrict B within Planned Development District No. 521 for mixed uses and a Specific Use Permit for gas drilling, east of Mountain Creek Parkway, north of Interstate 20 (Lyndon B. Johnson Freeway).
- Staff Recommendation: **Approval** of a new Subdistrict, within Subdistrict B, subject to a conceptual plan and conditions and **approval** of a Specific Use Permit for gas drilling for a ten year period with eligibility for automatic renewal of additional ten-year periods, subject to a site/operation plan for drilling, a site/operation plan for production, a reclamation plan, and staff's recommended conditions.
- Applicant: Dale Resources
- Representative: MASTERPLAN, Dallas Cothrum
- U/A From: December 4, 2008; December 18, 2008; and January 8, 2009

13. [Z078-276\(WE\)](#)  
Warren Ellis  
(CC District 14)  
(Emmons)
- An application for a Planned Development Subdistrict for mixed uses on property zoned a HC Heavy Commercial Subdistrict and Planned Development District No. 64 within Planned Development District No. 193, the Oak Lawn Special Purpose District, in an area generally bounded by the Maple-Routh Connection, McKinney Avenue, Pearl Street and Thomas Avenue with consideration being given to an amendment to, and expansion of, Planned Development Subdistrict No. 64.  
Staff Recommendation: **Approval** of an amendment to, and expansion of Planned Development Subdistrict No. 64 for mixed uses, subject to a revised conceptual plan and staff's recommended conditions.  
Applicant: AmREIT Uptown Dallas, L.P. and AmREIT Uptown Dallas, G.P., LLC  
Representative: MASTERPLAN, Willie Cothrum  
U/A From: January 15, 2009
14. [Z078-313\(WE\)](#)  
(Warren Ellis)  
(CC District 3)  
(Gary)
- An application for a Specific Use Permit for gas drilling within the north zone of Subdistrict B within Planned Development District No. 521 for mixed uses, east of Mountain Creek Parkway, north of Interstate 20 (Lyndon B. Johnson Freeway).  
Staff Recommendation: **Approval** for a ten-year period with eligibility for automatic renewal of additional ten-year periods, subject to a site/operation plan for drilling, a site/operation plan for production, a reclamation plan, and staff's recommended conditions.  
Applicant: Dale Resources  
Representative: MASTERPLAN, Dallas Cothrum  
U/A From: December 4, 2008; December 18, 2008; and January 8, 2009

Zoning Cases – Individual

15. [Z078-273\(WE\)](#)  
Warren Ellis  
(CC District 5)  
(Rodger)
- An application for a Planned Development District for CR Community Retail District uses with retention of the Dry Liquor Control Overlay on property zoned a CR-D Community Retail District uses with a Dry Liquor Control Overlay on the north side of Lake June Road, east of Masters Drive.  
Staff Recommendation: **Denial**  
Applicant: NEC LAKE June & Masters, L.P.  
Representative: MASTERPLAN
16. [Z089-138\(WE\)](#)  
Warren Ellis  
(CC District 4)  
(Davis)
- An application for a Specific Use Permit for commercial motor vehicle parking on property zoned a CS Commercial Service on the northwest corner of Chalk Hill Road and Fitchburg Street.  
Staff Recommendation: **Denial**  
Applicant/Representative: Gamaliel Albarran

17. [Z078-299\(MAW\)](#) An application to renew Specific Use Permit No. 1469 for an open enrollment charter school on property zoned an R-7.5(A) Single Family District on the north side of Bruton Road, between Pleasant Drive and Scammel Drive.  
(Megan Wimer)  
(CC District 5)  
(Rodgers)  
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewal for additional five-year periods; subject to a site plan, staff-recommended traffic management plan and conditions.  
Applicant: NOVA Charter School  
Representative: Karl Crawley
18. [Z089-105\(MAW\)](#) An application for a Planned Development District for Multifamily uses on property zoned an MF-2(A) Multifamily District in an area bounded by Cabell Drive, Ashby Street, Lafayette Street and Peak Street and an area on the south side of Lafayette Street between Ashby Street and Peak Street.  
(Megan Wimer)  
(CC District 2)  
(Wally)  
Staff Recommendation: **Approval**, subject to a development plan, landscape plan and conditions.  
Applicant: Del American Realty Group, Inc.  
Representative: Suzan Kedron, Jackson Walker, LLP

#### Authorization of Hearing

- Kate Singleton  
(CC District 3)  
(Gary)  
Consideration of authorizing a public hearing to determine proper zoning on property zoned an R-7.5(A) Single Family District and an MF-2(A) Multifamily District, in an area generally bounded by Atlantic Street, Plymouth Road, and Hampton Road with consideration being given to a conservation district for the Stephens Park Estates neighborhood.

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#### Other Matters

Consideration of appointments to following CPC Committees:

Subdivision Review Committee  
Special Provision Sign District Advisory Committee  
Art District Sign Advisory Committee  
Rules Committee

Minutes: January 15, 2009

Adjournment

**CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**

**Tuesday, February 10, 2009**

**SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC) MEETING** - Tuesday, February 10, 2009, at 2:00 p.m., City Hall, 1500 Marilla Street, in Conference Room 5DN to discuss Downtown Special Provision Sign District - CA0901281013.

### **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]