



CITY OF DALLAS

CITY PLAN COMMISSION  
Thursday, February 14, 2008  
AGENDA

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BUS TOUR:		9:30 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  
Warren Ellis, Principal Planner

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**BRIEFINGS:**

**Z067-148(DW)** A City Plan Commission authorized hearing to determine proper zoning on property zoned an IM Industrial Manufacturing District, CS Commercial Service District, CA-2(A) Central Area District, MU-2(SAH) Mixed Use District, within the Downtown Special Provision Sign District with Specific Use Permit No. 432 for a Private Animal Pound and Specific Use Permit No. 1203 for a Government Installation Other Than Listed located on property generally bounded by Continental Avenue to the north, Interstate 35 to the east and south, and the Trinity River levee to the west. Consideration will be given to appropriate zoning for that area including use, development standards, parking, landscaping, sign, and other appropriate regulations.

David Whitley, Trinity River Project

Subdivision Docket  
Zoning Docket

**ACTION ITEMS:**

Subdivision Docket Planner: Michael Grace

Consent Agenda - Preliminary Plats

Minor Amending Plat

- (1) **S067-202**  
(District 13)  
(Ekblad)
  - An application to amend the previously approved plat to correct the omission of the platted building line located on West Northwest Highway, east of Midway Road in City Block 3/5573.
  - Applicant/Owner: Behringer Harvard Northwest Highway, LLC
  - Surveyor: Votex Surveying
  - Application Filed: January 23, 2008
  - Zoning: R10(A), SUP 529
  - Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Preliminary Plats

- (2) **S078-012 R**  
(District 2)  
(Strater)
- A revised plat application to reduce the previously approved lot area from 6.868 acres to 1.550 acres on a tract of land in City Block B/5715 located at Manor Way and Peeler St., southeast corner.  
Applicant/Owner: Sewell Corporation  
Surveyor: Lane's Southwest Surveying, Inc.  
Application Filed: January 22, 2008  
Zoning: IR  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (3) **S078-100**  
(District 14)  
(Emmons)
- An application to plat a 1.961 acre tract of land in City Block 273 into one lot located on the south side of Ross Ave. at the intersection of Ross Ave. and San Jacinto St.  
Applicant/Owner: Jefferson at San Jacinto, L.P.  
Surveyor: Cuzzo Lopez Garcia Group  
Application Filed: January 24, 2008  
Zoning: CA-1(A)  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket.

Individual Items

- (4) **S078-050 R**  
(District 2)  
(Strater)
- A revised preliminary plat requesting removal of the right-of-way dedication requirement on the previously approved plat for a 0.4040 acre tract of land containing all of Lots 7, 8, 9 and 10 in City Block K/662 for an 8 lot Shared Access Area Development on 4331, 4335, 4403 and 4405, Rusk Avenue, southwest of Kirby Street.  
Applicant/Owner: The Kagan Corporation  
Surveyor: Doug Connally & Assoc.  
Application Filed: January 25, 2008  
Zoning: MF-2(A)  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket.

Residential Replats:

- (5) **S078-096**  
(District 14)  
(Emmons)
- An application to replat a 0.4628 acre tract of land containing all of Lots 7 and 8 in City Block B/562 into a 12 lot Shared Access Area Development at the intersection of State St. and Worthington St., northwest corner.  
Applicant/Owner: Crescent Estates Custom Homes, L.P.  
Surveyor: Doug Connally & Assoc.  
Application Filed: January 17, 2008  
Zoning: PD-225  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket.

Subdivision - Under Advisement:

- S078-095**  
(District 14)  
(Emmons)
- An application to replat an 6.332 acre tract of land containing all of Lots 3 and 4 in City Block 11/5406 into one lot and to remove the existing 30 foot platted building line on E. Lovers Lane and the existing 30 foot building on the west line of Skillman Street; and to remove the existing platted 25 foot building line on Amesbury Drive located on 6044 E. Lovers Lane between Amesbury Drive and Skillman Street  
Applicant/Owner: GS Lovers Lane Prop Sub LP  
Surveyor: Pate Surveyors  
Application Filed: January 15, 2008  
Zoning: MF-1(A)  
Staff Recommendation: **Denial** of removal of the platted building lines; but **approval** of the replat subject to the conditions listed in the docket  
U/A From: February 7, 2008

Miscellaneous Docket

- D078-005**  
Frank Dominquez  
(CC District 14)  
(Emmons)
- Development plan and Landscape plan for Planned Development Subdistrict No. 24 within Planned Development District No. 193, the Oak Lawn Special Purpose District on the south corner of Cedar Springs Road and North Akard Street  
Staff Recommendation: **Approval**
- W078-006**  
Neva Dean  
(CC District 8)  
(Jones-Dodd)
- A waiver of the two-year waiting period in order to submit an application for a Specific Use Permit for an alcoholic beverage establishment for a private-club bar and a commercial amusement (inside) for a dance hall, south of Camp Wisdom Road at Pastor Bailey Drive.  
Staff Recommendation: **Denial**

Other Matters

CPC Committee Appointments and Reports

Minutes: February 7, 2008

Adjournment

**CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**

**Tuesday, February 12, 2008**

**JOINT CPC TRINITY RIVER AD HOC COMMITTEE & URBAN DESIGN ADVISORY COMMITTEE (UDAC)** – Tuesday, February 12, 2008, at 5:30 PM, City Hall, 1500 Marilla Street, in Room 6ES to discuss Cedars West and Oak Cliff Gateway Study Areas

**Thursday, February 14, 2008**

**SUBDIVISION REVIEW COMMITTEE:** Meeting at 8:00 a.m. in the City Council Chamber to consider Item 5 S078-096

### **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]