



CITY OF DALLAS

CITY PLAN COMMISSION  
Thursday, March 6, 2008  
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  
Richard Brown, Principal Planner

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**BRIEFINGS:**

forwardDallas! Development Code Amendments update

Peer Chacko, Assistant Director, Development Services  
(A quorum of ZOAC may be present)

Subdivision Docket  
Zoning Docket

**ACTION ITEMS:**

Subdivision Docket Planner: Carolyn Horner

Consent Agenda - Preliminary Plats

- (1) **S078-116**  
(District 6)  
(Lozano)
- An application to create a 3.98 acre lot from Lots 2A, 2B, 3A, 3B and 4A of the Coates Addition, all of Lot 4 of the Anne Johnston Ford Addition (unrecorded), and a tract of land in Block 6528, on Southwell Road west of Shady Trail  
Applicant/Owner: Vaquero Holding, LLC  
Surveyor: Peiser Surveying  
Application Filed: February 11, 2008  
Zoning: IR  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

- (2) **S078-117**  
(District 3)  
(Gary)
- An application to create a one 35.604 acre lot from all of a 35.604 acre tract of land in City Block 211/6113, on Mountain Creek Parkway, north of Merrifield Road  
Applicant/Owner: Mountain Creek Business Park Land, LP  
Surveyor: Pacheco Koch Consulting Engineers  
Application Filed: February 12, 2008  
Zoning: PD 521  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (3) **S078-118**  
(District 14)  
(Emmons)
- An application to relocate the lot lines for Lot 1C and 2C in City Block I/638, Southwest corner of McKinney Ave and N. Hall Street.  
Applicant/Owner: Gaedeke Holdings II, Ltd.  
Surveyor: Pacheco Koch Consulting Engineers  
Application Filed: February 15, 2008  
Zoning: PD 193 (LC)  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (4) **S078-119**  
(District 14)  
(Emmons)
- An application to replat Lot 2A, Block 5696 in the R.M. Eagle Addition No. 2, a portion of Block E/5697 of the Kroger Addition, and an unplatted parcel of land in City Block E/5697, into one 7.837 acre lot, located on Haggard Way, south of Mockingbird Lane  
Applicant/Owner: AN Luxury Imports, Ltd/AutoNation, Inc.  
Surveyor: Webb Surveying  
Application Filed: February 15, 2008  
Zoning: PD 738  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (5) **S078-120**  
(District 13)  
(Ekblad)
- An application to replat a 33.14 acre tract of land containing Lot 5, Block 7291, Mandeville I Addition, Lot 4, Block 7291, Mandeville II Addition, Lot 3, Block 7291, High Ridge Addition, and a portion of Mandeville Lane (abandoned) into one 8.33 acre lot, one 8.82 acre lot, one 2.078 acre lot, one 0.117 acre lot, one 3.53 acre lot, one 1.07 acre lot, one 0.604 acre lot and one 5.416 acre lot, along Mandeville Lane, south of Royal Lane  
Applicant/Owner: Valencia Capital Management/Next Block-Dallas, LP  
Surveyor: Kimley-Horn and Associates, Inc.  
Application Filed: February 15, 2008  
Zoning: PD 745  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

- (6) **S078-121**  
(District 4)  
(Davis)  
An application to create one 0.91 acre lot and one 0.69 acre lot, from a 1.60 acre, Lot 3 of the William T. and James M. Ponder Addition, Block 1/6203, on the northeast corner of South Buckner Blvd. and Scyene Road  
Applicant/Owner: Firebrand Properties, LP  
Surveyor: Peiser Surveying  
Application Filed: February 15, 2008  
Zoning: PD 366  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (7) **S078-122**  
(District 12)  
(Wolfish)  
An application to create one 2.11 acre lot, one 0.74 acre lot, and one 1.87 acre lot, from a 4.71 acre tract of land, locate at the southwest corner of Marsh Lane and Timberglen Road.  
Applicant/Owner: Kaza Denton Investments  
Surveyor: Peiser Surveying  
Application Filed: February 15, 2008  
Zoning: CR  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Residential Replats:

- (8) **S078-113**  
(District 3)  
(Gary)  
An application to replat a 5.430 acre tract of land containing part of Lots 3, 4 and 5 in City Block B/5127, and 1.201 tract of land in City Block B/5127 into one lot on Mary Cliff Road, west of Kyle Street  
Applicant/Owner: Twelve Hills Nature Center, Inc.  
Surveyor: Pacheco Koch Consulting Engineers, Inc.  
Application Filed: February 7, 2008  
Zoning: PDD 690, Subdistrict 3  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Miscellaneous Docket

- M078-011**  
Richard Brown  
(CC District 11)  
(Buehler)  
A minor amendment to the development plan for Planned Development District No. 322 for Mixed uses on the northeast corner of LBJ Freeway and the Dallas North Tollway  
Staff Recommendation: **Approval**
- W078-008**  
Neva Dean  
(CC District 14)  
(Emmons)  
A waiver of the two-year waiting period in order to submit an application to expand and amend Tract IIA within Conservation District No. 6, the Hollywood/Santa Monica Conservation District, on Shady Side Lane, both sides, southeast of Lindsley Avenue  
Staff Recommendation: **Approval**

**W078-009**  
Neva Dean  
(CC District 2)  
(Strater)

A waiver of the two-year waiting period in order to submit an application to expand and amend Planned Development District No. 770 for multifamily uses and limited non-residential uses on the north side of La Vista Drive, east of Grand Avenue  
Staff Recommendation: **Approval**

**W078-010**  
Neva Dean  
(CC District 8)  
(Jones-Dodd)

A waiver of the two-year waiting period in order to submit an application to amend Planned Development District No. 752 to allow additional modular classrooms to be added on Edd Road and Garden Grove Drive, south corner  
Staff Recommendation: **Approval**

Zoning Cases – Consent

1. **Z078-154(MAW)**  
Megan Wimer  
(CC District 12)  
(Wolfish)

An application for a Planned Development District for LI Light Industrial District uses and an amendment to the public deed restrictions on property zoned an LI Light Industrial District on the west side of Waterview Parkway at Synergy Drive with consideration being given to termination of the deed restrictions  
Staff Recommendation: **Approval**, subject to a site plan and conditions and **approval** of an amendment to the deed restrictions.

Applicant: Dallas International School

Representative: Stream Realty Partners, L.P.

2. **Z078-158(MAW)**  
Megan Wimer  
(CC District 11)  
(Buehler)

An application to renew Specific Use Permit No. 1620 for a commercial amusement (inside) limited to a Class A dance hall and for an alcoholic beverage establishment for private club/bar on property zoned a CR Community Retail District on the east side of Dallas North Parkway, between Beltline Road and Arapaho Road

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: Coulage Entertainment, L.P.

Representative: Roger Albright

Zoning Cases – Under Advisement

3. **Z078-132(JH)**  
Jennifer Hiromoto  
(CC District 14)  
(Emmons)

An application to amend the deed restrictions on property zoned a CS Commercial Service District on the northeast side of Lemmon Avenue, south of Hopkins Avenue

Staff Recommendation: **Approval**

Applicant: Global Tower LLC

Representative: Bill Bauman

U/A Date: February 7, 2008

Zoning Cases – Individual

4. **Z067-255(JH)**  
Jennifer Hiromoto  
(CC District 2)  
(Strater)  
A City Plan Commission authorized hearing to determine proper zoning on property zoned Planned Development District No. 317, the Cedars Area Special Purpose District, in an area generally bound by I-30, I-45, G.C.&S.F. Railroad, and the M.K.&T. Railroad.  
Staff Recommendation: **Approval**, subject to staff conditions
5. **Z078-161(JH)**  
Jennifer Hiromoto  
(CC District 9)  
(Weiss)  
An application for a Planned Development District for MF-2(A) Multifamily District Uses on property zoned a CR Community Retail District, on the northeast line of Emerald Isle, north of Garland Road  
Staff Recommendation: **Denial**  
Applicant: Broomfield JV  
Representative: JBS Solutions
6. **Z078-159(WE)**  
Warren Ellis  
(CC District 14)  
(Emmons)  
An application to amend Zones 1A and 1B of Planned Development District No. 184 for office, retail and residential uses, on the northeast corner of Carlisle Street and Cedar Spring Road  
Staff Recommendation: **Approval**, subject to a conceptual plan, revised development plan, revised landscape plan and staff's recommended conditions  
Applicant: CFRI-FOCH Cedar Springs Hotel, L.P.  
Representative: Jackson Walker, LLP, Suzan Kedron
7. **Z078-123(RB)**  
Richard Brown  
(CC District 11)  
(Buehler)  
An application for a Planned Development District for mixed uses on property zoned an MU-3 Mixed Use District for the portion of the site in the northeast quadrant of IH 635 and Noel Road, and property zoned an MU-2(SAH) Mixed Use District-Affordable for the portion of the site on the south line of Peterson Lane, east of Noel Road  
Staff Recommendation: **Approval**, subject to a conceptual plan and staff's recommended conditions.  
Applicant: ICON Partners, LLC  
Representative: Suzan Kedron

Landmark Appeal

- Tracey Cox  
(CC District 7)  
(Bagley)  
An appeal of the Landmark Commission decision to deny without prejudice a Certificate of Appropriateness (CD078-011(TC)) at 3033 Warren Avenue to demolish the main structure.  
Staff Recommendation: **Approval**

Other Matters

CPC Committee Appointments and Reports

Minutes: February 28, 2008

Adjournment

**CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**

**ZONING ORDINANCE ADVISORY COMMITTEE MEETING (ZOAC)** - Thursday, March 6, 2008, at 9:00 a.m., City Hall, 1500 Marilla Street, in Room 5ES to consider (1) **DCA078-006** - Consideration of amendments to codify Chapter 51, the Dallas Development Code to incorporate amendments made to Chapter 51 since the adoption of Chapter 51A.

### **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]