



CITY OF DALLAS

CITY PLAN COMMISSION  
Thursday, April 10, 2008  
AGENDA

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BUS TOUR:		9:00 a.m.
BRIEFINGS:	5ES	Following the 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:**

Subdivision Docket  
Zoning Docket

**ACTION ITEMS:**

Subdivision Docket

Planner: Michael Grace

Consent Agenda - Preliminary Plats

- (1) **S067-017 R2**  
(CC District 2)  
(Strater)

An application to replat a tract of land containing 5.493 acres of land in City Blocks 37/7888, 39/7888, all of Lots 1, 2, and 3, a portion of Lot 4, all of Lot 6 in City Block 37/7888, all of Lot 1 in City Block 39/7888 and an abandoned portion of Turtle Creek Blvd. into one 0.689 acre lot, one 0.607 acre lot and one 4.194 acre lot located at the intersection of Interstate Highway 35E and Oak Lawn Ave., northwest corner

Owner: Lui2 Dallas Oaklawn III, V, VI

Surveyor: Lopez Garcia Group

Application Filed: March 21, 2008

Zoning: PD-621

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

- (2) **S078-144**  
(CC District 9)  
(Weiss)
- An application to replat all of City Blocks E/5414, F/5414, G/5414 and various public and private easements to be abandoned into 9 lots ranging in size from 0.1665 acres to 43.917 acres and 5 common areas generally located at the intersection of Northwest Highway and Skillman Ave., northwest corner  
Owner: Trammel Crow Co.  
Surveyor: Halff Associates, Inc.  
Application Filed: March 17, 2008  
Zoning: PD-742  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (3) **S078-145**  
(CC District 9)  
(Weiss)
- An application to plat a 2.0289 acre tract of land in City Block 4413 into a 41 lot Shared Access Development located at 1000 Emerald Isle Dr., north of Garland Rd.  
Owner : Emerald Isle Development, LLC  
Surveyor: Gonzalez & Schneeberg  
Application Filed: March 17, 2008  
Zoning: CR  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket.
- (4) **S078-147**  
(CC District 14)  
(Emmons)
- An application to create a 5.420 acre lot from a tract of land and abandoned R.O.W. of Watkins Rd. and abandoned Sanitary Sewer Easement in City Block 595 located at the intersection of Hall St. and Ross Ave., northwest corner.  
Owner: RHDFJ Partners L.P.  
Surveyor: Winkleman & Associates  
Application Filed: March 18, 2008  
Zoning: PD-298 (SUB District 1)  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket.
- (5) **S078-149**  
(CC District 14)  
(Emmons)
- An application to replat part of Lots 31 and 32 and all of Lots 33, 34, 35 and 59 into a 0.6802 acre lot and a 0.2167 acre lot in City Block 230 located at the intersection of Akard St. and San Jacinto St., southwest corner.  
Owner: Akard Walk, LP  
Surveyor: Survey Consultants, Inc.  
Application Filed: March 19, 2008  
Zoning: CA-1  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket.

- (6) **S078-150**  
(CC District 3)  
(Gary)
- An application to replat all of Lot 1 in City Block A/6168 and Lots 17 and 18 in City Block B/6169 into a 1.1681 acre lot, a 1.0444 acre lot and a 0.7461 acre lot generally located at the intersection of Bahama Dr. and Fort Worth Ave., northwest corner.  
Owner: Q. Fort Worth Ave. Addition  
Surveyor: Pogue Engineering & Dev. Co.  
Application Filed: March 19, 2008  
Zoning: PD-714 (Sub District 5)  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket.
- (7) **S078-151**  
(CC District 8)  
(Jones-Dodd)
- An application to create one 7,500.90 sq. ft. lot and one 14,548.20 sq. ft. lot out of a 0.576 acre lot in City Block 7970 and located at Fairport Rd, and Murdock Rd., northwest corner  
Owner: I & T Builders Corp.  
Surveyor: Xavier Chapa  
Application Filed: March 19, 2008  
Zoning: R-7.5 (A)  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket.
- (8) **S078-152**  
(CC District 2)  
(Strater)
- An application to replat all of Lot 1A and Lot 3 in City Block 17/1261 into a 0.4614 acre lot located at the intersection of Carroll Ave. and Parry Ave., southwest corner.  
Owner: Jubilee Park & Community Center Corporation  
Surveyor: Doug Connally & Assoc.  
Application Filed: March 20, 2008  
Zoning: MF-1(A) & CS  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket.
- (9) **S078-153**  
(CC District 2)  
(Strater)
- An application to replat three tracts of land containing all of Lots 11-18 in City Block 1401, Lots 21 and 22 in City Block 35/1231 and all of Lot 23 in City Block G/1058 into one 1.5763 acre lot on 907 Bank Ave. between Gurley Ave. and Parry Ave.  
Owner: Jubilee Park & Community Center  
Surveyor: Doug Connally & Assoc.  
Application Filed: March 20, 2008  
Zoning: PD-486 & CH  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket.

- (10) **S078-154**  
(CC District 14)  
(Emmons)
- An application to replat 0.413 acres containing part of Lot 12 and all of Lots 13 and 14 in City Block K/2601 into one lot located on the east side of Lemmon Ave. at the intersection of Lemmon Ave. and Webster Ave.  
Owner: Roger R. Hills/Todd A. Brownlee  
Surveyor: Shields & Lee  
Application Filed: March 20, 2008  
Zoning: CR  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket.
- (11) **S078-156**  
(CC District 3)  
(Gary)
- An application to create one 5.889 acre lot and one 0.514 Acre lot out of a 6.402 acre tract of land in City Blocks 5130 and 6173 generally located on the east side of Bahama Dr. southeasterly of Ft. Worth Ave.  
Owner: La Reunion Towncenter LLC  
Surveyor: Salcedo Group, Inc.  
Application Filed: March 20, 2008  
Zoning: PD-714 (Sub District 4A)  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket.
- (12) **S078-158**  
(CC District 14)  
(Emmons)
- An application to replat a 4.483 acre tract of land containing all of Lots 1-28 in City Block 17/142, Lots 1-26 in Block 16/143, abandoned portions of Canton St., Marilla St., Cadiz St. and Genaro St., two alleys and a tract of land into one lot bounded by Central Expressway, Pearl St., Canton St., and Marilla St.  
Owner: 2100 Downtown Condo, LLC  
Surveyor: Jones & Boyd, Inc.  
Application Filed: March 20, 2008  
Zoning: PD-357 (Sub District 3)  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket.
- (13) **S078-159**  
(CC District 2)  
(Strater)
- An application to create one 3.881 acre lot from a tract of land in City Blocks 392, 399 and 400 located on the west side of Victory Ave. between Olive St. and Museum Way  
Owner: Block N, L.P.  
Surveyor: Halff Associates, Inc.  
Application Filed: March 21, 2008  
Zoning: PD-193  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket.

Individual Item:

- (14) **S078-155**  
(CC District 3)  
(Gary)
- An application to replat a 16.823 acre tract of land containing tracts of land and lots in City Blocks 7135, D/7135, F/7135, H/7135 and I/7135, and parts of abandoned Weldon Street, Buena Avenue, Parsley Lane, Nathan Street, Henry Street and certain abandoned alley R.O.W.'s to create one 8.546 acre lot and one 8.277 acre lot and to remove the existing 25 foot platted building line on property located on the south side of Bickers St. at the intersection of Bickers St. and Greenleaf St.
- Owner: Dallas Housing Authority  
Surveyor: Pacheco Koch Consulting Engineers  
Application Filed: March 20, 2008  
Zoning: PD-508 (Tract 4)  
Staff Recommendation: **Denial**, the plat does not comply with the conceptual plan for PDD 508.

Miscellaneous Docket

- M078-017**  
Richard Brown  
(CC District 14)  
(Emmons)
- A minor amendment to the development plan for Planned Development District No. 154 for Retail, Office and Residential Uses on the north corner of Rawlins Street and Welborn Street  
Staff Recommendation: **Pending**
- W078-012**  
Neva Dean  
(CC District 5)  
(Rodgers)
- 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 on property zoned the Subarea 4 portion of Planned Development District No. 366, the Buckner Boulevard Special Purpose District, and an IM Industrial Manufacturing District, on the northeast corner of Buckner Boulevard and Kipling Drive.  
Staff Recommendation: **Denial**
- D078-007**  
Frank Dominguez  
(CC District 3)  
(Gary)
- A development plan for Planned Development District No. 521 for Residential, Office and Retail uses on Mountain Creek Parkway, north of Merrifield Road  
Staff Recommendation: **Approval**

Miscellaneous Docket – Under Advisement

- 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: **Pending**  
U/A Date: March 6, 2008, March 27, 2008 and April 3, 2008

Zoning Cases – Consent

1. **Z078-162(OTH)**  
Olga Torres Holyoak  
(CC District 13)  
(Ekblad)  
An application to amend Specific Use Permit No. 477 for an institution of a religious, charitable or philanthropic nature on property zoned an R-7.5(A) Single Family District, on the southwest corner of Park Lane and Boedecker Street  
Staff Recommendation: **Approval**, subject to a site plan and conditions  
Applicant: Miracle of Pentecost Foundation  
Representative: Robert Baldwin, Baldwin Associates
2. **Z078-175(OTH)**  
Olga Torres Holyoak  
(CC District 7)  
(Bagley)  
An application to amend Specific Use Permit No. 1342 for a Community Service Center and a Child-care facility on property zoned an R-7.5(A) Single Family District, at the northeast corner of Bonnie View Road and Southerland Avenue.  
Staff Recommendation: **Approval**, subject to a site plan and conditions  
Applicant: Bonnie Y LLC  
Representative: David Greer, O'Donald Engineering, LLC  
Bus Tour Date: April 10, 2008
3. **Z078-181(WE)**  
Warren Ellis  
(CC District 13)  
(Ekblad)  
An application for an amendment to the site plan for a portion of Planned Development District No. 1 for medical clinic, lodge, bank or savings and loan office, professional or general business office or doctor's office on the south side of Forest Lane between Inwood Road and Eastern Avenue  
Staff Recommendation: **Approval**, subject to a revised site plan and landscape plan  
Applicant: Capital One, N.A.  
Representative: Carter & Burgess
4. **Z078-182(WE)**  
Warren Ellis  
(CC District 2)  
(Strater)  
An application for an MU-2 Mixed Use District on property zoned an IM Industrial Manufacturing District on the west side of Maple Avenue, north of Stutz Drive  
Staff Recommendation: **Approval**  
Applicant: RCC Maple Limited  
Representative: Robert Baldwin  
Bus Tour Date: April 10, 2008
5. **Z078-185(WE)**  
Warren Ellis  
(CC District 12)  
(Wolfish)  
An application to create a new subdistrict within Planned Development District No. 722 for single family, handicapped dwelling and private street and alley on the west side of Preston Road, north of Frankford Road.  
Staff Recommendation: **Approval**, subject to a revised development plan and conditions  
Applicant: ALP 27, Ltd.  
Representative: Jerry Syld, Jones & Boyd

Zoning Cases – Under Advisement

- A. **Z067-222(RB)**  
Richard Brown  
(CC District 2)  
(Strater)  
An application for an amendment to and expansion of Planned Development District No. 582, the Victory Planned Development District on property partially zoned an I-2 Industrial Subdistrict, an I-3 Industrial Subdistrict, and a CA-2 Central Area Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District on property generally east of Stemmons Freeway and north of Woodall Rodgers Freeway.  
Staff Recommendation: **Approval**, subject to a conceptual plan and staff's recommended conditions  
Applicant: Hillwood Urban Services, L.P.  
Representative: Robert Reeves  
U/A From: April 3, 2008
- B. **Z078-166(OTH)**  
Olga Torres Holyoak  
(CC District 2)  
(Strater)  
An application for an NO(A) Neighborhood Office District on property zoned an MF-2(A) Multifamily District, on the south side of Columbia Avenue at Colson Street  
Staff Recommendation: **Approval**  
Applicant: El Heraldo News Inc.  
Representative: Jim Byrd  
U/A From: April 3, 2008

Zoning Cases – Individual

6. **Z078-168(MAW)**  
Megan Wimer  
(CC District 14)  
(Emmons)  
An application for a Planned Development District for MU-3 Mixed Use District uses on property zoned an MU-3 Mixed Use District on the south side of Yale Boulevard between Greenville Avenue and Worcola Street.  
Staff Recommendation: **Approval**, subject to a development plan and conditions  
Applicant: Prescott Realty Group  
Representative: Susan Mead, Jackson Walker L.L.P  
Bus Tour Date: April 10, 2008
7. **Z078-176(OTH)**  
Olga Torres Holyoak  
(CC District 6)  
(Lozano)  
An application for a Specific Use Permit for a metal salvage facility on property zoned Planned Development District No. 406, the Ledbetter/Eagle Ford Special Purpose District, on the west side of Progressive Drive, northwest corner of Fort Worth Turnpike and Walton Walker Access Road.  
Staff Recommendation: **Approval** for a two-year period, subject to a site plan and conditions  
Applicant: Lone Star Foxhall  
Representative: Santos Martinez, Masterplan  
Bus Tour Date: April 10, 2008

Other Matters

Reconsideration

**D078-005**

1. Suspension of the CPC Rules of Procedure to allow reconsideration of D078-005

If #1 is approved then consideration of #2.

2. Reconsideration of action taken on February 14, 2008, which was to **approve** a 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.

If #2 is approved then consideration of #3.

3. 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

CPC Committee Appointments and Reports

Minutes: April 3, 2008

Adjournment



**CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**

**Tuesday, April 8, 2008**

**SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC)** - Tuesday, April 8, 2008, 2:00 p.m., City Hall, 1500 Marilla Street, in Room 5BN Conference Room to discuss Certificate of Appropriateness #0803171053 in the Deep Ellum/Near East Side Sign District

**Tuesday, April 8, 2008**

**JOINT CPC TRINITY RIVER AD HOC COMMITTEE & URBAN DESIGN ADVISORY COMMITTEE (UDAC)** – Tuesday, April 8, 2008, at 5:30 PM, City Hall, 1500 Marilla Street, in Room 6ES to discuss Future Zoning Cases.

**Monday, April 14, 2008**

**CITY PLAN COMMISSION (CPC) & ZONING ORDINANCE ADVISORY COMMITTEE MEETING (ZOAC)** - Monday, April 14, 2008, at 9:00 a.m., City Hall, 1500 Marilla Street, in the Park Board Room 6FN, to discuss *forwardDallas!* Code Amendment

### **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]