



CITY OF DALLAS

CITY PLAN COMMISSION  
Thursday, May 8, 2008  
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 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:**

Overview and Update regarding the Industrial Renaming

David Whitley

Subdivision Docket

Zoning Docket

**ACTION ITEMS:**

Subdivision Docket

Planner: Michael Grace

Consent Agenda - Preliminary Plats

(1) **S078-036 R**  
(District 12)  
(Wolfish)

An application to revise a previously approved plat that created 2 lots (S078-036) to replat all of Lot 2A in City Block K/8728 into 3 lots being one 0.940 acre lot, one 0.974 acre lot and one 1.206 acre lot fronting on Preston Road (State Highway 289) on the west, Oxford Drive on the east and generally located south of Mapleshade Lane.

Owner: Seth Weinstein

Surveyor: Pacheco Koch Consulting Eng.

Application Filed: April 9, 2008

Zoning: PDD No. 765

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

- (2) **S078-172**  
(District 3)  
(Gary)  
An application to replat Lots 1 thru 4 and 8 thru 11 in City Block E/3414 into one 3.0886 acre lot located on the south side of Dealey Avenue at E. Greenbriar Boulevard  
Owner: Verde Apartment Communities  
Surveyor: Brockette, Davis & Drake  
Application Filed: April 9, 2008  
Zoning: PD-468 Sub-district A  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (3) **S078-174**  
(District 2)  
(Strater)  
An application to create a 0.2573 acre lot out of a tract of land in City Block 16/647 located on 4416 Ross Avenue at N. Carroll Avenue south corner.  
Owner/Applicant: Donald Ray Duncan; Amir A. Didarah  
Surveyor: W. Tom Witherspoon Consulting Engineers, Inc.  
Application Filed: April 3, 2008  
Zoning: PD-298 (SUB District 4)  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (4) **S078-175**  
(District 14)  
(Emmons)  
An application to create a 0.926 acre lot out of a tract of land in City Block 1/5696 located on 5704 Lemmon Avenue at the intersection of Lemmon Avenue and Inwood Road, north corner.  
Owner: Amy W. Campbell Cole & Henry V. Campbell, III  
Surveyor: Pacheco Koch Consulting  
Application Filed: April 15, 2008  
Zoning: CS  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Residential Replats:

- (5) **S078-176**  
(District 13)  
(Ekblad)  
An application to relocate the lot line separating Lot 4 and part of Lot 7 in City Block 7/5597 on 5600 Park Lane and 9520 Hathaway Street.  
Owner: Mehrdad Moayedi  
Surveyor: Doug Connally & Assoc.  
Application Filed: April 16, 2008  
Zoning: R-1ac(A)  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket.

Miscellaneous Docket

**M078-020**

Richard Brown  
(CC District 14)  
(Emmons)

A minor amendment to the Development plan and Landscape plan for Planned Development District No. 8 on the northeast line of Blackburn Street, between Oak Lawn Avenue and Turtle Creek.

Staff Recommendation: **Approval**

**D078-009**

Frank Dominquez  
(CC District 14)  
(Emmons)

A development plan for Planned Development Subdistrict No. 81 of Planned Development No. 193, on the north line of Cedar Springs Rd between Douglas Avenue and Wycliff Avenue.

Staff Recommendation: **Approval**

Miscellaneous – Under Advisement

**Z078-168(MAW)**

Megan Wimer  
(CC District 14)  
(Emmons)

Conditions in conjunction with 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**

Applicant: Prescott Realty Group

Representative: Susan Mead, Jackson Walker L.L.P

Bus Tour Date: April 10, 2008

U/A From: April 10, 2008 and April 24, 2008

Zoning Cases – Consent

1. **Z067-315(WE)**

(Warren Ellis)  
(CC District 8)  
(Jones-Dodd)

An application for a Specific Use Permit for a Vehicle Display, Sales and Services within Subdistrict 2 of Planned Development District No. 534, the CF Hawn Special Purpose District No. 2., on the south side of CF Hawn Freeway east of Murdock Road.

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

Applicant: Juan Guzman

Representative: Karen Tellez

Bus Tour Date: May 8, 2008

2. **Z067-186(WE)**  
(Warren Ellis)  
(CC District 5)  
(Rodgers)  
An application for an amendment to Specific Use Permit No. 1252 for a child care facility on property zoned an R-7.5(A) Single Family District on the northwest corner of Jim Miller Road and Sarah Lee Drive.  
Staff Recommendation: **Approval**, for a five-year period with eligibility for automatic renewals for additional five year periods, subject to a site plan and conditions.  
Applicant/ Representative: Gloria Johnson
  
3. **Z078-167(MAW)**  
(Megan Wimer)  
(CC District 10)  
(Lueder)  
An application for a Planned Development District for MF-1(A) Multifamily District uses on property zoned an MF-1(A) Multifamily District on the south side of Skillman Street, east of Merriman Parkway.  
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: May 8, 2008
  
4. **Z078-188(MAW)**  
(Megan Wimer)  
(CC District 8)  
(Jones-Dodd)  
An application for a CS Commercial Service District on property zoned an R-7.5(A) Single Family District on the north side of CF Hawn Freeway, west of Sunview Drive.  
Staff Recommendation: **Approval**  
Applicant: Miguel Chavez  
Bus Tour Date: May 8, 2008
  
5. **Z078-192(MAW)**  
(Megan Wimer)  
(CC District 14)  
(Emmons)  
An application to renew Specific Use Permit No. 1525 for an alcoholic beverage establishment limited to a bar, lounge or tavern and a commercial amusement (inside) limited to a Class A dance hall on property zoned CR-MD-1 Community Retail District with a Modified Delta Overlay on the northeast corner of Greenville Avenue and Lewis Street.  
Staff Recommendation: **Approval** for a two-year period, subject to a site plan and conditions.  
Applicant: Monster Maker, Inc.  
Representative: Roger Albright

Zoning Cases – Individual

6. **Z078-189(MAW)**  
(Megan Wimer)  
(CC District 6)  
(Lozano)  
An application for a CR Community Retail District on property zoned an LO-1 Limited Office District on the south side of Clydedale Drive, between Overlake Drive and Starlight Road.  
Staff Recommendation: **Denial**  
Applicant: Otilio Hernandez

Development Code Amendment

**DCA 078-011**

Peer Chacko

Consideration of amendments to Chapter 51A of the Dallas City Code to add an Article XIII creating new "Form Districts" for walkable, mixed use developments at a range of densities.

Staff Recommendation: **Approval**

U/A From: April 24, 2008

Authorization of Hearings

David Cossum

(CC District 2)

(Strater)

Consideration of authorization of a hearing to consider amendments to the Downtown Special Provision Sign District including, but not limited to, provisions to allow video board and LED signs in the retail subdistrict and provisions establishing maximum sizes for attached signs in an area generally bounded by Austin Street to the west, Pacific and Bryan Street to the north, Central Expressway to the east and Commerce and Wood Street to the south. This is a hearing to consider the request to authorize a hearing and not the rezoning of the property at this time

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Other Matters

CPC Committee Appointments and Reports

Minutes: April 24, 2008

Adjournment

**CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**

**Thursday, May 8, 2008**

**CPC TRANSPORTATION COMMITTEE MEETING** - Thursday, May 8, 2008, at 8:30 AM, City Hall, 1500 Marilla Street, in Room 5ES, to discuss an amendment to the City of Dallas Thoroughfare Plan to delete Shelley Boulevard from Duncanville Road to Knoxville Road, a four lane divided roadway (S-4-D) within 80 feet of right of way and Shelley Boulevard from Knoxville Street to Cockrell Hill Road, a four lane undivided roadway (S-4-U) within 60 feet of right of way.

### **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]