



CITY OF DALLAS

CITY PLAN COMMISSION  
Thursday, June 14, 2007  
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  
Warren Ellis, Principal Planner

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**BRIEFINGS:**

Subdivision Docket  
Zoning Docket

**ACTION ITEMS:**

Subdivision Docket Planner: Paul Nelson

Consent Agenda - Preliminary Plats

- (1) **S067-178**  
(CC District 11)

An application to replat a 12.745 acre tract of land being all of Lot 3 in City Block C/7729 to add a 20 foot sanitary sewer easement on LBJ Freeway at Park Central Drive, southeast corner

Applicant: Watermark Community Church  
Surveyor: Pacheco Koch Consulting Engineers  
Application Filed: May 18, 2007  
Zoning: MU-3  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (2) **S067-179**  
(CC District 1)

An application to create one 1.091 acre lot from an 8.435 acre tract of land in City Block 6114 located on W. Illinois Avenue, west of Coombs Creek Drive

Applicant: JRN Development , L.P.  
Surveyor: Salcedo Group, Inc.  
Application Filed: May 21, 2007  
Zoning: LI  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

- (3) **S067-180**  
(CC District 13) An application to create one, 1.2398 acre lot from a tract of land in City Block 6386 on Forest Lane, west of Eastern Avenue  
Applicant: 5310-5312 Forest Lane Ltd.  
Surveyor: Webb Surveying, Inc.  
Application Filed: May 21, 2007  
Zoning: PD-1  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (4) **S067-181**  
(CC District 7) An application to replat all of Lots 12, 13, and 14 in City Block 9/2532 and all of Lots 32 and 33 in City Block 1/2538 into one 0.478 acre lot on 2446 thru 2448 Macon Street and 5203 Bexar Street  
Applicant: City of Dallas  
Surveyor: Shields and Lee  
Application Filed: May 21, 2007  
Zoning: PDD No. 730  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Individual Item Agenda - Residential Replat

- (5) **S067-182**  
(CC District 8) An application to replat a 0.360 acre tract of land containing all of Lot 12 in City Block 28/7614, into one 0.176 acre lot and one 0.184 acre lot on 2947 El Centro Way  
Applicant: Barry Brewer  
Surveyor: Shaffer & Associates  
Application Filed: May 22, 2007  
Zoning: R-7.5(A)  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Miscellaneous Docket

- M067-027**  
Richard Brown  
(CC District 11) A minor amendment to the development plan and landscape plan for Planned Development No. 216 for Retail, Hotel, Office, and Residential Uses on the northeast corner of Noel Road and Southern Boulevard.  
Staff Recommendation: **Denial**
- M067-032**  
Richard Brown  
(CC District 11) A minor amendment to the development plan for Planned Development No. 713 for Mixed Uses on the northeast corner of Alpha Road and Noel Road.  
Staff Recommendation: **Approval**

**M067-034**  
Richard Brown  
(CC District 11)

A minor amendment to the development plan and landscape plan for Planned Development No. 614, Tract II portion on the northwest corner of Belt Line Road and Prestonwood Boulevard.

Staff Recommendation: **Approval**

Zoning Cases – Consent

1. **Z067-228(MF)**  
Michael Finley  
(CC District 9)

An application for a Neighborhood Stabilization Overlay (NSO) on property zoned an R-7.5(A) Single Family District in an area generally bounded by Abrams Road, the alley north of Sondra Drive, Hillside Drive and the alley south of Vanderbilt Avenue.

Staff Recommendation: **Approval**

Applicant: Vanderbilt/Marquita Neighborhood

Bus Tour Date: June 14, 2007

2. **Z067-240(MW)**  
Marcus Watson  
(CC District 9)

An application to amend Historic Overlay No. 35 to revise the preservation criteria and add uses on property zoned R-1ac(A) Single Family District on White Rock Road east of Lawther Drive.

Staff Recommendation: **Approval**, subject to preservation criteria.

Landmark Commission Recommendation: **Approval**, subject to preservation criteria.

Applicant: City of Dallas Park and Recreation Department

Representative: Sam Leake

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Zoning Cases – Under Advisement

3. **Z067-211(JH)**  
Jennifer Hiromoto  
(CC District 3)

An application for an RR Regional Retail District on property zoned a CS Commercial Service District on the northeast corner of Cockrell Hill Road and Interstate 30.

Staff Recommendation: **Approval**

Applicant: Cockrell Hill Hospitality, LLC

Representative: Rob Baldwin

U/A From: May 17, 2007

Individual Cases

4. **Z067-188(WE)**  
Warren Ellis  
(CC District 2)
- An application for a Planned Development District for RR Regional Retail District, IM Industrial Manufacturing District and IR Industrial Research District uses on property zoned an IM Industrial Manufacturing District and IR Industrial Research District, in an area generally bounded by West Mockingbird Lane, Forest Park Road, Empire Central and Maple Avenue.  
Staff Recommendation: **Approval** of a Planned Development District for RR Regional Retail District uses, subject to a conceptual plan and staff's conditions  
Applicant: Balcones Realty Partners  
Representative: Jackson Walker  
Bus Tour Date: May 10, 2007
5. **Z067-209(WE)**  
Warren Ellis  
(CC District 2)
- An application for an amendment to the conditions of Planned Development District No. 691 for mixed uses with a MD-1 Modified Delta Overlay and a portion of the property within a D Dry Liquor Control Overlay, on the northeast corner of Summit Avenue and Lewis Street.  
Staff Recommendation: **Denial**  
Applicant: Greenway – Greenville, L.P.  
Representative: Jackson Walker
6. **Z067-207(OTH)**  
Olga Torres-Holyoak  
(CC District 3)
- An application to create two new Subareas within Planned Development District No. 714 on property zoned Planned Development District No. 714 and an MF-2(A) Multifamily District on the north side of Forth Worth Avenue between Colorado Boulevard and Walter Drive, and on the south side of Fort Worth Avenue between Bahama Drive and Colorado Boulevard.  
Staff Recommendation: **Approval**, subject to a conceptual plan and staff's proposed conditions.  
Applicant: La Reunion Towncenter, LLC  
Representative: Karl Crawley, MASTERPLAN  
Bus Tour Date: June 14, 2007

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Other Matters

Discussion of the procedures and committees to be used to consider forwardDallas! Code amendments.

CPC Committee Appointments and Reports

Minutes: June 7, 2007

Adjournment

**CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**

**Tuesday, June 12, 2007**

**SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC)** - Tuesday, June 12, 2007, 2:00 p.m., City Hall, 1500 Marilla Street, in Room 5BN Conference Room to discuss Certificate of Appropriateness #0705185006 and #0705185008 in the Deep Ellum/Near East Side Sign District, and #0705101023 in the Jefferson Boulevard Sign District.

### **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]
1. 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]