



CITY OF DALLAS

CITY PLAN COMMISSION  
Thursday, August 14, 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  
Megan Wimer, Principal Planner

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**BRIEFINGS:**

Subdivision Docket  
Zoning Docket

**ACTION ITEMS:**

Subdivision Docket Planner: Carolyn Horner

Consent Agenda - Preliminary Plats

1. S078-233  
(District 14)  
(Emmons)
 

An application to replat a portion of City Blocks D/2704 and 2705, Santa Monica Heights Addition Revised, into one 2.2441 acre lot located on Lindsley Ave at Tenison Memorial Road  
Applicant/Owner: Neighbors United for Quality Education, Inc.  
Surveyor: The Wallace Group  
Application Filed: July 17, 2008  
Zoning: CD 6, Tract 2 & 2A  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Residential Replats

2. S078-234  
(District 2)  
(Strater)
 

An application to replat Lot 15 in Alcott's Fitzhugh Heights Addition, in City Block C/1999, for the purpose of creating two lots, at 4916 Alcott Street  
Applicant/Owner: Donald and Cathy Wolf  
Surveyor: Cuzzo Land Surveying  
Application Filed: July 22, 2008  
Zoning: TH-3  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

3. S078-236  
(District 6)  
(Lozano)  
An application to replat Lots 9, 10 and 35 in Joe A. Irwin Addition, in City Block C/7172, for the purpose of creating one 0.413 acre lot, at 2447 Jim Street  
Applicant/Owner: Rodolfo Flores, Jr.  
Surveyor: Analytical Surveys, Inc.  
Application Filed: July 22, 2008  
Zoning: R-5(A)  
Staff Recommendation: **Denial**
4. S078-237  
(District 14)  
(Emmons)  
An application to replat Lots 4 and 5 in Shannon Estates, in City Block 2/4915, for the purpose of creating 4, 0.459 acre lots, at 6721 and 6811 Inwood Road  
Applicant/Owner: Carry Hartman and Martin Dale  
Surveyor: Analytical Surveys, Inc.  
Application Filed: July 22, 2008  
Zoning: R-10(A)  
Staff Recommendation: **Denial**
5. S078-238  
(District 10)  
(Lueder)  
An application to replat Lot 1 in Lake Ridge Estates, Ninth Installment, in City Block P/7527, to remove the existing 20 foot platted building line, at the southeast corner of Larchcrest Drive and Walnut Hill Lane.  
Applicant/Owner: Silvio and Pamela Mazzella  
Surveyor: Webb Surveying  
Application Filed: July 22, 2008  
Zoning: R-7.5(A)  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Miscellaneous Docket

- M078-037**  
Richard Brown  
(CC District 8)  
(Vacant)  
A minor amendment to the landscape plan for Planned Development District No. 751 for certain RR District Uses in an area generally bounded by Cliff Creek Crossing, Hampton Road, Wheatland Road, IH/20, and Bainbridge Drive.  
Staff Recommendation: **Approval**

Miscellaneous Docket – Under Advisement

- M078-032**  
Richard Brown  
(CC District 4)  
(Davis)  
A minor amendment to the development plan to Phase IV portion for Planned Development District No. 75 for a Nursing home, Residence home for the aged, Doctor's offices, and Clinic and Retail uses on the northwest corner of Buckner Boulevard and Scyene Circle.  
Staff Recommendation: **Approval**  
U/A From: July 24, 2008

Zoning Cases – Consent

1. **Z078-257(RB)**  
(Richard Brown)  
(CC District 12)  
(Wolfish)  
An application for an amendment to the Tract 6A portion of Planned Development District No. 170 for Mixed Uses and a Specific Use Permit for an Animal clinic without outside run, limited to boarding and grooming on the west line of Preston Road, south of Lloyd Drive.  
Staff Recommendation: **Approval** of an amendment to the Tract 6A portion of Planned Development District No. 170, and **approval** of a Specific Use Permit for an Animal clinic without outside run, limited to boarding and grooming, for a three-year period with eligibility for automatic renewal for additional five-year periods, subject to a site plan and conditions.  
Applicant/ Representative: Scott Craig
  
2. **Z078-258(RB)**  
(Richard Brown)  
(CC District 8)  
(Vacant)  
An application for a Specific Use Permit for a Vehicle display, sales, and service use on property within the Subdistrict 2 portion of Planned Development District No. 534, the C. F. Hawn Special Purpose District, No. 2, in the southeast quadrant of C. F. Hawn Freeway and Dowdy Ferry Road. The property possesses a Dry Liquor Control Overlay.  
Staff Recommendation: **Approval** for a three-year period, with eligibility for automatic renewal for additional five-periods, subject to a site/landscape plan and conditions.  
Applicant: Mueller Properties Ltd., Owner  
Representative: Karl Crawley
  
3. **Z078-252(WE)**  
(Warren Ellis)  
(CC District 9)  
(Weiss)  
An application for an RR Regional Retail District with deed restrictions volunteered by the applicant on property zoned a CR Community Retail District on the south side of Northwest Highway, west of Jupiter Road.  
Staff Recommendation: **Approval**, subject to deed restrictions volunteered by the applicant.  
Applicant: The Allee Corporation  
Representative: James R. Schnurr

Zoning - Under Advisement

4. **Z078-227(WE)**  
Warren Ellis  
(CC District 2)  
(Strater)  
An application for an MU-3 Mixed Use District on property zoned an IR Industrial Research District on the northeast corner of Harry Hines Boulevard and Hawes Avenue.  
Staff Recommendation: **Approval** of a MU-2 Mixed Use District in lieu of an MU-3 Mixed Use District.  
Applicant: 6814 HH Partners, L.P. a Texas Limited Partnership  
Representative: David Greer  
U/A From: June 19, 2008 and July 10, 2008

5. [\*\*Z078-228\(WE\)\*\*](#)  
Warren Ellis  
(CC District 3)  
(Gary)  
An application for a TH-3(A) Townhouse District on property zoned an R-7.5(A) Single Family District on the west side of Cockrell Hill Road at Love Bird Lane.  
Staff Recommendation: **Denial**  
Applicant: Michele Turnquist  
Representative: MASTERPLAN  
U/A From: June 19, 2008 and July 24, 2008
6. [\*\*Z078-172\(RB\)\*\*](#)  
Richard Brown  
(CC District 8)  
(Vacant)  
An application for an IM Industrial Manufacturing District on property zoned an A(A) Agricultural District and a Specific Use Permit for an Outside salvage or reclamation use, on the northeast line of South Central Expressway, south of Youngblood Road.  
Staff Recommendation: **Denial**  
Applicant: Brown Lewisville Railroad Family First, L.P.  
Representative: Michael R. Coker  
Bus Tour Date: July 10, 2008  
U/A From: July 24, 2008

Individual Cases

7. [\*\*Z078-177\(RB\)\*\*](#)  
(Richard Brown)  
(CC District 2)  
(Strater)  
An application for an amendment to and expansion of Planned Development District No. 486 for a Community service center and CH Clustered Housing District Uses on property zoned a D(A) Duplex District, an MF-1(A) Multifamily District, a CH Clustered Housing District, a CS Commercial Service District, and Planned Development District No. 486 in an area generally bounded by Bank Street, Gurley Avenue, Carroll Avenue, and Parry Avenue.  
Staff Recommendation: **Approval**, subject to a conceptual plan, Tract 1A development plan, Tract 2 development plan, and conditions.  
Applicant: Jubilee Park Community Center Corporation, Owner  
Representative: Michael R. Coker
8. [\*\*Z078-253\(MAW\)\*\*](#)  
(Megan Wimer)  
(CC District 14)  
(Emmons)  
An application for a Specific Use Permit for an alcoholic beverage establishment for a bar, lounge, or tavern use and a commercial amusement (inside) use limited to a Class A dance hall on property within Planned Development District No. 619 for Mixed Uses on the south side of Main Street, east of Field Street.  
Staff Recommendation: **Approval**, for a two-year period, subject to a site plan and conditions.  
Applicant: Strategic Hype, LLC  
Representative: Michael R. Coker Company, Inc.

9. **Z078-241(OTH)**  
(Olga Torres Holyoak)  
(CC District 14)  
(Emmons)  
An application to amend Tract II within Planned Development District No. 740 to allow for office uses on the southeast corner of US 75 and Mockingbird Lane.  
Staff Recommendation: **Approval**, subject to staff's recommended conditions and conceptual plan.  
Applicant: Realty America Group  
Representative: Jackson walker, LLP/Jonathan Vinson
10. **Z078-242(OTH)**  
(Olga Torres Holyoak)  
(CC District 2)  
(Strater)  
An application for a Planned Development District for mixed-uses on property zoned an IR Industrial Research District on the northeast side of Redfield Street, and the northwest side of Butler Street. The parcels at the corner of Butler Street and Redfield Street are not included in the request  
Staff Recommendation: **Approval**, of an MU-2 Mixed Use District in lieu of a Planned Development District.  
Applicant/ Representative: Michael R. Coker Company, Audra Beckley
11. **Z078-243(OTH)**  
(Olga Torres Holyoak)  
(CC District 7)  
(Bagley)  
An application for a CR Community Retail District with deed restrictions volunteered by the applicant on property zoned an R-7.5(A) Single Family District, on the southwest corner of Military Parkway and Donna Drive.  
Staff Recommendation: **Denial**  
Applicant: JCRB Enterprises, Inc.  
Representative: Masterplan Consultant - Santos Martinez

#### Development Code Amendments

- DCA078-012**  
David Cossum  
Consideration of amendments to Chapter 51A, the Dallas Development Code, to amend regulations pertaining to dedication of floodway management areas and floodway easements.  
Staff Recommendation: **Approval**

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#### Other Matters

CPC Committee Appointments and Reports

Minutes: July 24, 2008

Adjournment

**CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**

**Tuesday, August 12, 2008**

**JOINT CPC TRINITY RIVER AD HOC COMMITTEE & URBAN DESIGN ADVISORY COMMITTEE (UDAC)** – Tuesday, August 12, 2008, at 5:30 PM, City Hall, 1500 Marilla Street, in Room 6ES to discuss public input process for the Oak Cliff Gateway and La Bajada/Lost Altos study areas.

### **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]