



CITY OF DALLAS

CITY PLAN COMMISSION  
Thursday, November 13, 2008  
AGENDA

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BUS TOUR:		10:00 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  
Richard Brown, Principal Planner

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**BRIEFINGS:**

Training - Open Meeting Act Update  
Tammy Palomino, Assistant City Attorney

Planned Development Districts  
David Cossum, Assistant Director

Subdivision Docket  
Zoning Docket

**ACTION ITEMS:**

Subdivision Docket Planner: Carolyn Horner

Consent Agenda - Preliminary Plats

- (1) **S089-008** An application to replat all of Lot 1 of the Turnpike West Sec.,  
in City Block F/7202 into one 3.29 acre lot and one 4.52 acre  
lot, located at the southeast corner of Cockrell Hill Road and  
La Reunion Parkway.  
Applicant/Owner: Kessler Hospitality, LLC  
Surveyor: Doug Connally & Associates  
Application Filed: October 17, 2008  
Zoning: IM  
Staff Recommendation: **Approval**, subject to the conditions  
listed in the docket

- (2) **S089-009**  
(District 2)  
(Vacant)
- An application to plat a tract of land in City Blocks 57/45, 56/52, 69/346, 424 and 425 into one 8.373 acre lot on Young Street between Jefferson Blvd. and Lamar Street.  
Applicant/Owner: City of Dallas  
Surveyor: City of Dallas  
Application Filed: October 21, 2008  
Zoning: CA-1(A)  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (3) **S089-010**  
(District 5)  
(Lozano)
- An application to plat a tract of land in City Block A/6631 into one 1.079 acre lot, located on Camp Wisdom Road east of Interstate Highway 35E.  
Applicant/Owner: Phyllis Fogle/Jack in the Box, Inc.  
Surveyor: R-Delta Engineers, Inc.  
Application Filed: October 21, 2008  
Zoning: RR  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (4) **S089-011**  
(District 3)  
(Gary)
- An application to replat part of Lot 17 and all of Lot 18 of the Elmdale Addition, in City Block F/5974 into one 0.2445 acre lot, 2511 S. Vernon Avenue, north of Illinois Avenue.  
Applicant/Owner: Angel Vasquez  
Surveyor: JDJR Engineers & Consultants, Inc.  
Application Filed: October 21, 2008  
Zoning: MF-2(A)  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Miscellaneous Docket

**M078-050**  
Richard Brown  
(CC District 4)  
(Davis)

Minor amendment to the Development Plan-Phase IV of 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**

**M078-052**  
Richard Brown  
(CC District 11)  
(Buehler)

Minor amendment to the development plan and landscape plan – Tract VII of Planned Development District No. 614 for those allowed in an RR Regional Retail District on Tracts I thru VII and those uses allowed in an RR Regional Retail District and a TH-3(A) Townhouse District on Tract VIII on the southwest quadrant of Arapaho Road and Prestonwood Boulevard.  
Staff Recommendation: **Approval**

**D078-028**  
Neva Dean  
(CC District 11)  
(Buehler)

Site plan for improved open space in a CUD Community Unit Development within the Oak Forest Estates subdivision on the south side of Forest Lane, east of High Forest Drive.

Staff Recommendation: **Approval**

Zoning Cases – Consent

1. **Z078-114(WE)**  
(Warren Ellis)  
(CC District 3)  
(Gary)

An application for a Specific Use Permit for an open enrollment charter school on property within Subdistrict S2b of Planned Development District No. 521 for mixed uses on the south side of Camp Wisdom Road, west of Eagle Ford Drive.

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

Applicant: Cosmos Foundation dba Harmony Nature School

Representative: MASTERPLAN, Dallas Cothrum

Bus Tour Date: November 13, 2008

2. **Z078-155(MW)**  
(Marcus Watson)  
(CC District 14)  
(Emmons)

A Landmark Commission authorized hearing to consider expansion of the Harwood Historic District Overlay on property zoned Planned Development District No. 619 and creation of a subdistrict on the area zoned Planned Development District No. 619 and Historic District Overlay No. 48 with revisions to preservation criteria and exhibits in an area bounded by Main Street, St. Paul Street, Commerce Street and Harwood Street.

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

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

3. **Z078-274(RB)**  
(Richard Brown)  
(CC District 2)  
(Vacant)

An application for an amendment to and expansion of Planned Development District No. 712 for UC-2 Urban Corridor District Uses on property zoned an IR Industrial Research District and an MF-2 Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District in an area generally bounded by Medical District Drive, Cass Street, Bengal Street and the terminus of Macatee Street.

Staff Recommendation: **Approval**, subject to a conceptual plan and conditions.

Applicant: Foster M. Poole, Jr.; TCF Interests Partnership, LTD, Owners

Representative: Brian Keith

Zoning Cases – Individual

4. **Z078-239(RB)**  
(Richard Brown)  
(CC District 14)  
(Emmons)
- An application for a Planned Development Subdistrict for an Animal clinic with outside run, Kennel with outside run, and LC Light Commercial Subdistrict Uses on property zoned an LC Light Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose, on the northwest corner of McKinney Avenue and Sneed Street with consideration being given to permitting the requested animal clinic with outside run and kennel with outside run by specific use permit.  
Staff Recommendation: **Denial**  
Applicant: Marvin V. Cannon, Representative and Owner
5. **Z078-289(JH)**  
(Jennifer Hiromoto)  
(CC District 2)  
(Vacant)
- An application for a Specific Use Permit for a recycling buy-back center use on property zoned an IM Industrial Manufacturing District on the north side of Hickory Street, east of Malcolm X Boulevard.  
Staff Recommendation: **Denial**  
Applicant: Henrietta & Rafael Jamaica  
Representative: Santos Martinez, MASTERPLAN  
Bus Tour Date: November 13, 2008

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Other Matters

Minutes: November 6, 2008

Adjournment

**CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**

None

### **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]