



CITY OF DALLAS

CITY PLAN COMMISSION  
Thursday, December 20, 2007  
AGENDA

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BRIEFINGS:	5ES	10:00 a.m.
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:**

forwardDallas! Development Code Amendments update  
Peer Chacko, Assistant Director, Development Services

Subdivision Docket  
Zoning Docket

**ACTION ITEMS:**

Subdivision Docket Planner: Michael Grace

Consent Agenda - Preliminary Plats

- (1) **S078-060**  
(CC District 6)  
(Lozano)
- An application to replat the remainder of Lot 2 in City Block C/6471 into one 0.9129 acre lot located on the north side of Brenner Dr. east of Shady Trail.  
Addition: C.T. & M.  
Owner/Applicant: Connolly Tool and Machine Co.  
Surveyor: Doug Connally & Associates, Inc.  
Application Filed: November 29, 2007  
Zoning: IR  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket

- (2) **S078-061**  
(CC District 4)  
(Davis)
- An application to plat a tract of land in City Block 8472 into one 6.4493 acre lot located on the north side of Samuel Blvd. east of Hunnicut Rd.
- Addition: Samuel Sterling  
Owner: Samuel Sterling, Ltd.  
Surveyor: Doug Connally & Associates, Inc.  
Application Filed: November 29, 2007  
Zoning: RR  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket
- (3) **S078-062**  
(CC District 2)  
(Strater)
- An application to replat Lots 1 thru 5 and a part of 6 in City Block 8/1616 into one 1.0651 acre lot located at the intersection of Dickason Ave. and Douglas Ave., southwest corner.
- Addition: P.H.A No. 1  
Owner/Applicant: Price Hartford L.P.  
Surveyor: Doug Connally & Associates, Inc.  
Application Filed: November 29, 2007  
Zoning: PD-193 (MF-2(A))  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket
- (4) **S078-063**  
(CC District 2)  
(Strater)
- An application to replat Lot 13 and part of Lots 10, 11, 12, 14 thru 16 of City Block 10/731 and Lots 14, 15, 17 thru 19 and part of Lots 9, 10, 11, 13, 16, 20 thru 22 in City Block 9/730 and the abandoned portion of Bennett Avenue Between Blocks 9/730 and 10/731 into one 3.573 acre lot located at the intersection of N. Collett Ave. and Live Oak St., northwest corner.
- Addition: Live Oak  
Owner/Applicant: Live Oak Residences, L.P., 151 Avon Limited, and Edal Ltd.  
Surveyor: Brockette/Davis/Drake, Inc.  
Application Filed: December 3, 07  
Zoning: MF-2 (A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket

- (5) **S067-204R**  
(CC District 14)  
(Emmons)
- An application to revise a previously approved plat (S067-204) bounded by Raleigh Street, Cedar Springs Road, Hawthorne Avenue, Harford Street, and Raleigh Street and containing 3.338 acres consisting of Lots 1 thru 7, and 12 & 13 in City Block B/2304 to remove the existing 35 foot platted building line on Raleigh Street and Hawthorne Avenue  
Addition: Hawthorne Residences  
Owner/Applicant: CLB Hawthorne Residences, L.P.  
Surveyor: Doug Connally & Associates, Inc.  
Application Filed: December 7, 2007  
Zoning: PDD 193(MF-2)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket

Miscellaneous Docket

- D067-016**  
Frank Dominguez  
(CC District 2)  
(Strater)
- A development/landscape plan for Planned Development District No. 305 on the north corner of N. Haskell Avenue and Lemmon Avenue  
Staff Recommendation: **Approval**

- D078-002**  
Frank Dominguez  
(CC District 2)  
(Strater)
- A development plan for Planned Development District No. 262 on northwest corner of Maple Avenue and Oak Lawn Avenue  
Staff Recommendation: **Approval**

- D078-003**  
Frank Dominguez  
(CC District 2)  
(Strater)
- A development plan for Planned Development District No. 763 on northeast corner of Bennett Avenue and Belmont Avenue  
Staff Recommendation: **Approval**

- Z056-290(WE)**  
Warren Ellis  
(CC District 6)  
(Lozano)
- Extension of six month period for scheduling a zoning request for City Council for an application for a CS Commercial Service District and a Specific Use Permit for a commercial motor vehicle parking for a five year period with eligibility for automatic renewals for additional five year periods, on property zoned an R-5(A) Single Family District on the north line of Toronto Street, east of Bataan Street  
Staff Recommendation: **Approval** for a three-month period  
Bus Tour Date: September 14, 2006

- Z067-159(RB)**  
Richard Brown  
(CC District 3)  
(Gary)
- Extension of the six month time period for scheduling a zoning request for City Council for an application for an NS(A) Neighborhood Service District on property zoned an R-7.5(A) single Family District on the east line of Westmoreland Road, between Overcrest Street and Davis Street  
Staff Recommendation: **Approval** for a three-month period

**W078-003**  
Neva Dean  
(CC District 3)  
(Gary)

A waiver of the two-year waiting period in order to submit an amendment to the conditions for Planned Development District No. 714, Subareas 4A and 4B to allow overnight sleeping anytime for the homeless assistance center use on the north side of Fort 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: **Denial**

Miscellaneous Docket – Under Advisement

**W067-015**  
Neva Dean  
(CC District 11)  
(Buehler)

A waiver of the two-year waiting period in order to submit an application for an amendment to Planned Development District No. 750 on the northwest corner of Walnut Hill Lane and North Central Expressway  
Staff Recommendation: **Denial**  
U/A From: September 20, 2007; October 11, 2007 and November 15, 2007

**M067-045**  
Richard Brown  
(CC District 4)  
(Davis)

Minor amendment to the site plan for Planned Development District No. 86 for a Hospital and Doctor's Office on Scyene Road between Loganwood Drive and McNeil Street  
Staff Recommendation: **Approval**  
U/A From: November 8, 2007 and December 13, 2007

Zoning Cases – Consent

1. **Z067-326(OTH)**  
Olga Torres-Holyoak  
(CC District 8)  
(Jones-Dodd)
  2. **Z078-115(MAW)**  
Megan Wimer  
(CC District 5)  
(Rodgers)
- An application to amend and expand Planned Development District No. 689 on property zoned Planned Development District No. 689 and an LO-3 Limited Office District, in an area generally bounded by Willoughby Boulevard, Beckleymeade Avenue, the I-20 access road  
Staff Recommendation: **Approval**, subject a site plan, landscape plan and conditions  
Applicant: Assured Self Storage  
Representative: Joe Bowers
- An application for an MF-1(A) Multifamily District with deed restrictions volunteered by the applicant the on property zoned an MF-2(A) Multifamily District and an R-7.5(A) Single Family District on the east side of St. Augustine Drive, north of Bruton Road  
Staff Recommendation: **Approval**, subject to deed restrictions volunteered by the applicant  
Applicant: St. Augustine Estate Apartments II, LLC  
Representative: Karl Crawley, MASTERPLAN

3. [Z078-112\(WE\)](#)  
Warren Ellis  
(CC District 2)  
(Strater)  
An application to create a new subdistrict within Subdistrict E of Planned Development District No. 305 for mixed uses, on the northeast side of Haskell Avenue and the northwest side of Capitol Avenue  
Staff Recommendation: **Approval**, subject to a revised conceptual plan and conditions  
Applicant: Inland American Communities Acquisitions, LLC  
Representative: Michael Coker Company, Inc.
4. [Z078-108\(JH\)](#)  
Jennifer Hiromoto  
(CC District 13)  
(Ekblad)  
An application for an amendment to Planned Development District No. 344 for Commercial amusement (inside and outside) on the north line of Park Lane, northwest of Abrams Road  
Staff Recommendation: **Approval**, subject to a landscape and development plan and staff conditions  
Applicant: Golf Entertainment International  
Representative: Robert Reeves

Zoning Cases – Under Advisement

5. [Z067-309\(JH\)](#)  
Jennifer Hiromoto  
(CC District 14)  
(Emmons)  
An application for a Specific Use Permit for a bank or savings and loan with drive-through window service on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District on the northwest corner of Oak Lawn Avenue and Rawlins Street  
Staff Recommendation: **Approval** for a ten-year period with eligibility for automatic renewal of additional ten-year periods, subject to staff's recommended site plan, staff's recommended landscape plan, and conditions  
Applicant: Century Bank  
Bus Tour Date: October 11, 2007  
U/A From: November 15, 2007
6. [Z067-311\(JH\)](#)  
Jennifer Hiromoto  
(CC District 7)  
(Bagley)  
An application for a Specific Use Permit for a tower/antenna for cellular communication on property zoned a CR Community Retail District on the south side of Ferguson Road, east of Lakeland Drive.  
Staff Recommendation: **Approval** for a ten-year period with eligibility for automatic renewal for additional ten-year periods, subject to a site plan and staff conditions  
Applicant: 8686 Ferguson, LTD  
Representative: Peter Kavanagh  
U/A From: October 4, 2007 and November 8, 2007

- A. **2078-116(WE)**  
Warren Ellis  
(CC District 6)  
(Lozano)
- An application for a Planned Development District for an MU-3 Mixed Use District on property zoned an MU-3 Mixed Use District, with consideration being given to an IR Industrial Research District on the east corner of Northwest Highway and Willowbrook Road
- Staff Recommendation: **Approval** of an IR Industrial Research District in lieu of a Planned Development District for MU-3 Mixed Use District
- Applicant: 2331 W. Northwest Highway Holdings, L.P.
- Representative: Dallas Cothrum, MASTERPLAN
- U/A From: December 13, 2007

Zoning Cases – Individual

7. **2078-103(RB)**  
Richard Brown  
(CC District 5)  
(Rodgers)
- An application for a Specific Use Permit for a Hotel or motel on property zoned a CR Community Retail District on the southwest line of Lancaster Road, south of Ann Arbor Avenue
- Staff Recommendation: **Denial**
- Applicant: Julian Investments, Inc., Owner
- Representative: John Patel
- Bus Tour Date: December 13, 2007
8. **2078-118(RB)**  
Richard Brown  
(CC District 11)  
(Buehler)
- An application for an amendment to the conceptual plan and conditions for Planned Development District No. 711 for Multifamily Uses and RR Regional Retail District Uses on the southeast corner of Arapaho Road and Prestonwood Boulevard
- Staff Recommendation: **Approval**, subject to a conceptual plan and staff's recommended conditions
- Applicant: JPEC Partners, Ltd.
- Representative: Kirk R. Williams
9. **2078-120(RB)**  
Richard Brown  
(CC District 12)  
(Wolfish)
- An application for the creation of a new Tract within the Tract 1 portion of Planned Development District No. 559 for Single family uses and Private streets on the south line of Westgrove Road, east of Harvest Cove
- Staff Recommendation: **Denial**
- Applicant: Scott and Dana Palmer; Glen Abbey Partners LP, Owners
- Representative: Rob Baldwin
10. **2078-105(MAW)**  
Megan Wimer  
(CC District 12)  
(Wolfish)
- An application for a Specific Use Permit for a tower/antenna for cellular communication on property zoned a CR Community Retail District, east of Preston Road, south of Campbell Road
- Staff Recommendation: **Approval** for a ten-year period with eligibility for automatic renewal for additional ten-year periods, subject to a site plan and staff's recommended conditions
- Applicant: Zone Systems, Inc.

11. **Z067-306(OTH)** An application for a Planned Development District for multifamily, nursing/convalescent/retirement home, single family, office and retail uses, on property zoned an MF-1(A) Multifamily District, on the north side of Harvest Hill, between Montfort Drive and Noel Road  
Olga Torres-Holyoak (CC District 13) (Ekblad)  
Staff Recommendation: **Approval**, subject to a conceptual plan and staff's recommended conditions  
Applicant: Inland American Communities Acquisition, LLC  
Representative: Masterplan
12. **Z067-329(OTH)** An application to amend and expand Planned Development District No. 738 to allow for certain CR Community Retail uses and a Vehicle Display Sales and Service use on property zoned Planned Development District No. 738 and an IR Industrial Research District, in an area generally bounded by Lemmon Avenue, Mockingbird Lane, Prosper Street and Haggar Way  
Olga Torres-Holyoak (CC District 14) (Emmons)  
Staff Recommendation: **Approval** subject to recommended conditions and a conceptual plan  
Applicant: Cypress Equities  
Representative: Jackson Walker, LLP/Jonathan Vinson  
Bus Tour Date: November 8, 2007

Development Code Amendments

- DCA078-001** Consideration of amendments to Chapters 51 and 51A of the Dallas Development Code, to amend the definition of "grade" in the "Interpretations and Definitions" section of Article II  
David Cossum (CC District )  
Staff Recommendation: **Approval**
- DCA078-003** Consideration of amendments to Chapter 51A, the Dallas Development Code, Section 51A-1.106, "Notification Signs Required to Be Obtained and Posted," to establish appropriate standards for postponement of a zoning case when it is determined that an applicant failed to comply with notification sign posting requirements  
David Cossum (CC District )  
Staff Recommendation: **Approval**

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Other Matters

CPC Committee Appointments and Reports

Minutes: December 6, 2007  
December 13, 2007

Adjournment

**CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**

**Thursday, December 20, 2007**

**ZONING ORDINANCE ADVISORY COMMITTEE MEETING (ZOAC)** - Thursday, December 20, 2007, at 9:00 a.m., City Hall, 1500 Marilla Street, in Room 5ES, to discuss DCA 078-004 – regarding the period when the effective date of an approved street name change must occur and a brief on Section 8.503 of Article VII subdivision regulations.

**Tuesday, January 8, 2008**

**JOINT CPC TRINITY RIVER AD HOC COMMITTEE & URBAN DESIGN ADVISORY COMMITTEE (UDAC)** – Tuesday, January 8, 2008, at 5:30 PM, City Hall, 1500 Marilla Street, in Room 6ES to discuss the Cedars West Study Area



### **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]