



CITY OF DALLAS

CITY PLAN COMMISSION  
Thursday, February 1, 2007  
AGENDA

BRIEFINGS:	5ES	3:30 p.m.
PUBLIC HEARING	Council Chambers	6:00 p.m.

\*The City Plan Commission may be briefed or visit any item on the agenda if it becomes necessary.

Theresa O'Donnell, Director  
David Cossum, Assistant Director of Current Planning  
Jennifer Hiromoto, Principal Planner

**BRIEFINGS:**

Subdivision Docket  
Zoning Docket

CPC Committees

CPC Trinity River Ad Hoc Committee report

Landmark Commission Appeal Process  
Tammy Palomino, City Attorney's Office

**ACTION ITEMS:**

Subdivision Docket Planner: Allen Heist

Consent Agenda - Preliminary Plats

- (1) S067-075  
(CC District 2)
- An application to plat a 2.036 acre tract of land in City Blocks 7910 & 7928 into two lots of 43,234 sq. ft. & 45,464 sq. ft. each on N. Stemmons Freeway east of Pegasus Park Drive  
Addition: Pegasus Park  
Owner: Prescott Interests, Ltd.  
Applicant: Sandy Owens  
Surveyor: Piburn & Partners, LLC  
Application Filed: January 3, 2007  
Zoning: MU-3  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

- (2) S067-076  
(CC District 2)
- An application to replat all of Lots 1 thru 4 and the north ½ of Lot 5 in City Block 71/7340 into one 0.6591 acre lot at S. Industrial Boulevard and Dearborn Street, south corner  
Addition: Industrial Improvement Project Units One & Two  
Owner/Applicant: Michael Uhrick  
Surveyor: The Wallace Group, Inc.  
Application Filed: January 3, 2007  
Zoning: IM  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (3) S067-078  
(CC District 2)
- An application to replat Lots 1 thru 18 in City Block 1/2057 into one 3.7273 acre lot bounded by Knight Street, Brown Street, Throckmorton Street, and Fairmount Avenue  
Addition: Istek  
Owner/Applicant: Chevelle Holdings, LP  
Surveyor: Raymond L. Goodson, Jr., Inc.  
Application Filed: January 4, 2007  
Zoning: PDD 193 (MF-2)  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (4) S067-081  
(CC District 2)
- An application to replat 0.711 acres as part of Lots 2 thru 6 in City Block F/2012 into a 12 lot Shared Access Area Development on the west side of Lafayette Street, south of Kirby Street  
Addition: Lafayette Square 2  
Owner/Applicant: Horri Investment Corp.  
Surveyor: Gonzalez & Schneeberg  
Application Filed: January 9, 2007  
Zoning: MF-2(A) & FP  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (5) S067-082  
(CC District 2)
- An application to replat part of Lots 2 thru 6 in City Block F/2012 into 10 lots ranging in size from 2,125 sq. ft. to 3,254 sq. ft. at Kirby Street and Lafayette Street, west corner  
Addition: Lafayette Square 1  
Owner/Applicant: Horri Investment Corp.  
Surveyor: Gonzalez & Schneeberg  
Application Filed: January 9, 2007  
Zoning: MF-2(A) & FP  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

- (6) S067-047R  
(CC District 3)
- An application to revise a previously approved plat by increasing the number of lots from 5 to 6 on a 7.613 acre tract of land being all of Lot 2 in City Block F/7202 at Cockrell Hill Rd. and Interstate 30, northeast corner  
Addition: Turn Pike West Sec. No. 2  
Owner: Turnpike West, L.L.C.  
Applicant: Holt Lunsford Commercial  
Surveyor: Jones & Carter  
Application Filed: January 9, 2007  
Zoning: CS  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Individual Items – Residential Replats

- (7) S067-077  
(CC District 10)
- An application to create two lots of 12,542.93 & 16,786.71 sq. ft. each from Lot 14 in City Block H/8080 at 9806 Church Circle  
Addition: Highland Classic Homes  
Owner/Applicant: Highland Classic Homes, LLC  
Surveyor: Doug Connally & Associates, Inc.  
Application Filed: January 4, 2007  
Notices Mailed: January 8, 2007  
Zoning: R-7.5(A)  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (8) S067-079  
(CC District 13)
- An application to combine Lots 5A & 5B in City Block N/4983 into one 1.302 acre lot at 4610 Wildwood Road between Watauga Road and Catawba Road  
Addition: Bluff View/Williams  
Owner/Applicant: J. McDonald Williams  
Surveyor: Analytical Survey, Inc.  
Application Filed: January 8, 2007  
Notices Mailed: January 9, 2007  
Zoning: PDD 455 (R-10(A))  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (9) S067-080  
(CC District 5)
- An application to replat the north 15 feet of Lot J and all of Lots K & L in City Block 31/6662 into one 0.60 acre lot on the west side of N. St. Augustine Road between Angelus Road and Paramount Avenue  
Addition: Lake June  
Owner/Applicant: Roman Catholic Diocese  
Surveyor: RAM Surveying  
Application Filed: January 8, 2007  
Notices Mailed: January 10, 2007

Zoning: R-7.5(A)

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

Zoning Cases – Consent

1. **Z067-116(JH)**  
Jennifer Hiromoto  
(CC District 11)  
An application for an amendment to, and an expansion of, Planned Development District No. 368 for a private school and child-care facility on property zoned Planned Development District No. 368 and an R-16(A) Single Family District on the south side of Churchill Way, east of Preston Road.  
Staff Recommendation: **Approval**, subject to a conceptual plan, a development plan, and conditions  
Applicant: The St. Alcuin Montessori School  
Representative: Jonathan Vinson, Jackson Walker
  
2. **Z067-132(OTH)**  
Olga Torres-Holyoak  
(CC District 2)  
An application for an amendment to Planned Development District No. 262 and Historic District No. 31 on the west corner of Maple Avenue and Oak Lawn Avenue  
Staff Recommendation: **Approval**,  
Applicant: CH Woodlawn Office, L.L.C.  
Representative: Good Fulton & Farrell/Larry Good
  
3. **Z067-120(WE)**  
Warren Ellis  
(CC District 4 & 7)  
An application for a Planned Development District for CS Commercial Service District uses and a transit passenger station or transfer center on property zoned an A(A) Agricultural District and a CS-D-1 Commercial Service District with a Dry Liquor Control Overlay, located on the south side Scyene Road at Lawnview Avenue.  
Staff Recommendation: **Approval**  
Applicant: DART  
Representative: MASTERPLAN

Zoning Cases – Under Advisement

4. **Z056-318(WE)**  
Warren Ellis  
(CC District 2)  
An application for a Specific Use Permit for a transit passenger station or transfer center on property zoned an IR Industrial Research District, on the southwest side of Denton Drive between Burbank Street and Wyman Street  
Staff Recommendation: **Approval** for a permanent time period, subject to a site plan and staff's recommended conditions  
Applicant: DART  
Representative: MASTERPLAN  
U/A From: October 12, 2006; October 26, 2006; November 16, 2006; December 7, 2006 and January 11, 2007

Zoning Cases – Individual

5. **Z067-128(MF)**  
Michael Finley  
(CC District 14)

An application for a Neighborhood Stabilization Overlay (NSO) on property zoned an R-7.5(A) Single Family District and an R-7.5(A)-MD-1 Single Family District with a Modified Delta Overlay on property bounded by Greenville Avenue, Winton Street, Matilda Street and the Alley south of Kenwood Street (Greenland Hills Annex)

Staff Recommendation: **Approval**

Applicant: Green Hills Annex Neighborhood

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Other Matters

CPC Committees

Minutes: January 25, 2007

Adjournment

**CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**

**Thursday, February 1, 2007**

**Zoning Ordinance Advisory Committee (ZOAC):** City Hall, Council Briefing Room - 5ES, 1:30 p.m. to consider Item (1) DCA067-001 – Consideration of amendments to Chapter 51A, the Dallas Development Code, to require a Specific Use Permit for certain commercial amusement uses in the CA Central Area districts and Item (2) DCA067-005 – Consideration of amendments to Chapter 51A, the Dallas Development Code, regarding accessory outside display of merchandise.

**Tuesday, February 6, 2007**

**CPC Trinity River Ad Hoc Committee Meeting** - Tuesday, February 6, 2007 at 7:00 PM, at Santa Maria del Carmen Community Center- 2900 Vilbig Street to discuss implementation of the Trinity River Comprehensive Land Use Plan for the La Bajada/Los Altos land use opportunity 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]