



CITY OF DALLAS

CITY PLAN COMMISSION  
Thursday, February 7, 2008  
AGENDA

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BRIEFINGS:	5ES	10:30 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  
Olga Torres Holyoak, Principal Planner

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Subdivision Docket  
Zoning Docket

**ACTION ITEMS:**

Subdivision Docket Planner: Carolyn Horner

Consent Agenda - Preliminary Plats

- (1) **S078-080**  
(District 7)  
(Bagley)
- An application to create a 0.706 acre tract of land in City Block 7373 on 3207 N. Buckner Blvd. at John West Road, southwest corner  
Applicant/Owner: Auto Zone; Omair Jabbar  
Surveyor: CEI Engineering  
Application Filed: January 9, 2008  
Zoning: RR  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (2) **S078-081**  
(District 3)  
(Gary)
- An application to create a 26 lot single family subdivision from a 5.9726 acre tract of land in Oak Cliff Forest Addition an unrecorded addition in City Block 6950 on Barstow Blvd. west of S. Cockrell Hill Road  
Applicant/Owner: Raul Compian  
Surveyor: Garland Engineering  
Application Filed: January 9, 2008  
Zoning: R-7.5(A)  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

- (3) **S078-082**  
(District 9)  
(Weiss)
- An application to create one 0.4686 acre lot and one 0.3876 acre lot from a 0.8562 acre tract of land in City Block 7472 on 11504 and 11520 Garland Road at Barnes Bridge Road, east corner
- Applicant/Owner: Creekbend Properties, LP  
Surveyor: Doug Connally and Associates  
Application Filed: January 9, 2008  
Zoning: CS  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (4) **S078-084**  
(District 2)  
(Strater)
- An application to replat a 3.6922 acre tract of land, including an abandoned alley, in City Block E/1995 into one 0.7529 acre lot at the southwest corner of Bennett Avenue at Manett Street; one 2.633 acre lot on the southeast corner of Manett Street at Bennett Avenue; and one 0.3060 acre tract of land at the northwest corner of Belmont Avenue and Bennett Avenue
- Applicant/Owner: DCO Bennett Development Partners  
Surveyor: Doug Connally & Associates  
Application Filed: January 9, 2008  
Zoning: PDD No. 763  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (5) **S078-085**  
(District 2)  
(Strater)
- An application to replat a 4.8911 acre tract of land, including an abandoned alley, and all of Lots 5A, 5B, 6, part of 7, all of 13, 14 and part of 15 in City Block D/1994 into one 2.1303 acre Lot on Bennett Avenue between Belmont Avenue and Capitol Avenue. Also being all of Lots 2, 3, 4, part of Lot 9, all of Lots 10, 11 and 12 in City Block D/1994, including an abandoned alley, into one 2.7608 acre Lot on Bennett Avenue between Belmont Avenue and Capitol Avenue
- Applicant/Owner: DCO Bennett Development Partners  
Surveyor: Doug Connally & Associates  
Application Filed: January 9, 2008  
Zoning: PDD No. 763  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

- (6) **S078-089**  
(District 14)  
(Emmons)
- An application to replat a 3.650 acre tract of land containing all of Lot 1 and a tract of land in City Block B/5185 into one 3.650 acre tract of land on 5630 Yale Blvd. between Greenville Avenue and Worcola Street and includes 4417, 4421, 4425, 4433 and 4463 Greenville Avenue  
Applicant/Owner: Prescott Realty Group; MC Townhomes I, L.P.  
Surveyor: Pacheco Koch Consulting Engineers  
Application Filed: January 14, 2008  
Zoning: MU-3  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (7) **S078-092**  
(District 14)  
(Emmons)
- An application to replat a tract of land containing 4.052 acres of land in City Block E/5697 located on Haggar Way, south of Mockingbird Lane  
Applicant/Owner: Carlyle/Cypress Mockingbird, LLC  
Surveyor: Pacheco Koch Consulting Engineers  
Application Filed: January 15, 2008  
Zoning: PDD No.738  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (8) **S078-093**  
(District 14)  
(Emmons)
- An application to replat a 6.903 acre tract of land in City Blocks 5696 and City Block E/5697 located on Mockingbird Lane between Haggar Way and Roper Street  
Applicant/Owner: Carlyle/Cypress Mockingbird, LLC  
Surveyor: Pacheco Koch Consulting Engineers  
Application Filed: January 15, 2008  
Zoning: PDD No.738  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (9) **S078-094**  
(District 2)  
(Starter)
- An application to replat an 8.2812 acre tract of land in City Blocks 6064, 6065 and 6066 located on Harry Hines Blvd. between Brookhollow Drive and Adeline Street  
Applicant/Owner: CAM-Dallas, LLC  
Surveyor: Lawrence A. Cates and Associates  
Application Filed: January 15, 2008  
Zoning: IR  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Individual Items

- (10) **S078-095**  
(District 14)  
(Emmons)
- An application to replat an 6.332 acre tract of land containing all of Lots 3 and 4 in City Block 11/5406 into one lot and to remove the existing 30 foot platted building line on E. Lovers Lane and the existing 30 foot building on the west line of Skillman Street; and to remove the existing platted 25 foot building line on Amesbury Drive located on 6044 E. Lovers Lane between Amesbury Drive and Skillman Street  
Applicant/Owner: GS Lovers Lane Prop Sub LP  
Surveyor: Pate Surveyors  
Application Filed: January 15, 2008  
Zoning: MF-1(A)  
Staff Recommendation: **Denial** of removal of the platted building lines; but **approval** of the replat subject to the conditions listed in the docket

Residential Replats:

- (11) **S078-079**  
(District 14)  
(Emmons)
- An application to replat a 0.23 acre tract of land containing all of Lots 1 and 2 in City Block A/995 into one lot on 2706 Turtle Creek Circle (private street), southwest of Park Bridge Court  
Applicant/Owner: Duane Walthall; Jonathan Bailey  
Surveyor: Carman Donaldson  
Application Filed: January 9, 2008  
Zoning: PDD 193 (TH-3)  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (12) **S078-083**  
(District 5)  
(Rodgers)
- An application to replat all of Lot 1 and a tract of land in City Block G/6289 into one 3.050 acre lot on 805 and 815 S. Buckner Blvd. at Rosemont Road, northwest corner  
Applicant/Owner: John Ross; Martin R. Sanchez  
Surveyor: Brian Wright  
Application Filed: January 9, 2008  
Zoning: R-7.5(A) & PDD 366  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (13) **S078-086**  
(District 13)  
(Ekblad)
- An application to replat a 0.290 acre tract of land containing all of Lot 8 in City Block 8/5498 to reduce the existing 50 foot platted building line to a 35 foot platted building line on 6448 Pemberton Drive between Tibbs Street and Edgemere Drive  
Applicant/Owner: Paul C. Clark  
Surveyor: Analytical Surveys, Inc.  
Application Filed: January 9, 2008  
Zoning: R-16(A)  
Staff Recommendation: **Denial**

- (14) **S078-088**  
(District 6)  
(Lozano)  
An application to replat a 1.572 acre tract of land containing all of Lots 1, 2, 16 and 17 in City Block J/8343 into one lot on 5916 Marine Way between Army Avenue and Navy Avenue  
Applicant/Owner: Templo Linaje Escogido Asembleas De Dios; Israel Rivera  
Surveyor: Analytical Surveys, Inc.  
Application Filed: January 10, 2008  
Zoning: R-7.5(A)  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (15) **S078-090**  
(District 3)  
(Gary)  
An application to replat a 0.6820 acre tract of land containing part of Lot 3 in City Block 3/6624 into one, 14,372 square foot lot and one, 15,334 sq. ft. lot on 2971 Marideen Ave  
Applicant/Owner: Juan M. and Josephine Guerra  
Surveyor: Lynx Land Surveying & Mapping  
Application Filed: January 15, 2008  
Zoning: R-7.5(A)  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (16) **S078-091**  
(District 11)  
(Buehler)  
An application to replat a 42.143 acre tract of land containing part of Lot 1, City Block S/5455 and all of Lot 1A, City Block S/5455 into one 17.341 acre lot, and one 24.801 acre lot on N. Central Expressway; at Walnut Hill Lane, northwest corner  
Applicant/Owner: 9837 North Central, LP  
Surveyor: Kimley-Horn & Associates  
Application Filed: January 15, 2008  
Zoning: PDD No. 750  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Miscellaneous Docket

- M078-006**  
Richard Brown  
(CC District 2)  
(Strater)  
Minor amendment to the Development Plan for Planned Development District No. 72 for Automotive, Motorscooter, or Motorcycle display, sales and service (outside display) Uses on the northwest line of Inwood Road, southwest of Lemmon Avenue.  
Staff Recommendation: **Approval**
- M078-007**  
Richard Brown  
(CC District 6)  
(Lozano)  
Minor amendment to the Development Plan for Planned Development District No. 391 for an Industrial (inside) potentially incompatible use to be operated as a Foundry and other IM Industrial Manufacturing District Uses on the northeast and southeast corners of Joe Field Road and Newkirk Street.  
Staff Recommendation: **Approval**

**D078-004**  
Frank Dominguez  
(CC District 2)  
(Strater)  
A development plan for Planned Development District No. 582, the Victory Planned Development District on Victory Avenue and Museum Way  
Staff Recommendation: **Approval**

**W078-004**  
Neva Dean  
(CC District 9)  
(Weiss)  
A waiver of the two-year waiting period in order to amend the sign provisions in the Planned Development District for RR Regional Retail District uses plus multifamily uses on the north corner of Northwest Highway and Skillman Street  
Staff Recommendation: **Denial**

**W078-005**  
Neva Dean  
(CC District 3)  
(Gary)  
A waiver of the two-year waiting period in order to submit an application to expand and amend the conditions to Tract 1 within Subdistrict 1 of Planned Development District No. 468 on the west side of Zang Boulevard, north of Colorado Boulevard.  
Staff Recommendation: **Approval**

Zoning Cases – Consent

1. **Z067-285(MW)**  
Marcus Watson  
(CC District 2)  
(Strater)  
A Landmark Commission authorized hearing to consider an Historic Overlay on property zoned an R-7.5(A) Single Family District on the north side of Sears Street between Euclid Street and Summit Avenue  
Staff Recommendation: **Approval**, subject to preservation criteria  
Landmark Commission Recommendation: **Approval**, subject to preservation criteria

2. **Z067-337(RB)**  
Richard Brown  
(CC District 8)  
(Jones-Dodd)  
An application for an MF-1(A) Multifamily District on property zoned an R-7.5(A) Single Family District on the east line of Houston School Road, north of Wheatland Road.  
Staff Recommendation: **Approval**, subject to deed restrictions volunteered by the applicant.  
Applicant/ Representative: Regina Cesar Brown

3. **Z067-325(OTH)**  
Olga Torres Holyoak  
(CC District 14)  
(Emmons)  
An application for a Specific Use Permit for a bank or savings and loan with drive-in window on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District on the east corner of Wycliff Avenue and Lemmon Avenue  
Staff Recommendation: **Approval** for a ten-year period with eligibility for automatic renewal for additional ten-year periods, subject to a site plan, landscape plan and conditions  
Applicant: Well Fargo Bank  
Representative: SGDesign, Inc.

4. **Z078-125(OTH)**  
Olga Torres Holyoak  
(CC District 6)  
(Lozano)

An application to amend conditions and development plan for Subdistrict 1 within Planned Development District No. 732, at the terminus of Folsom Street, north of Fort Worth Avenue and west of Sylvan Avenue  
Staff Recommendation: **Approval**, subject to a development plan and conditions  
Applicant: Dilbeck Court Limited  
Representative: Will Pinkerton
5. **Z078-126(OTH)**  
Olga Torres Holyoak  
(CC District 12)  
(Wolfish)

An application to submit a landscape plan, as required in public deed restrictions, on property zoned a CR Community Retail District on the south side of Rosemeade Parkway, east of Marsh Lane  
Staff Recommendation: **Approval**  
Applicant: Chuck Cox  
Representative: McCarthy Architecture
6. **Z078-132(JH)**  
Jennifer Hiromoto  
(CC District 14)  
(Emmons)

An application to amend the deed restrictions on property zoned a CS Commercial Service District on the northeast side of Lemmon Avenue, south of Hopkins Avenue  
Staff Recommendation: **Approval**  
Applicant: Global Tower LLC  
Representative: Bill Bauman
7. **Z078-134(WE)**  
Warren Ellis  
(CC District 3)  
(Gary)

An application for an amendment to Tract IV and VI of Planned Development District No. 88 for a linguistic center, retirement housing and monopole cellular tower, south of Camp Wisdom, west of Clark Road  
Staff Recommendation: **Approval**, subject to a development plan and conditions  
Applicant: Summer Institute of Linguistics  
Representative: Peter A. Thorne
8. **Z078-140(MF)**  
Michael Finley  
(CC District 4)  
(Davis)

An application for a Neighborhood Stabilization Overlay (NSO) on property zoned an R-7.5(A) Single Family District on Marsalis Avenue, Edgemont Avenue, Cedar Oaks Boulevard and 18<sup>th</sup> Street.  
Staff Recommendation: **Approval**  
Applicant: Cedar Oaks Neighborhood

9. **Z078-138(WE)**  
Warren Ellis  
(CC District 8)  
(Jones-Dodd)
- An application for a Specific Use Permit for an alcoholic beverage establishment use for a private club on property zoned an MU-1 Mixed use District on the west side of Marvin D. Love Freeway, south of Camp Wisdom
- Staff Recommendation: **Approval** for a two-year time period with automatic renewals for additional five year periods, subject to a site plan and conditions
- Applicant: G & S Jazzy Bar
- Representative: Harold C. Gray

Zoning Cases – Individual

10. **Z078-113(WE)**  
Warren Ellis  
(CC District 7)  
(Bagley)
- An application for an IM Industrial Manufacturing District on property zoned an LI-D-1 Light Industrial District with a Dry Liquor Control Overlay, on the west side of Parkdale Drive, north of Military Parkway.
- Staff Recommendation: **Denial**
- Applicant: Tom Lindsey
- Representative: Michael Coker Company, Inc.
11. **Z078-136(WE)**  
Warren Ellis  
(CC District 2)  
(Strater)
- An application for a Specific Use Permit for an alcoholic beverage establishment use for a bar, lounge, or tavern on property zoned Planned Development District No. 296, the Deep Ellum/Near East Side Special Purpose District on the north side of Elm Street between Malcolm X Boulevard and Crowds Street
- Staff Recommendation: **Approval** for a two-year time period, subject to a site plan and conditions
- Applicant: Don Blanton.
- Representative: Frank Edwards
12. **Z078-137(WE)**  
Warren Ellis  
(CC District 7)  
(Bagley)
- An application for a Specific Use Permit for an alcoholic beverage establishment use for a bar, lounge, or tavern on property zoned Planned Development District No. 296, the Deep Ellum/Near East Side Special Purpose District on the west side of Parry Avenue between Exposition Avenue and 1<sup>st</sup> Street.
- Staff Recommendation: **Approval** for a two-year time period, subject to a site plan and conditions
- Applicant: Expo Park Partners, Ltd.
- Representative: Charles Ray Gilder, Jr.



13. **Z078-122(OTH)**  
Olga Torres Holyoak  
(CC District 2)  
(Strater)
- An application for a Specific Use Permit for a Tattoo Studio and Piercing Studio within Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District on the north side of Main Street, east of Crowds Street.  
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and conditions.  
Applicant/ Representative: Jacob Lopez
14. **Z078-119(RB)**  
Richard Brown  
(CC District 10)  
(Lueder)
- An application for a Planned Development District for Retirement housing, Single family, and Office uses on property zoned an R-7.5(A) Single Family District and an NO(A) Neighborhood Office District on the southwest corner of Skillman Street and Church Road with the termination of the existing deed restrictions that encumber the southern portion of the site  
Staff Recommendation: **Approval**, subject to a conceptual plan and staff's recommended conditions, and **approval** of the termination of existing deed restrictions.  
Applicant: JPEC, LLC  
Representative: Rob Baldwin

#### Authorization of Hearings

- Neva Dean  
(CC District 2)  
(Strater)
- Consideration of an amendment to an authorization of a public hearing to determine the proper zoning on property zoned Planned Development District No. 317, the Cedars Area Special Purpose District, with consideration being given to adding the art and craft production use in all subdistricts and revising the parking regulations for the use in an area generally bounded by I-30, I-45, G.C.&S.F. Railroad, and the M.K.&T. Railroad. This is a hearing to consider the request to authorize the hearing and not the rezoning of property at this time  
Staff Recommendation: **Approval**

Authorization of Hearings - Under Advisement

Neva Dean  
(CC District 4)  
(Davis)

Consideration of authorization of a public hearing to determine the proper zoning on property zoned an MF-2(A) Multifamily District and an RR Regional Retail District with a portion encumbered with volunteered deed restrictions in an area generally bounded by Samuell Boulevard, Jim Miller Road, Grove Hill Road, and R.L. Thornton Freeway and including 5409 N. Jim Miller Road, 5475 N. Jim Miller Road and 5000 Samuell Boulevard with consideration being given to a Planned Development District. This is a hearing to consider the request to authorize a hearing and not the rezoning of the property at this time

Staff Recommendation: **Approval**

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Other Matters

APA National Conference

CPC Committee Appointments and Reports

Minutes: January 17, 2008

Adjournment

**CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**

**Thursday, February 7, 2008**

**ZONING ORDINANCE ADVISORY COMMITTEE MEETING (ZOAC)** - Thursday, February 7, 2008, at 9:00 a.m., City Hall, 1500 Marilla Street, in Room 5ES to consider (1) **DCA078-006** - Consideration of amendments to codify Chapter 51, the Dallas Development Code to incorporate amendments made to Chapter 51 since the adoption of Chapter 51A.

## 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]