



CITY OF DALLAS

CITY PLAN COMMISSION  
Thursday, March 8, 2007  
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  
Olga Torres-Holyoak, Principal Planner

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**BRIEFINGS:**

Subdivision Docket  
Zoning Docket

**ACTION ITEMS:**

Subdivision Docket

Planner: Paul Nelson

Consent Agenda - Preliminary Plats

- (1) **S067-102**  
(District 6)
- An application to replat a 3.93 acre tract of land containing all of Lots 2 and 3 in City Block A/6500 and a tract of land in City Block 6500 into one 3.93 acre lot on California Crossing at Newkirk Street, southwest quadrant  
Applicant: Dallas Crossing, LLC  
Surveyor: Buena Tierra Group  
Application Filed: February 12, 2007  
Zoning: IR  
Staff Recommendation: **Denial**, application has been rescheduled for March 22, 2007

- (2) **S067-103**  
(District 6)
- An application to replat a 12.1097 acre tract of land containing all of City Blocks 14, 15, 16, 17, 18, 20, 21, 22, 23 and 24/5799, and the remainder of Blocks 29, 30, 31 and 32/5799; all of Lot 1A in City Block 17/5799 and Lot 1A in City Block 23/5799 of the Amended Maple Road Acres Addition; into one 10.4883 acre lot and one 1.6214 acre lot and being all of the property bounded by Denton Drive and Harry Hines Blvd. between Cullum Lane and Community Drive  
Applicant: Dallas Area Rapid Transit  
Surveyor: G. Dennis Qualls  
Application Filed: February 12, 2007  
Zoning: IR, PDD No. 527, SUP No. 1377  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (3) **S067-104**  
(District 6)
- An application to replat all of Lot 1 and a 157,453.08 square foot lot in City Block 6608 into one 4.0760 acre lot on Royal Lane at Denton Drive, Northeast corner  
Applicant: Dallas Area Rapid Transit  
Surveyor: E. David Utzman  
Application Filed: February 12, 2007  
Zoning: IR, PDD No. 498  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (4) **S067-110**  
(District 6)
- An application to replat a 0.915 acre tract of land in City Block B/6476 and a 1.501 acre tract of land in City Block 6476 into one 2.446 acre lot on Olympic Drive, south of Lombardy Lane  
Applicant: Joe Jansen  
Surveyor: Harry Rowell Co., LLC  
Application Filed: February 15, 2007  
Zoning: IR  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (5) **S067-111**  
(District 7)
- An application to create one 5.3241 acre lot in City Block 7371 on Dilido Road at Senate Street, southwest corner  
Applicant: Dallas Area Rapid Transit  
Surveyor: Robert L. Davison, Sr.  
Application Filed: February 16, 2007  
Zoning: LI  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Individual Items – Residential Replats

- (6) **S067-105**  
(District 3)                      An application to replat a 1.233 acre tract of land containing all of Lots 1 through 10 in City Block Q/8710 of Cappella Park, Phase One into 18 lots on Patience Boulevard, and Sistine Mews between Samaritan Road. and Clay Academy Boulevard  
Applicant: Alonzo Harris  
Surveyor: Jones & Boyd, Inc.  
Application Filed: February 13, 2007  
Zoning: PDD 655, Sub District 5  
Date Notices Mailed: February 20, 2007  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (7) **S067-107**  
(District 12)                      An application to replat a 0.221 acre tract of land containing all of Lots 13, 14, 15 and 16 in City Block 4/8207 of Amber Trails Addition Two into 3 lots on Nailsworth Way at Tewkesbury Way  
Applicant: Hawkins Welwood Homes, LP  
Surveyor: Dowdey, Anderson & Associates  
Application Filed: February 13, 2007  
Zoning: PDD 622  
Date Notices Mailed: February 20, 2007  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (8) **S067-108**  
(District 13)                      An application to replat the remainder of Lot 6 in City Block D/5532 of Roxbury Park Addition into one 1.99 acre lot on Dorset Road at Strait Lane  
Applicant: Misty Richmond  
Surveyor: Graham Associates  
Application Filed: February 14, 2007  
Zoning: R-1ac.(A)  
Date Notices Mailed: February 20, 2007  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

- (9) **S067-109**  
(District 5)
- An application to replat a 0.852 acre tract of land containing all of Lot 31 in City Block 6740 of Allan Subdivision into one 0.430 acre lot and one 0.422 acre lot on Cypress Street at Jennie Lee Lane  
Applicant: Alfonso and Sara Gallegos  
Surveyor: Xavier Chapa  
Application Filed: February 14, 2007  
Zoning: R-7.5(A)  
Date Notices Mailed: February 20, 2007  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Miscellaneous Docket

- M067-019**  
Richard Brown  
(CC District 2)
- Minor Amendment to Tract A development plan for Planned Development District No. 303 for IR District Uses and an Inside with high risk or hazardous use on the southeast line of Empire Central, southwest of Denton Drive.  
Staff Recommendation: **Approval**

- M067-022**  
Richard Brown  
(CC District 8)
- Minor Amendment to Tract 1A development plan/Tract 1, Tract 2 conceptual plan and 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**

Zoning Cases – Under Advisement

- A. **Z067-134(JH)**  
Jennifer Hiromoto  
(CC District 8)
- An application for a Specific Use Permit for an alcoholic beverage establishment for a private-club bar and a commercial amusement (inside) for a dance hall on property zoned an RR Regional Retail District south of Camp Wisdom Road at Pastor Bailey Drive.  
Staff Recommendation: **Approval**, subject to site plan and conditions  
Applicant/Representative: Uchenna Orgobu  
U/A From: February 15, 2007 and March 1, 2007
- B. **Z067-136(RB)**  
Richard Brown  
(CC District 8)
- An application for an amendment to and expansion of Specific Use Permit No. 193 for a Temporary water pump station on property zoned an R-7.5(A) Single Family District in the northeast quadrant of Simpson Stuart Road and Teague Drive.  
Staff Recommendation: **Approval**, subject to a revised site plan and conditions.  
Applicant: City of Dallas  
Representative: Darrell Engelbrecht  
U/A From: March 1, 2007

- C. **Z067-140(WE)**  
Warren Ellis  
(CC District 3)
- An application for a Specific Use Permit for an open-enrollment charter school on property zoned a Medium Commercial Office Subdistrict within Planned Development District No. 631, the West Davis Special Purpose District, on the north side of Davis Street, west for Westmoreland Road.
- Staff Recommendation: **Denial**  
Applicant: Texas Language Charter  
Representative: Peter Kavanagh  
U/A From: March 1, 2007

Zoning Cases – Individual

1. **Z067-142(WE)**  
Warren Ellis  
(CC District 14)
- An application for a renewal of Specific Use Permit No. 1595 for a bank or savings and loan office with a drive-in window service on property zoned a HC Heavy Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, generally bounded by Maple-Routh Connection, McKinney Avenue, Pearl Street and Thomas Avenue
- Staff Recommendation: **Approval** for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan and conditions  
Applicant: AmREIT Uptown Dallas, L.P.  
Representative: Joel Miller  
Bus Tour: March 8, 2007
2. **Z067-114(RB)**  
Richard Brown  
(CC District 2)
- An application for an amendment to and expansion of the Subdistrict 5 portion of Planned Development District No. 462, the Henderson Avenue Special Purpose District on the west line of McMillan Avenue, north of Henderson Avenue
- Staff Recommendation: **Denial**  
Applicant: The Andres Family Trusts; Owner  
Representative: Karl Crawley  
Hearing Date: March 8, 2007
3. **Z067-137(RB)**  
Richard Brown  
(CC District 3)
- An application for a Specific Use Permit for a Private recreation center, club, or, area on property zoned an R-5(A) Single Family District on the northeast quadrant of the terminus of Knoxville Street, north of Bayside Street.
- Staff Recommendation: **Denial**  
Applicant: Raul Estrada, Owner  
Representative: Luis Carrera  
Bus Tour: March 8, 2007

4. [Z067-143\(WE\)](#)  
Warren Ellis  
(CC District 6)
- An application for a Specific Use Permit for a transit passenger station or transfer center on property zoned an IR Industrial Research District and a portion of Planned Development District No. 498, the Harry Hines Corridor Special Purpose District on the northeast corner of Royal Lane and Denton Drive
- Staff Recommendation: **Approval** for a permanent time period, subject to a site plan and staff's recommended conditions.
- Applicant: DART
- Representative: MASTERPLAN
5. [Z067-145\(OTH\)](#)  
Olga Torres- Holyoak  
(CC District 6)
- An application to amend and expand Planned Development District No. 527, terminate Specific Use Permit No. 1377 for a multifamily use and replace the existing development plan for Planned Development District No. 527 on property zoned Planned Development District No 527 and an IR Industrial Retail District, on an area bounded by Denton Drive, Cullum Lane, Harry Hines Boulevard and Community Drive.
- Staff Recommendation: **Approval**, subject to a development plan and conditions
- Applicant: DART
- Representative: Karl A. Crawley

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Other Matters

CPC Committee Appointments and Reports

Minutes: March 1, 2007

Adjournment

**CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**

**Tuesday, March 6, 2007**

**CPC Trinity River Ad Hoc Committee Meeting** - Tuesday, March 6, 2007 at 6:00 PM, City Hall, Room 6ES - to discuss La Bajada and Oak Cliff Gateway authorized hearings, the process timeline and form-based concepts for the Trinity Corridor.

### **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]