



CITY OF DALLAS

CITY PLAN COMMISSION  
Thursday, August 20, 2009  
AGENDA

BRIEFINGS:	5ES	10:30 a.m.
PUBLIC HEARING	Council Chambers	1:30 p.m.

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

Theresa O'Donnell, Director  
David Cossum, Assistant Director of Current Planning  
Richard Brown, Principal Planner

**BRIEFINGS:**

Subdivision Docket  
Zoning Docket

**ACTION ITEMS:**

Subdivision Docket

Planner: Michael Grace

Consent Agenda - Preliminary Plats

(1) **S089-074 R**  
(CC District 8)

An application to revise a previously approved replat of Lot 2 of the Home Depot/Wheatland Road Addition, in City Block A/6929, to create a 10.544 acre lot, a 0.955 acre lot and a 0.693 acre lot located at the intersection of Wheatland Rd. and Kirnwood Dr., northeast corner.

Owner: HD Development Properties, L.P.

Surveyor: Kimley-Horn and Associates, Inc.

Application Filed: July 31, 2009

Zoning: RR

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

Residential Replats

- (2) **S089-125**  
(CC District 7)
- An application to replat part of Lots 24 thru 31, part of Lots 37 thru 42, all of Lots 32 thru 36 in City Block 2409, Wahhoo Addition, a 17.9136 acre tract of land and all of Swink Ave. as abandoned by the City of Dallas by Resolution 65-682 into one 19.2153 acre lot located at the intersection of Foreman St. and Spring Ave., northeast corner.
- Owner: City of Dallas  
Surveyor: Raymond L. Goodson Jr., Inc.  
Application Filed: July 28, 2009  
Zoning: PD-595 (R-5(A))  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket.

Thoroughfare Plan Amendments

- Tanya Brooks  
(CC District 3)
- An amendment to the City of Dallas Thoroughfare Plan to: (1) delete Colorado Boulevard from Westmoreland Road to Cockrell Hill Road, a four lane undivided roadway (S-4-U) within 60 feet of right-of-way; (2) add Pinnacle Point Drive from Cockrell Hill Road to Pinnacle Park Boulevard as a four-lane undivided roadway (S-4-U) within 60 feet or right-of-way, and (3) add Unnamed Central West 1 (Unnamed CW1) as a special two lane undivided (SPCL 2U) roadway within 64 to 80 feet of right-of-way.
- Staff Recommendation: **Approval**  
Transportation Committee: **Approval** of (1) and (3) with (2) held under advisement until September 10, 2009.

Zoning Cases – Consent

1. **Z089-230(MAW)**  
(Megan Wimer)  
(CC District 3)
- A City Plan Commission authorized hearing to determine proper zoning on property zoned a CR Community Retail District on both sides of Vilbig Road between Dennison Street and the alley south of Nomas Street and on the north side of Nomas Street, east of Vilbig Road with consideration being given to an R-5(A) Single Family District.
- Staff Recommendation: **Approval** of an R-5(A) Single Family District.
2. **Z089-235(MAW)**  
(Megan Wimer)  
(CC District 5)
- An application to amend Planned Development District No. 805 on the northeast corner of Lake June Road and Masters Drive.
- Staff Recommendation: **Approval**, subject to a revised Exhibit 805B.
- Applicant: NEC LAKE June & Masters, L.P.  
Representative: MAS7TERPLAN, Karl Crawley

3. **Z089-212(WE)**  
(Warren Ellis)  
(CC District 2)

An application for a renewal of Specific Use Permit No. 1685 for an alcoholic beverage establishment use for a bar, lounge, or tavern on property zoned Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District on the northeast corner of Crowdus Street and July Alley.  
Staff Recommendation: **Approval** for a three-year time period, subject to a site plan and conditions.  
Applicant: Renos Chop Shop  
Representative: John A. Hamilton
4. **Z089-232(WE)**  
(Warren Ellis)  
(CC District 2)

An application for a Specific Use Permit for a commercial amusement (outside) use on property zoned an MU-3 Mixed Use District on the northeast side of Stemmons Freeway, north of Wycliff Avenue.  
Staff Recommendation: **Approval** for a ten year period, subject to a site plan and conditions.  
Applicant: Hank Haney Golf Center  
Representative: Robert Baldwin
5. **Z089-245(WE)**  
(Warren Ellis)  
(CC District 2)

An application for an RR Regional Retail District on property zoned Planned Development District No. 135 for Office uses on the northeast corner of R.L. Thornton Freeway and Philips Avenue.  
Staff Recommendation: **Approval**  
Applicant: Broomfield JV  
Representative: JBS Solutions, LLC – Peyman Horri
6. **Z089-224(RB)**  
(Richard Brown)  
(CC District 2)

An application for a Specific Use Permit for a Bar, lounge, or tavern and an Inside commercial amusement for a Live music venue on property zoned Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, on the southwest corner of Elm Street and Malcolm X Boulevard.  
Staff Recommendation: **Approval** for a two-year period, subject to a site plan and conditions.  
Applicant: Frank Maldonado  
Representative: Cody Bateman

Zoning Cases – Under Advisement

- A. **Z089-160(RB)**  
(Richard Brown)  
(CC District 4)
- An application for a Planned Development District for Retirement housing, Single family, and certain non-residential uses on property zoned an MF-2(A) Multifamily District and an MU-1 Mixed Use District at the northwest corner of Compton Street and Fran Way.  
Staff Recommendation: **Approval**, subject to a Tract I and Tract II development plan/Tract III conceptual plan and staff's recommended conditions.  
Applicant: SDC Fiji Senior, LP-Jay Oji and Joseph Agumadu, Partners  
Representative: Trace Strevey  
U/A From: August 13, 2009
- B. **Z089-229(MAW)**  
(Megan Wimer)  
(CC District 14)
- An application to renew Specific Use Permit No. 1552 for a hotel or motel use on property zoned an HC Heavy Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District on the north corner of Maple Avenue and Mahon Street.  
Staff Recommendation: **Approval** for a five-year period, subject to a site plan and conditions.  
Applicant/ Representative: Robert Reeves & Associates  
U/A From: August 13, 2009

Zoning Cases – Individual

7. **Z089-227(RB)**  
(Richard Brown)  
(CC District 14)
- An application for a Planned Development District for a General merchandise or food store greater than 3,500 square feet, limited to a food store, Surface parking, and R-7.5(A) Single Family District Uses on property zoned as Planned Development District No. 129, a P(A) Parking District, and an R-7.5(A) Single Family District on property generally bounded by University Boulevard, Inwood Road, Wateka Drive, both sides of Robin Road, and the northwest corner of University Boulevard and Inwood Road.  
Staff Recommendation: **Approval**, subject to a development plan, landscape plan, and staff's recommended conditions.  
Applicant: Randall's Food & Drugs, LP  
Representative: Ron Yeary

8. **Z089-223(RB)**  
(Richard Brown)  
(CC District 7)
- An application for a Planned Development District for a Medical clinic or ambulatory surgical center and R-5(A) Single Family District Uses on property zoned an R-5(A) Single Family Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, in the east quadrant of Spring Avenue and Foreman Street.
- Staff Recommendation: **Approval**, subject to a development/landscape plan and conditions.
- Applicant: Baylor Healthcare System
- Representative: Robert Reeves
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Other Matters

Consideration of amendments to the City Plan Commission Rules of Procedure.  
U/A From: July 23, 2009 and August 13, 2009

Minutes: August 13, 2009

Adjournment

**CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**

**Thursday, August 20, 2009**

**ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING** - Thursday, August 20, 2009, City Hall, 1500 Marilla Street, in 5ES, at 9:00 a.m., to consider (1) Consideration and action on Certifications for Demolition in Historic Districts and other Demolitions of Substandard Structures.

**JOINT CPC TRINITY RIVER CORRIDOR AD HOC COMMITTEE AND URBAN DESIGN ADVISORY COMMITTEE** - Thursday, August 20, 2009, at 9:00 a.m., in the Council Chambers at City Hall to receive a briefing on the Oak Cliff Gateway Land Use Plan Amendment.

## 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]