



CITY OF DALLAS

CITY PLAN COMMISSION  
Thursday, December 13, 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  
Warren Ellis, Principal Planner

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**BRIEFINGS:**

Subdivision Docket  
Zoning Docket

**ACTION ITEMS:**

Subdivision Docket

Planner: Paul Nelson

Consent Agenda - Preliminary Plats

- (1) **S078-036**  
(District 12)  
(Wolfish)
- An application to replat a 3.120 acre tract of land containing all of Lot 2A in City Block K/8728 into one 0.974 acre lot and one 2.146 acre lot with both tracts fronting on Oxford Drive between Creek Drive and Mapleshade Lane, east of Preston Road
- Applicant/Owner: Seth Weinstein  
Surveyor: Pacheco Koch Consulting Engineers  
Application Filed: November 14, 2007  
Zoning: CR  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

- (2) **S078-038**  
(District 5)  
(Rodgers)
- An application to replat all of Lots 21 and 22, in City Block G/6301 into one 0.529 acre lot on Buckner Blvd. (Loop 12) between Lake June Road and Alto Garden Drive  
Applicant/Owner: Carla B. Marsaw  
Surveyor: Salcedo Group, Inc.  
Application Filed: November 14, 2007  
Zoning: PDD NO. 366 (Sub Area 2, Tr. 3)  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (3) **S078-040**  
(District 6)  
(Lozano)
- An application to replat all of Lots 27, 28 and 29, in City Block 10/8570 into one 0.4132 acre lot on Algiers Street south of Burgess Blvd.  
Applicant/Owner: Energy Efficiency Group, Inc.  
Surveyor: Kadleck and Associates  
Application Filed: November 14, 2007  
Zoning: IR  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (4) **S078-041**  
(District 2)  
(Strater)
- An application to replat a 1.9003 acre tract of land containing all of Lots 6 thru 12 to establish a zero foot building line and replat Lots 7 thru 12 into one 1.5757 acre lot all in City Block 3/827 at 4001 Elm Street between N. Hill Avenue and N. Haskell Avenue  
Applicant: Roman Catholic Diocese of Dallas  
Surveyor: Mike Farnoush  
Application Filed: November 14, 2007  
Zoning: IM, LO-3  
Staff Recommendation: **Denial** of zero foot building line on Lot 6; however, **approval** of the replat of Lots 7 thru 12 in City Block 3/827, subject to the conditions listed in the docket
- (5) **S078-042**  
(District 10)  
(Lueder)
- An application to create one 12.7764 acre lot from a tract of land in City Block 8410 on 11911 Greenville Avenue north of Forest Lane  
Applicant: Kaplan Greenville Avenue GP, LLC  
Owner: Kaplan Greenville Avenue Apartments, LC  
Surveyor: Kadleck and Associates  
Application Filed: November 14, 2007  
Zoning: MF-2(A)  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

- (6) **S078-043**  
(District 1)  
(Prothro)
- An application to replat part of Lots 23, 24, 25, 26, and all of Lot 27 in City Block 19/3341, into one 0.6880 acre lot on 126 E. Colorado Blvd. at N. Zang Blvd. southwest corner  
Applicant: Wachovia Bank  
Owner: Greenway-Colorado, L.P  
Surveyor: Lawrence A. Cates & Associates  
Application Filed: November 15, 2007  
Zoning: PDD No. 468, Subdistrict D  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (7) **S078-045**  
(District 3)  
(Gary)
- An application to replat a 1.385 acre tract of land being part of City Block 6/4726 and a tract of land to create a 24 lot Shared Access Area Development on 2201 Ft. Worth Avenue at Walker Drive, east corner  
Applicant: Richard Seib  
Owner: La Reunion Towncenter, LLC  
Surveyor: Salcedo Group, Inc.  
Application Filed: November 15, 2007  
Zoning: PDD No. 714, Subdistrict 4  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (8) **S078-046**  
(District 3)  
(Gary)
- An application to replat a 1.382 acre tract of land being part of City Block 6/4726 and a tract of land to create a 24 lot Shared Access Area Development at 2201 Ft. Worth Avenue at W. Colorado Blvd., west corner  
Applicant: Richard Seib  
Owner: La Reunion Towncenter, LLC  
Surveyor: Salcedo Group, Inc.  
Application Filed: November 15, 2007  
Zoning: PDD No. 714, Subdistrict 4  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (9) **S078-049**  
(District 13)  
(Ekblad)
- An application to create a 0.4299 acre lot from a tract of land in City Block 6592 on 11801 Webb Chapel Road at Forest Lane, northwest corner  
Applicant/Owner: PLS Realty  
Surveyor: Doug Connally & Associates  
Application Filed: November 16, 2007  
Zoning: MU-1  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

- (10) **S078-050**  
(District 2)  
(Strater)  
An application to replat a 0.4040 acre tract of land containing all of Lots 7, 8, 9 and 10 in City Block K/662 into an 8 lot Shared Access Area Development on 4331, 4335, 4403 and 4405, Rusk Avenue, southwest of Kirby Street  
Applicant/Owner: The Kagan Corporation  
Surveyor: Doug Connally & Associates  
Application Filed: November 16, 2007  
Zoning: MF-2(A)  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (11) **S078-051**  
(District 6)  
(Lozano)  
An application to replat a 1.55 acre tract of land containing all of Lots 43 thru 51 in City Block P/7171 into one lot on 6014 Chippewa Street, west of N. Walton Walker  
Applicant/Owner: Santiago Molina  
Surveyor: Maranot Real Estate Services  
Application Filed: November 19, 2007  
Zoning: PDD No. 406  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (12) **S078-052**  
(District 1)  
(Prothro)  
An application to create a 1.241 acre tract of land in City Block 6114 on W. Illinois Avenue west of Coombs Creek Drive  
Applicant/Owner: JNR Development, L.P.  
Surveyor: Salcedo Group, Inc.  
Application Filed: November 19, 2007  
Zoning: LI  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (13) **S078-053**  
(District 6)  
(Lozano)  
An application to create a 1.0452 acre lot from a tract of land in City Block 6564 on 11456 Harry Hines Blvd.  
Applicant/Owner: SAI Development Group, L.L.C.  
Surveyor: Doug Connally & Associates  
Application Filed: November 19, 2007  
Zoning: PDD No. 498  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

- (14) **S078-055**  
(District 8)  
(Jones-Dodd)
- An application to create a 1.3887 acre of land in City Block 3/7547 on 7900 W. Virginia Drive between U.S. Highway 67 and Wheatland Road  
Applicant/Owner: WRR Properties, Inc.  
Surveyor: Doug Connally & Associates  
Application Filed: November 19, 2007  
Zoning: MU-3  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (15) **S078-056**  
(District 6)  
(Lozano)
- An application to replat 0.925 acre tract of land containing all of Lot 8 and part of Lot 7 in City Block 2/6451 on 9723 and 9727 Brockbank Drive north of Lombardy Lane  
Applicant/Owner: Ramiro and Elizabeth Lopez  
Surveyor: Shields and Lee  
Application Filed: November 19, 2007  
Zoning: MU-3  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (16) **S078-057**  
(District 11)  
(Buehler)
- An application to replat a 3.1995 acre tract of land containing all of Lot 2 in City Block B/8222 on Belt Line Road at Prestonwood Boulevard, northwest corner  
Applicant/Owner: 5345/5353 Beltline Partners, Ltd.; Harwood Properties, Inc.  
Surveyor: Gonzalez & Schneeberg  
Application Filed: November 20, 2007  
Zoning: PDD No. 614  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (17) **S078-058**  
(District 3)  
(Gary)
- An application to replat a 1.7821 acre tract of land containing all of Lots 2, 3, 4 and 5 in City Block 2/4622 on 1604 thru 1630 Kings Highway  
Applicant/Owner: River District Holdings, LLC  
Surveyor: Doug Connally & Associates  
Application Filed: November 20, 2007  
Zoning: CD No. 1, Sub Area 4  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

- (18) **S078-059**  
(District 6)  
(Lozano)
- An application to replat a 1.6718 acre tract of land containing part of Lot 151-C in City Block 6533 to remove the existing 30 foot platted building line along Fabens Road on Fabens Road at Stemmons Freeway, southwest corner  
Applicant/Owner: CBS Outdoor, Inc.  
Surveyor: Vilbig & Associates, Inc.  
Application Filed: November 20, 2007  
Zoning: IR  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (19) **S078-019R**  
(District 12)  
(Wolfish)
- An application to create one 0.9413 acre lot and one 1.3227 acre Lot from a tract of land in City Block 8228 on N. Dallas Parkway and Knoll Trail Drive south of Knoll Trail Drive  
Applicant/Owner: Papagolos Development Company  
Surveyor: Dowdey Anderson  
Application Filed: November 20, 2007  
Zoning: RR  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Residential Replats:

- (20) **S078-035**  
(District 6)  
(Lozano)
- An application to replat a 0.386 acre tract of land containing all of Lots 5 and 6 in City Block 3/7162 into one lot on 3708 Odessa Street, north of Homeland Street  
Applicant/Owner: Jaime Manuel Cardoza  
Surveyor: Shaffer & Associates  
Application Filed: November 14, 2007  
Zoning: R-5(A)  
Staff Recommendation: **Denial**
- (21) **S078-037**  
(District 3)  
(Gary)
- An application to replat a 30.763 acre tract of land containing all of Blocks 32 thru 58 of Mountain Shores Addition, excluding Lots 1 thru 51 in Block 44 of Mountain Shores Addition, into one 2.605 acre lot and one 28.157 acre lot on Kiest Blvd. at Merrifield Road, southwest corner  
Applicant/Owner: Dallas Baptist University  
Surveyor: Trans Systems  
Application Filed: November 14, 2007  
Zoning: A(A)  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

- (22) **S078-039**  
(District 13)  
(Ekblad)  
An application to replat a 0.6418 acre tract of land containing all of Lots 12 and 13A in City Block B/5515 into one lot on 9915 Avalon Creek Court, south of Lakehurst Avenue  
Applicant/Owner: Shawn M. and Danice D. Grisham  
Surveyor: Tipton Engineering  
Application Filed: November 14, 2007  
Zoning: R-10(A)  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (23) **S078-044**  
(District 8)  
(Jones-Dodd)  
An application to replat a 1.9110 acre tract of land containing all of Lot 10 in City Block 3/8816 into one 0.9557 acre lot and one 0.9553 acre lot 621 Fern Creek Drive at Aspendale Drive, northwest corner  
Applicant/Owner: Theodore R. and Roxanne Wojtowicz; and Gilberto and Irma Gallegos  
Surveyor: Davis Land Surveying Co. Inc.  
Application Filed: November 15, 2007  
Zoning: R-16(A)  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (24) **S078-047**  
(District 13)  
(Ekblad)  
An application to replat a 0.6 acre tract of land containing all of Lots 9 and 10 in City Block 5/5498 into one lot on 6317 and 6323 Pemberton Drive, west of Tibbs Street  
Applicant/Owner: Bill and Holly Callis  
Surveyor: Carman-Donaldson Surveying  
Application Filed: November 16, 2007  
Zoning: R-16(A)  
Staff Recommendation: **Denial**
- (25) **S078-048**  
(District 3)  
(Gary)  
An application to replat an 8.2173 acre tract of containing all of Lot 1 in City Block 8721 and a tract of land into a 78 lot Shared Access Area Development on 8521 Clark Road south of Panavision Trail  
Applicant/Owner: CMC Communities, Inc.  
Surveyor: Doug Connally & Associates  
Application Filed: November 15, 2007  
Zoning: PDD No. 736  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Miscellaneous Docket

**M078-002** Minor amendment to the Phase II site plan and landscape plan for Specific Use Permit No. 1550 on the west line of North Central Expressway, north of Park Lane  
Richard Brown  
(CC District 13)  
(Ekblad) Staff Recommendation: **Approval**

Miscellaneous Docket – Under Advisement

**M067-045** 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  
Richard Brown  
(CC District 4)  
(Davis) Staff Recommendation: **Approval**  
U/A From: November 8, 2007

Zoning Cases – Consent

1. **Z078-107(MAW)** An application for a CR Community Retail District on property zoned an LI Light Industrial District on the south side of West Illinois Avenue, west of Coombs Creek Road  
Meagan Wimer  
(CC District 1)  
(Prothro) Staff Recommendation: **Approval**  
Applicant: AutoZone, Inc.  
Representative: Luis M. Salcedo, P.E., RPLS
2. **Z067-346(OTH)** An application to amend the conditions for Planned Development District No. 751, in an area generally bounded by Cliff Creek Crossing Drive, Hampton Road, Wheatland Road and Old Hickory Trail  
Olga Torres-Holyoak  
(CC District 8)  
(Jones-Dodd) Staff Recommendation: **Approval**, subject recommended conditions  
Applicant/ Representative: Zone Systems, Inc.
3. **Z056-311(OTH)** An application for a Planned Development District for retail uses, certain IM Industrial Manufacturing uses and certain IR Industrial Research Uses, on property zoned an IR Industrial Research District, on the northeast corner of Simpson Stuart and Interstate 45  
Olga Torres-Holyoak  
(CC District 5)  
(Rodgers) Staff Recommendation: **Approval**, subject to a conceptual plan and conditions  
Applicant: Jackson Hammond Inc.  
Representative: Masterplan  
Bus Tour Date: November 9, 2006



Zoning Cases – Under Advisement

4. **Z067-275(OTH)** Olga Torres-Holyoak (CC District 14) (Emmons)
- An application for a Planned Development Subdistrict for HC Heavy Commercial Subdistrict uses within Planned Development District No. 193, on property zoned a GR General Retail Subdistrict and an HC Heavy Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District on both sides of Routh Street at its terminus at the Katy Trail
- Staff Recommendation: **Approval** of a Planned Development Subdistrict for GR General Retail Subdistrict uses, subject to a conceptual plan and conditions
- Applicant: Katy Venture Ltd.
- Representative: Kirk Williams and Tommy Mann
- U/A From: September 20, 2007; October 11, 2007; and November 15, 2007
- Bus Tour Date: October 11, 2007

Zoning Cases – Individual

5. **Z078-116(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
6. **Z078-106(MF)** Michael Finley (CC District 9) (Weiss)
- An application for a Neighborhood Stabilization Overlay (NSO) on property zoned an R-16(A) Single Family District in an area generally bounded by, and including both sides of, Brennans Drive, Brennans Place, Dominique Drive, Dalgreen Drive and Dalgreen Circle
- Staff Recommendation: **Approval**
- Applicant: Maplewood Addition No. 4 Neighborhood
- Bus Tour Date: December 13, 2007

Special Provision Sign District – Under Advisement

**SPSD067-004**

Michael Finley  
(CC District 2)  
(Strater)

An application for designation of an Extraordinarily Significant Sign on the billboard in an area generally within the boundaries of Dallas North Tollway, Harry Hines Boulevard, Goat Hill Road and Houston Street

Staff Recommendation: **Approval**

SSDAC Recommendation: **Approval**

U/A From: October 4, 2007 and November 15, 2007

Authorization of Hearings

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.

Neva Dean  
(CC District 8)  
(Jones-Dodd)

Consideration of authorization of a public hearing to determine the proper zoning on property zoned an NS Neighborhood Service District on the four corners of the intersection of South Beltline Road and Garden Grove Drive 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.

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Other Matters

CPC Committee Appointments and Reports

Minutes: December 6, 2007

Adjournment

**CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**

**Tuesday, December 11, 2007**

**JOINT CPC TRINITY RIVER AD HOC COMMITTEE & URBAN DESIGN ADVISORY COMMITTEE (UDAC)** – Tuesday, December 11, 2007, at 5:30 PM, City Hall, 1500 Marilla Street, in Room 6ES to discuss Mixmaster Riverfront, Cedars West study areas, and the 2008 UDAC meeting calendar

### **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]