



CITY OF DALLAS  
 CITY PLAN COMMISSION  
 Thursday, August 22, 2013  
 AGENDA

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WORKSHOP:	Council Chambers	8:30 a.m.
BRIEFINGS:	5ES	12:00 p.m.
PUBLIC HEARING	Council Chambers	1:30 p.m.
WORKSHOP RESUMES	Council Chambers	Following Public Hearing

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

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David Cossum, Interim Director  
 Neva Dean, Interim Assistant Director of Current Planning

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**WORKSHOP:**

- I. Code amendments to gas drilling regulations  
 David Cossum, Director, Sustainable Development & Construction  
 Tammy Palomino, Assistant City Attorney, City of Dallas

**BRIEFINGS:**

Subdivision Docket  
Zoning Docket

**ACTION ITEMS:**

Subdivision Docket Planner: Paul Nelson

Consent Items:

- (1) **S123-222**  
 (CC District 11)
  - An application to create two lots, one 0.457-acre lot and one 4.008-acre lot from a 4.465-acre tract of land located at 13302 Preston Road.
  - Applicant/Owner: Vista Property Company/Preston Valley View, LTD.
  - Surveyor: AJ Bedford Group, Inc.
  - Application Filed: July 24, 2013
  - Zoning: RR
  - Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (2) **S123-226**  
(CC District 3) An application to create three lots ranging in size from 0.485 acres to 4.750 acres from a 5.943-acre tract of land on property located in City Block 6950 at 4559 and 4571 Barstow Boulevard.  
Applicant/Owner: Edgar and Sonia Villa/Alicia Aguirre  
Surveyor: Texas Heritage Surveying, LLC  
Application Filed: July 26, 2013  
Zoning: R-7.5(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (3) **S123-227**  
(CC District 1) An application to create one lot from a 6.694-acre tract of land in City Block 3185 bounded by West Page Avenue, Adam Avenue, Pembroke Avenue, and Llewellyn Avenue.  
Applicant/Owner: The Housing Authority of The City of Dallas, Texas  
Surveyor: Pacheco Koch  
Application Filed: July 30, 2013  
Zoning: MF-3(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S123-228**  
(CC District 8) An application to create four lots ranging in size from 11.880 acres to 28.288 acres from a 79.108-acre tract of land in City Block 7553 located on Old Hickory Trail, north of Daniieldale Road.  
Applicant/Owner: Seefried Properties, Inc./US Real Estate, LP  
Surveyor: Pacheco Koch  
Application Filed: July 30, 2013  
Zoning: IR  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (5) **S123-229**  
(CC District 9) An application to replat a 3.380-acre tract of land containing part of Lot 15 in City Block 1/5222, all of Lot 1A in City Block 6/5284 and unplatted property in City Block 5284 into 1 lot located on Garland Road, south of Tavaros Avenue.  
Applicant/Owner: City of Dallas  
Surveyor: Pacheco Koch  
Application Filed: July 30, 2013  
Zoning: PD 287  
Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (6) **S123-230**  
(CC District 14)
- An application to replat a 7.112-acre tract of land containing all of Lots 1 through 18, and an abandoned alley in City Block 6/1511; and all of Lots 1 through 8 in City Block 5/1517, all of Lots 5 through 7 in City Block 1/1517, and an abandoned portion of Cambridge Street into one lot on property located at 3966 McKinney Avenue.  
Applicant/Owner: Corporation Of The Episcopal Diocese Of Dallas  
Surveyor: Brockette/Davis/Drake, Inc.  
Application Filed: July 30, 2013  
Zoning: PD 193 (MF-2)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (7) **S123-231**  
(CC District 8)
- An application to create one 54.199-acre lot, and one 44.970 acre lot from a 99.169-acre tract of land located at 4400 L.B.J. Freeway.  
Applicant/Owner: Hillwood Investment Properties/American Bank Of Texas  
Surveyor: Kimley-Horn and Associates, Inc.  
Application Filed: July 30, 2013  
Zoning: PD 761  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (8) **S123-232**  
(CC District 14)
- An application to replat a 0.344-acre tract of land containing all of Lots 14 and 16 in City Block 2/1984 into one lot located at 1901 and 1905 Summit Avenue at Alta Avenue, northwest corner.  
Applicant/Owner: 5841 Oram, LLC  
Surveyor: Xavier Chapa Engineering/Surveying  
Application Filed: July 29, 2013  
Zoning: MF-2(A)  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Building Line Removal:

- (9) **S123-114R**  
(CC District 2)
- An application to revise the previously approved preliminary plat (S123-114) to replat 37.699 acres containing part of Lot 15, all of Lots 1 through 14, 32 and 33, in City Block 5749, all of Lot 34A in City Block 5749, and an abandoned portion of Tex Oak Street, Redfield Street, all of Lofland Street and part of a 15-foot alley on property located at the northwest corner of Harry Hines Boulevard and Medical District Drive.  
Applicant/Owner: Dallas County Hospital District, DBA Parkland Health and Hospital System  
Surveyor: Pacheco Koch  
Application Filed: July 29, 2013  
Zoning: IR, IM  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (10) **S123-223**  
(CC District 13)
- An application to remove the existing 20-foot platted building line along the east line of Jamestown Drive on a 0.440 acre tract of land containing all of Lot 1 in City Block C/6384 on property located at 5810 Meadow Crest.  
Applicant/Owner: Kirk A. Watson  
Surveyor: Surveying Associates  
Application Filed: July 25, 2013  
Zoning: R-16(A)  
Staff Recommendation: **Denial**
- (11) **S123-225**  
(CC District 13)
- An application to replat a 25.545 acre tract of land containing all of Lot 1 in City Block B/5544 and all of Lots 1 and 2 in City Block 5544 into one lot; and to remove the 50-foot platted building line along Walnut Hill Lane and the 50-foot platted building line along Inwood Road and located at 4900 Walnut Hill Lane at its intersection with Inwood Road, southwest corner.  
Applicant/Owner: Ursuline Academy Of Dallas  
Surveyor: Pacheco Koch  
Application Filed: July 26, 2013  
Zoning: PD 385  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replats:

- (12) **S123-224**  
(CC District 14)
- An application to replat a 0.276-acre tract of land containing all of Lot 28, and part of Lot 27 in City Block 11/1936 into one lot located at 5411 Miller Avenue.  
Applicant/Owner: Christopher B. Jones and Bethanie M. Belk  
Surveyor: Precise Land Surveying, Inc.  
Application Filed: July 25, 2013  
Zoning: CD 15  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Miscellaneous Items:

- D123-023**  
Olga Torres Holyoak  
(CC District 9)
- An application for a development plan for Planned Development District No. 888 on the west line of Plano Road, north of East Northwest Highway.  
Staff Recommendation: **Approval**  
Applicant: Wilbow Corporation, Inc.  
Representative: Bruce Dunne, Icon Consulting Engineering
- M123-033**  
Richard Brown  
(CC District 13)
- An application for a minor amendment to the site plan for Specific Use Permit No. 477 for an Institution of a Religious, Charitable, and Philanthropic Nature for the Miracle at Pentecost Foundation on southwest corner of Park Lane and Boedeker Street.  
Staff Recommendation: **Approval**  
Applicant: R. J. Machacek  
Representative: Keith Crouch
- M123-038**  
Richard Brown  
(CC District 9)
- An application for a minor amendment to the Tract 3 development plan and landscape plan for Planned Development District No. 287 for a Public Arboretum, a Botanical Regional Park, and Support Uses on the north corner of Garland Road and Lawther Drive.  
Staff Recommendation: **Approval**  
Applicant: Dallas Arboretum  
Representative: Robert Reeves
- M123-040**  
Richard Brown  
(CC District 14)
- An application for a minor amendment to the development plan and concept landscape plan for Planned Development District No. 281, the Lakewood Center Special Purpose District on west line of Abrams Road, between Belmont Avenue and Richmond Avenue.  
Staff Recommendation: **Approval**  
Applicant: Chipolte Mexican Grill  
Representative: Robert Reeves

Zoning Cases – Consent:

1. **Z123-192(RB)**  
Richard Brown  
(CC District 2)  
An application for a Planned Development District for MU-2 Mixed Use District Uses on property zoned an IR Industrial Research District on the northwest line of Manor Way, between Maple Avenue and Denton Drive.  
Staff Recommendation: **Approval**, subject to a conceptual plan and staff's recommended conditions.  
Applicant: Canyon-Small Love Field, L.P.  
Representative: Kirk R. Williams, Tommy Mann |
  
2. **Z123-278(MW)**  
Megan Wimer  
(CC District 7)  
An application for a Specific Permit for the sale of alcoholic beverages in conjunction with a general merchandise or food store 100,000 square feet or greater on property zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay south of E.R.L. Thornton Freeway and east of St. Francis Avenue.  
Staff Recommendation: **Approval** for a two-year period with eligibility for automatic renewal for additional five-year periods, subject to a site plan and conditions.  
Applicant: Walmart Real estate Business Trust  
Representative: Jackson Walker, LLP |

Zoning Cases – Under Advisement:

3. **Z123-260(MW)**  
Megan Wimer  
(CC District 12)  
An application for a Specific Use Permit for a tower/antenna for cellular communication on property zoned a CR Community Retail District with deed restrictions west of Marsh Lane, north of Frankford Road.  
Staff Recommendation: **Approval** for a ten-year period with eligibility for automatic renewal for additional ten-year periods, subject to a site plan and conditions.  
Applicant: Capital Telecom Acquisitions, LLC  
Representative: W. Bebb Francis, III  
U/A From: July 25, 2013
  
4. **Z123-288(WE)**  
Warren Ellis  
(CC District 5)  
An application for the renewal of Specific Use Permit No. 1896 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned an RR-D-1 Regional Retail District with a D-1 Liquor Control Overlay south of Lake June Road, east of Temple Cliff Drive.  
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewal for additional five-year periods, subject to a site plan and conditions.  
Applicant: Bawa Corporation  
Representative: Parvez Malik – Business Zoom  
U/A From: August 8, 2013

5. **Z123-295(WE)**  
Warren Ellis  
(CC District 5)
- An application for the renewal of Specific Use Permit No. 1893 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay on the southwest corner of Lake June Road and North Prairie Creek Road.  
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewal for additional five-year periods, subject to conditions.  
Applicant: New Rush Hour Foodmart – Rahim Rehmani  
Representative: MASTERPLAN – Santos Martinez  
U/A From: August 8, 2013
6. **Z123-297(WE)**  
Warren Ellis  
(CC District 5)
- An application for the renewal of Specific Use Permit No. 1871 for the sale of alcoholic beverages in conjunction with a general merchandise or food store 3,500 square feet or less on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay on the northeast corner of Lake June Road and Holcomb Road.  
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewal for additional five-year periods, subject to conditions.  
Applicant: Vortex Business, Inc  
Representative: Malik Parvez  
U/A From: August 8, 2013
7. **Z123-282(JH)**  
Jennifer Hiromoto  
(CC District 5)
- An application for the renewal of Specific Use Permit No. 1863 for the sale of alcoholic beverages in conjunction with a general merchandise or food store use 3,500 square feet or less on property zoned a CR-D-1 Community Retail District with a D-1 Liquor Control Overlay on the north side of Scyene Road, west of Jim Miller Road.  
Staff Recommendation: **Approval** for a two-year period with eligibility for automatic renewal for additional five-year periods, subject to staff conditions.  
Applicant: George Reeves  
Representative: MASTERPLAN - Santos Martinez  
U/A From: August 8, 2013

Development Code Amendment:

1. DCA 123-003      Public hearing to receive comments on amendments to gas drilling and production regulations.

Other Matters

Minutes: August 8, 2013

Adjournment



**CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**

**Thursday, August 22, 2013**

**SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC) MEETING** - Tuesday, August 27, 2013, City Hall, 1500 Marilla Street.

Note: The official Special Sign District Advisory Committee Agenda will be posted in the City Secretary's Office and City Website at [www.ci.dallas.tx.us/cso/boardcal.shtml](http://www.ci.dallas.tx.us/cso/boardcal.shtml). Please review the official agenda for items for consideration.

### 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]