



CITY OF DALLAS

CITY PLAN COMMISSION  
Thursday, June 3, 2010  
AGENDA

BRIEFINGS:	5ES	11:30 a.m.
PUBLIC HEARING	Council Chambers	1:30 p.m.

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

Theresa O'Donnell, Director  
David Cossum, Assistant Director of Current Planning

**BRIEFINGS:**

Subdivision Docket  
Zoning Docket

**ACTION ITEMS:**

Subdivision Docket Planner: Paul Nelson

Consent Agenda - Preliminary Plats

- (1) **S090-103**  
(CC District 2)      An application to replat a 2.01 acre tract of land containing Lot 1 and Lot 2 in Block A/7919 on 6101 Wyche Boulevard at Hinton Street, northwest corner  
Owner: Ben E. Keith Company  
Surveyor: Half Associates, Inc.  
Application Filed: May 14, 2010  
Zoning: MU-3  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket
  
- (2) **S090-104**  
(CC District 3)      An application to create a 1.2953 acre lot from a tract of land in City Block 6966 on Kiest Boulevard at Morse Drive  
Applicant/Owner: ASTA, Inc., LRC Development, LLC  
Surveyor: Mark Deal & Associates  
Application Filed: May 14, 2010  
Zoning: RR  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket

Residential Replats

- (3) **S090-096R**  
(CC District 3)
- An application to replat all of Lots 1 thru 58 and Common Area "A", Block 12/6116; all of Blocks 13/6116, 14/6116, 15/6116, and 16/6116 and to remove the existing 10 foot platted side yard building lines and to remove the 20 foot platted front yard building lines of the Encino Hills, Phase 3 Addition to create one 27.051 acre lot and one 0.632 acre lot on St. David Drive at St. Rita Drive.  
Owner/Applicant: Dallas Independent School District  
Surveyor: Pacheco Koch  
Application Filed: May 10, 2010  
Zoning: R-5(A)  
Date Notices Sent: 62 notices sent on May 17, 2010  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S090-101**  
(CC District 13)
- An application to replat all of Lot 1 in City Block F/5614 and a portion of abandoned Douglas Avenue to create one 0.592 acre lot on 5806 Watson Avenue at Douglas Avenue, southeast corner  
Owner/Applicant: Tavistock Group LLC  
Surveyor: A&W Surveyors, Inc  
Application Filed: May 11, 2010  
Zoning: R-1ac.(A)  
Date Notices Sent: 11 notices sent on May 17, 2010  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Miscellaneous Docket

- M090-013**  
Richard Brown  
(CC District 5)
- Minor amendment to the development plan for Planned Development District No. 650 for a Public school other than an open-enrollment charter school and R-7.5(A) Single Family District Uses on property bounded by Cradlerock Drive, Cheyenne Road, Checota Drive, and Amity Lane.  
Staff Recommendation: **Approval**  
Applicant: Dallas Independent School District  
Representative: Karl Crawley
- M090-034**  
Richard Brown  
(CC District 2)
- Minor amendment to Area 7 development plan for Planned Development District No. 465, the Arlington Park Special Purpose District, on the east line of Wayside Drive, south of Chattanooga Place.  
Staff Recommendation: **Approval**  
Applicant: Dallas Independent School District  
Representative: Karl A. Crawley

- M090-031**  
Richard Brown  
(CC District 12)
- Minor amendment to the site plan for Specific Use Permit No. 865 for a Police Substation and an Office for the Building Inspector's Division on the northeast corner of Hillcrest Road and McCallum Boulevard.  
Staff Recommendation: **Approval**  
Applicant: City of Dallas  
Representative: Ray Sottolare
- M090-033**  
Richard Brown  
(CC District 11)
- Minor amendment to the landscape plan - Tracts I and III for Planned Development District No. 614 for those uses allowed in an RR Regional Retail District on Tracts I thru VII and those uses allowed in an RR Regional Retail District and a TH-3(A) Townhouse District on Tract VIII, on property generally bounded by Belt Line Road, the Dallas North Tollway, Arapaho Road, and Prestonwood Boulevard.  
Staff Recommendation: **Approval**  
Applicant: Panda Express, Inc.  
Representative: Jeff Linder
- M090-037**  
Richard Brown  
(CC District 14)
- Minor amendment to the Phase 2 development plan for Planned Development District No. 174 for Retirement housing, Assisted living, Convalescent and Nursing home, Multiple family, Hotel, Office, Game court center, Private recreation club, Private club, Medical clinic, Electrical substation, and those retail uses permitted as limited uses in an Office 2 District, on the west corner of Lemmon Avenue and Carlisle Street.  
Staff Recommendation: **Approval**  
Applicant: Cityville Carlisle Street Limited Partnership  
Representative: Dallas Cothrum
- W090-006**  
David Cossum  
(CC District 8)
- A waiver of the two-year waiting period in order to submit an application for an amendment to Specific Use Permit No. 1766, on the north side of C.F. Hawn Freeway, east of Silverado Drive.  
Staff Recommendation: **Denial**

Zoning Cases - Under Advisement

1. **Z089-145(OTH)**  
Olga Torres Holyoak  
(CC District 8)  
An application for renewal of Specific Use Permit No. 1485 for a community service center limited a family care and pregnancy center on property zoned an R-10(A) Single Family District on the northwest corner of Camp Wisdom Road and Hampton Road.  
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewal for additional five-year periods, subject to site plan and conditions.  
Applicant: Anthony Evans  
Representative: Gregory Smith  
U/A From: May 20, 2010
  
2. **Z090-155(WE)**  
Warren Ellis  
(CC District 2)  
An application for a Planned Development Subdistrict for MF-1 Multiple Family Subdistrict uses and a parking lot on property zoned an MF-2 Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District on the south line of Hondo Avenue, approximately 165 feet northeast from Maple Avenue.  
Staff Recommendation: **Denial**  
Applicant: Maple Real Estate, LLC  
Representative: MASTERPLAN - Karl Crawley  
U/A From: May 20, 2010

Zoning Cases – Individual

3. **Z090-158(RB)**  
Richard Brown  
(CC District 8)  
An application to amend a Specific Use Permit No. 1477 for an open enrollment charter school on property zoned an IR Industrial Research District in an area bounded by Westmoreland Roads, Love Bird Lane, both sides of Redbird Center Drive, and Red Bird Lane.  
Staff Recommendation: **Approval**, subject to a revised site/landscape plan.  
Applicant: Reverend Armond Brown  
Representative: Edward F. Cummings

Land Use Study

Luis Tamayo  
(CC District 2, 6 &

Stemmons Corridor Southwestern Medical District Area Plan - Consideration of adoption of the Stemmons Corridor – Southwestern Medical District Area Plan and incorporation into the *forwardDallas!* comprehensive plan. This Area Plan, if adopted, will be used as a policy and implementation guide for future development in the area generally located north of Continental Avenue, east of the Trinity River, south of Mockingbird Lane, and west of Cedar Springs Road, Maple Avenue, and Harry Hines Boulevard.

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Other Matters

Minutes: May 6, 2010 and May 20, 2010

Adjournment

**CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**

None

### **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]