



CITY OF DALLAS

CITY PLAN COMMISSION  
Thursday, September 2, 2010  
AGENDA

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BUS TOUR:		10:30 a.m.
BRIEFINGS:	5ES	Following bus tour
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.

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

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**BRIEFINGS:**

City's Paperless Agenda Process

Neva Dean, Current Planning, Sustainable Development and Construction

Subdivision Docket

Zoning Docket

**ACTION ITEMS:**

Subdivision Docket

Planner: Paul Nelson

Consent Agenda - Preliminary Plat

(1) **S090-134**  
(CC District 8)

An application to create a 12 acre lot in City Block 8290 on the service road of Interstate 20, east of Honeysuckle Lane.

Applicant/Owner: Bruckner Truck Sales, Inc.

Surveyor: Michael Peebles Engineers and Planners

Application Filed: August 9, 2010

Zoning: LI

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

Miscellaneous Docket

**M090-047**  
Richard Brown  
(CC District 14)

Minor amendment to the development plan and planting plan for Planned Development District No. 482 for CR Community Retail District Uses in an area bounded by Inwood Road, west Lovers Lane, Greenway Boulevard, and Boaz Street.  
Staff Recommendation: **Approval**  
Applicant: Armstrong Development  
Representative: Robert Baldwin

**M090-049**  
Richard Brown  
(CC District 3)

Minor amendment to the development plan for Planned Development District No. 681 for a Public school and R-7.5(A) Single Family District Uses on the northwest corner of Colorado Boulevard and Fullerton Drive.  
Staff Recommendation: **Approval**  
Applicant/Representative: Karl Crawley

**M090-045**  
Richard Brown  
(CC District 13)

Minor amendment to the development plan for Planned Development District No. 706 for a Public school other than an open-enrollment charter school and R-16(A) Single Family District Uses on the northwest corner of Walnut Hill Lane and Gooding Drive.  
Staff Recommendation: **Approval**  
Applicant: Dallas Independent School District  
Representative: Karl Crawley

**M090-048**  
Richard Brown  
(CC District 13)

Minor amendment to development plan for Planned Development District No. 696 for a Public school other than an open-enrollment charter school and R-16(A) Single Family District Uses on property bounded by Welch Road, Ridgeside Drive, Crestline Avenue, and Rickover Drive.  
Staff Recommendation: **Approval**  
Applicant: Dallas Independent School District  
Representative: Karl Crawley

Certificates of Appropriateness for Sign

**Uptown Sign District:**

**1007091024**  
Carolyn Horner  
(CC District 14)

An application for a Certificate of Appropriateness for the installation of a detached monument sign at 2101 Cedar Springs.  
Applicant: Curt Roland of Industrial Design & Production  
Staff Recommendation: **Approval**  
SSDAC Recommendation: **Approval**

**1008025002**  
Carolyn Horner  
(CC District 14)

An application for a Certificate of Appropriateness for the installation of a detached monument sign at 2101 Cedar Springs.

Applicant: Curt Roland of Industrial Design & Production

Staff Recommendation: **Approval**

SSDAC Recommendation: **Approval**

**1008025003**  
Carolyn Horner  
(CC District 14)

An application for a Certificate of Appropriateness for the installation of a detached monument sign at 2101 Cedar Springs.

Applicant: Curt Roland of Industrial Design & Production

Staff Recommendation: **Approval**

SSDAC Recommendation: **Approval**

### Zoning Cases – Under Advisement

1. **Z090-142(RB)**  
Richard Brown  
(CC District 5)

An application for the creation of a new Subdistrict (Subdistrict 5A) and a Specific Use Permit for a Vehicle storage lot and a Vehicle display, sales, and service use on property within the Subdistrict 5 portion of Planned Development District No. 533, the C. F. Hawn Special Purpose District No. 1, on the northeast line of C.F. Hawn Freeway, northwest of Lovejoy Drive.

Staff Recommendation: **Approval** of a new Subdistrict 5A, subject to conditions, and approval of a Specific Use Permit for a Vehicle storage lot and a Vehicle display, sales, and service use for a five-year period with eligibility for automatic renewal for additional five-year periods, subject to a site and landscape plan and conditions.

Applicant: Ruth Hunsinger

Representative: Ramon Aranda

U/A From: August 5, 2010 and August 19, 2010

### Zoning Cases – Individual

2. **Z090-114(RB)**  
Richard Brown  
(CC District 1)

An application for an amendment to and expansion of Specific Use Permit No. 941 for a Public school on property zoned an MF-2(A) Multifamily District on the northwest corner of Meredith Avenue and Albrook Street.

Staff Recommendation: **Approval**, subject to a site plan, landscape plan, traffic management plan, and conditions.

Applicant: Dallas Independent School District, Owner

Representative: Karl Crawley

3. **Z090-196(OTH)**  
(Olga Torres Holyoak)  
(CC District 12)
- An application to amend and renew Specific Use Permit No. 1724 for an Animal clinic without outside run, limited to boarding and grooming, property zoned Tract 6A within Planned Development District No. 170, on the west line of Preston Road, south of Lloyd Drive.
- Staff Recommendation: **Approval** for a three-year period with eligibility for automatic renewal for additional three-year periods.
- Applicant/Representative: Scott Craig

Special Provision Sign District Amendment

- SPSD090-002**  
(David Cossum)  
(CC District 2)
- An application to create a new subdistrict within the Downtown Special Provision Sign District, in an area generally bounded by R.L. Thornton Freeway to the southeast, Hotel Street to the southwest, Jefferson Boulevard Viaduct/Market Street to the west, Jackson Street and Wood Street to the north, and Akard Street to the east.
- Applicant: Hamilton Properties, Larry Hamilton
- Staff Recommendation: **Approval**
- SSDAC Recommendation: **Approval**

Authorization of Hearing

- Carolyn Horner  
(CC District 2)
- Consideration to amend a previous authorization of a hearing to determine the proper special sign district regulations on property regulated by the Arts District Special Provision Sign District, on property generally bounded by Ross Street to the southeast, Routh Street to the northeast, Woodall Rogers Freeway to the northwest and Harwood street to the southwest, with consideration being given to amending the authorized hearing to provide regulations governing signs related to cultural institutions for the performing or visual arts, and non-premise construction barricade signs. This is a hearing to consider the request to authorize a hearing and not consideration of the sign district amendments at this time.

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Other Matters

Minutes: August 19, 2010

Adjournment

**CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**

**Thursday, September 2, 2010**

**ZONING ORDINANCE COMMITTEE (ZOC) MEETING** - Thursday, September 2, 2010, City Hall, 1500 Marilla Street, in 5ES, at 8:30 a.m., to consider (1) **DCA 090-010** Consideration of amendments to Parking regulations.

**Tuesday, September 14, 2010**

**SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC) MEETING** – Tuesday, September 14, 2010, at 2:00 p.m., City Hall, 1500 Marilla Street, in Conference Room 5BN, discussion TBD.

## 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]