



CITY OF DALLAS

CITY PLAN COMMISSION  
Thursday, September 10, 2009  
CORRECTED  
AGENDA

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

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

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Theresa O'Donnell, Director  
David Cossum, Assistant Director of Current Planning  
Megan Wimer, Principal Planner

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**BRIEFINGS:**

Subdivision Docket  
Zoning Docket

**ACTION ITEMS:**

Subdivision Docket

Planner: Carolyn Horner

Consent Agenda - Preliminary Plats

(1) **S089-127**  
(CC District 14)

An application to replat Lots 6 – 13 in Dan Jone's Replat, City Block 634 ½ and Lot 4A of Cityplace Addition, City Block 1/634, and an abandoned street, into three lots, on Lemmon Avenue East at Howell Street.

Applicant/Owner: CWS Lemmon L.P.

Surveyor: JBI Partners

Application Filed: August 12, 2009

Zoning: PD 193 & PD 375

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

- (2) **S089-128**  
(CC District 6)
- An application to replat Lots 1-29, Block I/7171, Lots 15-25, Block P/7171, in the Joe Irwin Addition 7, and a portion of Progressive Drive, into one 9.378 acre lot, on Progressive Drive west of Ruder Street.  
Applicant/Owner: Lone Star Foxhall, Inc.  
Surveyor: Pacheco Koch Consulting Engineers  
Application Filed: August 14, 2009  
Zoning: PD 406  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (3) **S089-129**  
(CC District 5)
- An application to create one 18.345 acre lot in City Block 7566, on Wheatland Road, west on Indian Ridge Trail.  
Applicant/Owner: City of Dallas Park and Recreation Department  
Surveyor: Brockette-Davis-Drake  
Application Filed: August 18, 2009  
Zoning: R-7.5(A)  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (4) **S089-131**  
(CC District 1)
- An application to replat Lot 7A of the Anson Jones Elementary School Addition, Lots 4-6 of the Dallas Park Addition, and a portion of Mather Court, all in City Block 1/4932, into one 7.418 acre lot, the northwest corner of Meredith Avenue and Albrook Street.  
Applicant/Owner: Dallas Independent School District  
Surveyor: Pacheco Koch Consulting Engineers  
Application Filed: August 21, 2009  
Zoning: MF-2(A)  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (5) **S089-132**  
(CC District 8)
- An application to create one 8.034 acre lot, in City Block 8503, on Teagarden Road east of St. Augustine.  
Applicant/Owner: Dallas Independent School District  
Surveyor: Pacheco Koch Consulting Engineers  
Application Filed: August 21, 2009  
Zoning: R-7.5(A)  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Residential Replats

- (6) **S067-151R**  
(CC District 6)
- An application to replat Lots 1 and 2 of Walnut Square No. 2 Addition, and an abandoned alley, in City Block A/6449, into one 0.938 acre lot, and remove the 25-foot platted building line along Park Lane, northwest corner of Park Lane and Webb Chapel Road.
- Applicant/Owner: Creating Congregations Team of the North Texas Conference of the United Methodist Church
- Surveyor: Pate Engineers, Inc.
- Application Filed: August 19, 2009
- Zoning: D
- Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Miscellaneous Docket

- M089-039**  
Richard Brown  
(CC District 8)
- Minor amendment to the site/landscape plan for Specific Use Permit No. 426 for a YMCA on the southwest corner of Hampton Road and Matland Drive.
- Staff Recommendation: **Approval**
- M089-044**  
Richard Brown  
(CC District 14)
- Minor amendment to Phase II landscape plan for Planned Development Subdistrict No. 53 for Certain HC Heavy Commercial Subdistrict uses within Planned Development District No. 193, the Oak Lawn Special Purpose District in an area bounded by Harwood Street, Moody Street, Harry Hines Boulevard, and Wichita Street.
- Staff Recommendation: **Approval**

Certificates of Appropriateness for Signs

**Downtown Sign District:**

- CA0907241017**  
Kyra Blackston  
(CC District 14)
- An application for the installation of a 28.5 square foot detached landscape premise sign that contains a logo and the word "Tenet" at the southern corner of the building at 1455 Ross Avenue.
- Applicant: Bobby Nichols
- Staff Recommendation: **Approval**
- SSDAC Recommendation: **Approval**

Thoroughfare Plan Amendments

Tanya Brooks  
(CC District 3)

An amendment to the City of Dallas Thoroughfare Plan to (1) Add Pinnacle Point Drive from Cockrell Hill Road to Pinnacle Park Boulevard as a four-lane undivided roadway (S-4-U) within 60 feet of right-of-way; (Held U/A until September 10, 2009) and (2) Add Pinnacle Park Boulevard from Pinnacle Point Drive to Fort Worth Avenue as a four-lane undivided roadway (S-4-U) within 60 feet of right-of-way. (Recommended by Transportation Committee on August 13, 2009).  
Staff Recommendation: **Approval**  
Transportation Committee: Held under advisement until September 10, 2009.  
U/A From: August 20, 2009

Zoning Cases – Under Advisement

1. **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 and August 20, 2009

Zoning Cases – Individual

2. **Z089-225(RB)**  
(Richard Brown)  
(CC District 10)

An application for a Specific Use Permit for an Alcoholic beverage establishment for a Private club-bar on property zoned an MU-2 Mixed Use District and MU-3 Mixed Use District on the southeast line of Skillman Street, northeast of Audelia Court.  
Staff Recommendation: **Approval** for a fifteen month period, subject to a site plan and conditions.  
Applicant/Representative: Dominic Iwotor

3. **Z056-295(KS)**  
(Kate Singleton)  
(CC District 14)

An application for a Conservation District on property zoned an R-7.5 Single Family Subdistrict, within Planned Development District 193, the Oak Lawn Special Purpose District; in an area generally bounded by the southern block faces of Armstrong Avenue, the western side of Abbott Avenue, the western block face of Glenwood Avenue and south side of Overbrook Drive.  
Staff Recommendation: **Approval** of the Conservation District and approval of the Conceptual Plan.  
Applicant: Gary McCoy, Fred Fulton and Larry Sykes, representing the Northern Hills neighbors

Other Matters

Minutes: August 20, 2009

Adjournment

**CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**

**Tuesday, September 8, 2009**

**SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC) MEETING** - Tuesday, September 8, 2009, at 2:00 p.m., City Hall, 1500 Marilla Street, in Conference Room 5BN to discuss (1) **0908261004** - An application for a Certificate of Appropriateness by Brad Pilkington representative for Reynolds Indoor, Inc. for the installation of a 97 square foot flat attached upper level sign at 601 N. Akard Street at the northern building façade; and (2) **090821005** - An application for a Certificate of Appropriateness by Brad Pilkington representative for Reynolds Indoor, Inc for the installation of a 62 square foot flat attached upper level sign at 601 N. Akard Street at the southern building façade.

**Thursday, September 10, 2009**

**ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING** - Thursday, September 10, 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; and (2) Consideration and action on Conceptual Plans.

**SUBDIVISION REVIEW COMMITTEE (SRC)** - Thursday, September 10, 2009, City Hall, 1500 Marilla Street, in Dallas City Council Chambers, at 9:30 a.m. to consider Street Name Change **NC089-006** - A proposal to change the name of Toluca Avenue (also known as South R.L. Thornton Service Road West) between Granger Street and Louisiana Avenue, to Goyens Drive.

**THOROUGHFARE (TRANSPORTATION) COMMITTEE** - Thursday, September 10, 2009, at 10:30 a.m., 1500 Marilla Street, in the Room 5ES, to discuss (1) Add Pinnacle Point Drive from Cockrell Hill Road to Pinnacle Park Boulevard as a four-lane undivided roadway (S-4-U) within 60 feet of right-of-way; and (2) Add Pinnacle Park Boulevard from Pinnacle Point Drive to Fort Worth Avenue as a four-lane undivided roadway (S-4-U) within 60 feet of right-of-way.

## 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]