



CITY OF DALLAS

CITY PLAN COMMISSION  
Thursday, October 21, 2010  
AGENDA

BRIEFINGS:	5ES	10:30 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:**

Gas Drilling and Production Regulations

David Cossum, Assistant Director, Sustainable Development and Construction

Subdivision Docket

Zoning Docket

**ACTION ITEMS:**

Subdivision Docket

Planner: Paul Nelson

Consent Items:

(1) **S090-150**  
(CC District 7)

An application to replat a 0.3943 acre tract of land containing all of Lot 18 and part of Lot 17 in City Block A/1446 located on 1651 South Fitzhugh Avenue, northwest of Crosstown Expressway.

Applicant/Owner: Chaucer Chern/Winning Hill Enterprise LLC

Surveyor: Ellis Associates

Application Filed: September 24, 2010

Zoning: CS(A)

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

Individual Item:

(2) **S090-151**  
(CC District 1)

An application to replat a 20.55 acre tract of land containing Lot 1A, of City Block 136/3131; Lot 7A and 6 - 10 of City Block 92/3075, Lots 1 - 8 of City Block C/3385, Lots 2, 3, 9 and 10 of City Block 110/3093, Lot 2 and Part of Lots 3 and 4 of City Block 109/3092, Lots 1 – 8 of City Block 93/3076, Lots 1 – 5 of City Block 92/3075, Part of Lot 7 and 8 of City Block 94/3077, Lots 3A and 5A of City Block 93/3076, and Lot 3A of City Block 109/3092 together with two existing alleys to be abandoned and a portion of Tenth Street to be abandoned between Beckley Avenue and Patton Street into 5 lots on property located between Beckley Avenue, Patton Avenue, Eighth Street and Jefferson Blvd.

Owner: Dallas Independent School District

Surveyor: Pacheco Koch Consulting Engineers

Application Filed: September 30, 2010

Zoning: PD-682, Tracts 1, 2 and 3; MF-2(A), P(A)

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

Miscellaneous Docket

**M090-050**  
Richard Brown  
(CC District 9)

Minor amendment to the development plan for Planned Development District No. 636 for a Public school and R-7.5(A) Single Family District Uses in an area bounded by Northcliff Drive, Peavy Road, Waterview Road, and Brookhurst Drive.

Staff Recommendation: **Approval**

Applicant: Dallas Independent School District

Representative: Karl Crawley

**M090-051**  
Richard Brown  
(CC District 7)

Minor amendment to the development plan for Planned Development District No. 685 for a Public school other than an open-enrollment charter school and R-7.5(A) Single Family District Uses, south of Van Cleave Drive and southeast of Magna Vista Drive.

Staff Recommendation: **Approval**

Applicant: Dallas Independent School District

Representative: Karl Crawley

**M090-059**

Richard Brown  
(CC District 2)

Minor amendment to the development plan for Planned Development Subdistrict No. 57 for a Public school other than an open-enrollment charter school and TH-3 Townhouse Subdistrict Uses within Planned Development District No. 193, the Oak Lawn Special Purpose District in an area bounded by Inwood Road, Cedar Springs Road, Carlson Drive, and Vandelia Street.

Staff Recommendation: **Approval**

Applicant: Dallas Independent School District

Representative: Karl Crawley

**M090-057**

Richard Brown  
(CC District 14)

Minor amendment to the development plan and landscape plan for Planned Development District No. 771 for certain mixed uses on the south line of Lovers Lane, west of Inwood Road and east of Linwood Avenue.

Staff Recommendation: **Approval**

Applicant: Providence Christian School

Representative: Robert D. Richardson

**M090-058**

Richard Brown  
(CC District 6)

Minor amendment to the development plan for Planned Development District No. 828 for a Warehouse club and CR Community Retail District Uses on the southwest line of Webb Chapel Road at El Centro Drive.

Staff Recommendation: **Approval**

Applicant: Northwest/Webb Chapel Properties, LP

Representative: Daniel Millner

Zoning Cases – Consent

1. **Z090-142(RB)**

Richard Brown  
(CC District 5)

An application for the creation of a new Subdistrict (Subdistrict 5A) on property within the Subdistrict 5 portion of Planned Development District No. 533, the C. F. Hawn Special Purpose District No. 1, and a Specific Use Permit for Commercial motor vehicle parking and a Vehicle display, sales, and service use 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 Commercial motor vehicle parking 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

2. **Z090-232(OTH)** Olga Torres Holyoak (CC District 6) An application to renew Specific Use Permit No. 1419 for an Industrial (outside) use for an asphalt batching plant on property zoned an IM Industrial Manufacturing District, at the terminus of Z Street, east of Luna Road.  
Staff Recommendation: **Approval** for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan and conditions.  
Applicant: Meridian Aggregates, CO  
Representative: Kate Scott

Zoning Cases – Under Advisement

3. **Z090-204(WE)** Warren Ellis (CC District 6) An application for a Specific Use Permit for recycling buy-back center on property zoned an IR Industrial Research District, on the southeast corner of Shady Trail and Andjon Drive.  
Staff Recommendation: **Approval** for a two-year time period, subject to a site plan and conditions.  
Applicant: Northwest Metals Recycling  
Representative: Robert Baldwin, Baldwin & Associates  
U/A From: October 7, 2010
4. **Z090-211(WE)** Warren Ellis (CC District 3) An application for a Specific Use Permit for gas drilling and production on property zoned an IR Industrial Research District on south side of Jefferson Boulevard, east of Hardy Road adjacent to the water canal in the westernmost quadrant of the Hensley Field Airport and Naval Base.  
Staff Recommendation: **Approval** for a ten-year period with eligibility for automatic renewal of additional ten-year periods, subject to an existing site plan, operation plan for drilling, operation plan for production and conditions.  
Applicant: XTO Energy Inc.  
Representative: Peloton Land Solutions, Jonathan Ragsdale  
U/A From: September 16, 2010
5. **Z067-284(RB)** Richard Brown (CC District 14) An application for a Planned Development District for MU-3 Mixed Uses on property zoned an MU-3 Mixed Use District in the northeast quadrant of North Central Expressway and Twin Sixties Drive.  
Staff Recommendation: **Approval**, subject to a conceptual plan, Zone 2 development plan, a Zone 3 development plan, and staff's recommended conditions, and **no change in zoning** for that portion of the property under new ownership.  
Applicant: Prescott Realty Group  
Representative: Suzan Kedron  
U/A From: April 15, 2010; July 1, 2010; July 15, 2010 and September 16, 2010

Zoning Cases – Individual

6. **Z090-214(RB)**  
Richard Brown  
(CC District 9)
- An application for an amendment to the conditions for Planned Development District No. 742 for RR Regional Retail District Uses and Multifamily Uses at the north corner of Northwest Highway and Skillman Street.  
Staff Recommendation: **Approval**, subject to staff's recommended conditions.  
Applicant: TC Timbercreek Associates, LP, Owner  
Representative: Robert Reeves
7. **Z090-225(WE)**  
Warren Ellis  
(CC District 13)
- An application for an amendment to Tract V portion of Planned Development District No. 314, the Preston Center Special Purpose Center and an amendment to the site plan for Specific Use Permit No. 744 for a bank with a drive-in window on the north line of Weldon Howell Parkway between Douglas Avenue and Westchester Drive.  
Staff Recommendation: **Approval** of an amendment to Tract V portion of Planned Development District No. 314, subject to a revised development plan and staff's recommended conditions and **approval** of an alternate site plan to Specific Use Permit No. 744, subject to a site plan A and site plan B.  
Applicant: Dallas Preston Center II Associates Limited Partnership c/o Hines Interests Limited Partnership  
Representative: Suzan Kedron - Jackson Walker, LLP
8. **Z089-185(OTH)**  
Olga Torres Holyoak  
(CC District 3)
- An application to renew Specific Use Permit No. 1581 for a child-care facility on property zoned a TH-3(A) Townhouse District on the north side of Ryan Road, west of Garapan Drive.  
Staff Recommendation: **Denial**  
Applicant: Sharon Harris

Special Provision Sign District Amendment

- SPDS089-002**  
Carolyn Horner  
(CC District 14)
- A City Plan Commission authorized hearing to determine proper zoning relative to appropriate sign standards in the Arts District Special Provision Sign District including, but not limited to, provisions to allow video board signs, LED signs, and construction barricade signs in an area generally bounded by Harwood Street to the southwest, Woodall Rodgers Freeway to the northwest, Routh Avenue to the east, and Ross Avenue to the southeast.  
Staff Recommendation: **Approval**  
ADSRC Recommendation: **Approval**

Other Matters

Minutes: October 7, 2010

Adjournment

**CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**

**Thursday, October 21, 2010**

**ZONING ORDINANCE COMMITTEE (ZOC) MEETING** - Thursday, October 21, 2010, City Hall, 1500 Marilla Street, in 5ES, at 8:30 a.m., (1) **DCA101-001** - Consideration of amending the Dallas Development Code to change the name of development services to sustainable development and construction and name the director of the office of environmental quality as the director over municipal setting designations. (2) **DCA101-002** - Consideration of amending the Dallas Development Code to provide that the Geographic Information System (GIS) shall be the official zoning map of the city; deleting airport flight overlay districts; and providing that height is restricted according to FAA regulations. (3) **DCA090-003** - Consideration of amending the Dallas Development Code to provide appropriate standards for community gardens.

## 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]