



CITY OF DALLAS

CITY PLAN COMMISSION  
Thursday, December 4, 2008  
AGENDA

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BRIEFINGS:	5ES	11:00 a.m.
PUBLIC HEARING	Council Chambers	1:30 p.m.

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

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Theresa O'Donnell, Director  
David Cossum, Assistant Director of Current Planning  
Warren Ellis, Principal Planner

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**BRIEFINGS:**

SPSD078-003 - Consideration of amendments to Chapter 51A, the Dallas Development Code, to amend regulations pertaining to the Downtown Special Provision Sign District to allow video board displays.

David Cossum, Assistant Director, Development Services

Planned Development Districts

David Cossum, Assistant Director, Development Services

Subdivision Docket

Zoning Docket

**ACTION ITEMS:**

Subdivision Docket

Planner: Carolyn Horner

Consent Agenda - Preliminary Plats

(1) **S078-241R**  
(CC District 9)  
(Weiss)

An application to revise a previously approved plat (S078-241) to create four lots from a tract of land in City Block 7485, located on the southwest corner Lake Highlands Drive and Northcliff Drive

Applicant/Owner: Thomas Welker

Surveyor: Shields & Lee Surveyors

Application Filed: November 11, 2008

Zoning: R-7.5(A)

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

- (2) **S089-016**  
(CC District 13)  
(Ekblad)
- An application to create one 31.8331 acre lot from a portion of City Block B/7000, located on the southwest corner of Interstate Highway 635 and Noel Road  
Applicant/Owner: Teachers Insurance & Annuity Assoc. of America and AP VEF LC-Dallas Owner, LP  
Surveyor: Kimley-Horn and Associates, Inc.  
Application Filed: November 11, 2008  
Zoning: MU-3  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (3) **S089-017**  
(CC District 5)  
(Rodgers)
- An application to create one 3.879 acre lot from a portion of City Block A/6715, located on the northeast corner of St. Augustine Road and Lake June Road  
Applicant/Owner: City of Dallas  
Surveyor: Jaster-Quintanilla Dallas, LLP  
Application Filed: November 11, 2008  
Zoning: CR & R-7.5(A)  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (4) **S089-018**  
(CC District 8)  
(Lavallaisaa)
- An application to create one 4.04 acre lot from a portion of City Block G/6045, located on 6900 S. Westmoreland Road, north of Camp Wisdom Road  
Applicant/Owner: The St. Matthew Baptist Church, Inc.  
Surveyor: Doug Connally & Associates  
Application Filed: November 11, 2008  
Zoning: NO(A)  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (5) **S089-019**  
(CC District 4)  
(Davis)
- An application to replat a portion of Buckner Industrial District, to create one 1.00 acre lot, located on Heinen Drive west of S. Buckner Boulevard  
Applicant/Owner: Gabriel and Rosa Martinez  
Surveyor: Doug Connally & Associates  
Application Filed: November 11, 2008  
Zoning: LI  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Miscellaneous Docket

**M078-051**  
Richard Brown  
(CC District 14)  
(Emmons)

Minor amendment to the Architectural Roof Plan–Subarea B for Planned Development Subdistrict No. 74 for certain GR General Retail Subdistrict Uses within Planned Development District No. 193, the Oak Lawn Special Purpose District on the west corner of Cedar Springs Road and McKinnon Street  
Staff Recommendation: **Approval**

**M089-001**  
Richard Brown  
(CC District 14)  
(Emmons)

Minor amendment to the Development Plan, Landscape Plan, Tree and Sidewalk Plan–Subarea A for Planned Development Subdistrict No. 74 for certain GR General Retail Subdistrict Uses within Planned Development District No. 193, the Oak Lawn Special Purpose District on the west corner of Cedar Springs Road and McKinnon Street  
Staff Recommendation: **Approval**

**M089-003**  
Richard Brown  
(CC District 12)  
(Wolfish)

Minor amendment to the development plan for Planned Development District No. 555 for a Private school, Child-care facility, and R-10(A) Single Family District Uses on the southwest corner of Frankford Road and Hillcrest Road.  
Staff Recommendation: **Approval**

Zoning Cases – Consent

1. **Z078-248(WE)**  
(Warren Ellis)  
(CC District 3)  
(Gary)
- An application to create a new Subdistrict within the north zone of Subdistrict B within Planned Development District No. 521 for mixed uses and a Specific Use Permit for gas drilling, east of Mountain Creek Parkway, north of Interstate 20 (Lyndon B. Johnson Freeway).  
Staff Recommendation: **Approval** of a new Subdistrict, within Subdistrict B, subject to a conceptual plan and conditions and **approval** of a Specific Use Permit for gas drilling for a ten year period with eligibility for automatic renewal of additional ten-year periods, subject to a site/operation plan for drilling, a site/operation plan for production, a reclamation plan, and staff’s recommended conditions  
Applicant: Dale Resources  
Representative: MASTERPLAN, Dallas Cothrum

2. **Z078-313(WE)**  
(Warren Ellis)  
(CC District 3)  
(Gary)
- An application for a Specific Use Permit for gas drilling within the north zone of Subdistrict B within Planned Development District No. 521 for mixed uses, east of Mountain Creek Parkway, north of Interstate 20 (Lyndon B. Johnson Freeway).  
**Staff Recommendation:** **Approval** for a ten-year period with eligibility for automatic renewal of additional ten-year periods, subject to a site/operation plan for drilling, a site/operation plan for production, a reclamation plan, and staff's recommended conditions.  
**Applicant:** Dale Resources  
**Representative:** MASTERPLAN, Dallas Cothrum

Zoning Cases – Under Advisement

3. **Z078-216(OTH)**  
(Olga Torres Holyoak)  
(CC District 2)  
(Vacant)
- An application for a Specific Use Permit for a bank or savings and loan with drive-through window service on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the north corner of Oak Lawn Avenue and Brown Street.  
**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:** American National Bank  
**U/A From:** November 6, 2008 and November 20, 2008

Road Hump Program Appeal

- Kerry Elder  
(CC District 1 & 3)  
(Prothro & Gary)
- An appeal regarding the eligibility of Rosemont Avenue between Jefferson Boulevard and 12<sup>th</sup> Street for the City's Road Hump Program  
**Dept. of Public Works and Transportation Recommendation:**  
**No objection**

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Other Matters

Minutes: November 20, 2008

Adjournment

**CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**

**Thursday, December 4, 2008**

**ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING** - Thursday, December 4, 2008, at 9:00 a.m., City Hall, 1500 Marilla Street, in 5ES, to consider (1) **DCA078-015** - Consideration of amendments to Article VII, Sign Regulations of Chapter 51A, the Dallas Development Code, to amend regulations pertaining to the relocation of non-premise signs and (2) **DCA 078-016** - Consideration of amendments to Chapter 51A, the Dallas Development Code, to amend regulations pertaining to outside storage and screening requirements.

### **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]