



CITY OF DALLAS

CITY PLAN COMMISSION  
Thursday, May 14, 2009  
AGENDA

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

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

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

**BRIEFINGS:**

Handicapped Group Dwelling Units  
John Rodgers, Assistant City Attorney

Subdivision Docket  
Zoning Docket

**ACTION ITEMS:**

Consent Agenda - Preliminary Plats

- (1) **S089-090**  
(CC District 7)  
(Bagley)
- An application to replat Lot 4A of the St. Philip's School and Community Center Addition, Lot 1, 2, 3, 5 and a portion of Lot 8 of the Pennsylvania Addition, and Lot 7 of the Colonial Place Addition, all in City Block 1165, to create one 4.55 acre lot, located on Pennsylvania Avenue, between Holmes Street and Interstate 45
- Applicant/Owner: St. Philip's School and Community Center  
Surveyor: Doug Connally & Associates  
Application Filed: April 20, 2009  
Zoning: PD 595 and PD 597  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

- (2) **S089-091**  
(CC District 3)  
(Gary)
- An application to create one 8.882 acre lot in City Block A/5127, located on the northwest corner of Mary Cliff Road and Davis Street  
Applicant/Owner: Catholic Diocese of Dallas  
Surveyor: Pacheco Koch Consulting Engineers  
Application Filed: April 21, 2009  
Zoning: MF-2(A)  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (3) **S089-092**  
(CC District 11)  
(Buehler)
- An application to create one 2.3697 acre lot in City Block A/7282, located on Northaven Road at Park Central Place  
Applicant/Owner: North Dallas Hospital BBD Partners, LP  
Surveyor: Raymond L. Goodson, Jr. Inc.  
Application Filed: April 21, 2009  
Zoning: MU-2  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Zoning Cases – Consent

1. **Z089-169(RB)**  
(Richard Brown)  
(CC District 7)  
(Bagley)
- An application for the creation of a new Subarea (Subarea 2A) on property within the Subarea 2 portion of Planned Development District No. 363 for Residential, Office and Retail uses on the northeast line of Merlin Street, north of Grand Avenue.  
Staff Recommendation: **Approval**, subject to a conceptual plan and conditions.  
Applicant: Churchill Residential, Inc.  
Representative: Karl Crawley
2. **Z089-175(WE)**  
(Warren Ellis)  
(CC District 7)  
(Bagley)
- A City Plan Commission authorized hearing to determine proper zoning on property zoned Planned Development District No. 730 and an R-5(A) Single Family Subdistrict with Specific Use Permit No. 479 for a nursing home on a portion, an NC Neighborhood Commercial Subdistrict and a CC(E) Community Commercial (Enhanced) Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, with consideration being given to amending and expanding Planned Development District No. 730 and amending Specific Use Permit No. 479, an area generally bounded on both sides of Bexar Street from Brigham Street and C.F. Hawn Freeway east on Macon Street, Starks Avenue, Ghent Street, Hooper Street, and Anderson Street and west on Hooper Street, Starks Street, and Macon Street.  
Staff Recommendation: **Approval**, subject to a conceptual plan and approval of the termination of Specific Use Permit No. 479 for a nursing home.

3. **Z089-183(MAW)**  
(Megan Wimer)  
(CC District 8)  
(Lavallaisaa)
- An application for a Specific Use Permit for a handicapped group dwelling unit on property zoned an R-7.5(A) Single Family District on the north side of Kirkley Street, west of Teague Drive.  
Staff Recommendation: **Approval** for a two-year period with eligibility for automatic renewal for additional five-year periods; subject to a site plan and conditions  
Applicant: Angela and Cecil Prox

Zoning Cases – Under Advisement

- A. **Z078-291(MAW)**  
(Megan Wimer)  
(CC District 14)  
(Emmons)
- An application for a Planned Development District for mixed uses on property zoned a CR Community Retail District on the southwest corner of Gaston Avenue and East Grand Avenue.  
Staff Recommendation: **Approval**, subject to a conceptual plan and staff's condition.  
Applicant: Zad Roumaya, Change Chamber Development  
Representative: James R. Schurr, Koons Real Estate Law  
U/A From: May 7, 2009
- B. **Z089-173(MAW)**  
(Megan Wimer)  
(CC District 14)  
(Emmons)
- An application for a Specific Use Permit for a pedestrian skybridge on property zoned a CA-1(A) Central Area-1 District with an SP Pedestrian Overlay on North St. Paul Street between Federal Street and San Jacinto Street.  
Staff Recommendation: **Approval** for a 40-year time period; subject to a site plan and conditions.  
Applicant: First Baptist Church of Dallas  
Representative: Jonathan Vinson, Jackson Walker L.L.P.  
U/A From: May 7, 2009
- C. **Z089-119(WE)**  
(Warren Ellis)  
(CC District 2)  
(Wally)
- An application for a Specific Use Permit for a Pedestrian skybridge on property within Subarea A of Planned Development District No. 749 for mixed uses, the Baylor University Medical Special Purpose District, on Worth Street between Hall Street and Washington Street.  
Staff Recommendation: **Approval** for a 40 year time period, subject to a site plan, elevation plan and conditions.  
Applicant: Baylor Health Care System  
Representative: Robert Reeves  
U/A From: May 7, 2009

- D. **Z089-182(WE)**  
(Warren Ellis)  
(CC District 1)  
(Prothro)
- An application for a Specific Use Permit for an Adult daycare facility on property zoned an R-7.5(A) Single Family District, on the south line of Lynnacre Drive, west of Knoxville Drive.  
Staff Recommendation: **Approval** for a five-year period with automatic renewals for additional five-year periods, subject to a site plan and conditions.  
Applicant/ Representative: Sheri Ekukpe  
U/A From: May 7, 2009

Zoning Cases – Individual

4. **Z089-170(MAW)**  
(Megan Wimer)  
(CC District 2)  
(Wally)
- An application to renew Specific Use Permit No. 1668 for a bank or savings and loan with drive-in 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 side of Oak Lawn Avenue, east of Maple Avenue.  
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewal for additional five-year periods, subject to a site plan and conditions.  
Applicant: Zone Systems, Inc.  
Representative: Peter Kavanagh
5. **Z089-186(MAW)**  
(Megan Wimer)  
(CC District 2)  
(Wally)
- An application for a Specific Use Permit for an Alcoholic Beverage Establishment limited to a bar, lounge or tavern on property zoned an IR Industrial Research District with deed restrictions on the northeast side of Maple Avenue, northwest of Inwood Road.  
Staff Recommendation: **Approval** for a two-year time period with eligibility for automatic renewal for additional two-year periods, subject to a site plan and conditions.  
Applicant: J.D. Buchert, Dallas Eagle  
Representative: Peter Kavanagh, Zone Systems, Inc.
6. **Z089-187(WE)**  
(Warren Ellis)  
(CC District 2)  
(Wally)
- An application for a Specific Use Permit for an Inside commercial amusement for a Class A dance hall on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special District on the southeast corner of Maple Avenue and Knight Street.  
Staff Recommendation: **Approval** for a two-year time period, subject to a revised site plan and staff's recommended conditions.  
Applicant: Kyle Wood  
Representative: Roger Albright

Special Provision Sign District

**SPSD089-001**  
David Cossum  
(CC District 2&14)  
(Wally & Emmons)

Consideration of amendments to the Downtown Special Provision Sign District to renew and amend the 'Supergraphic' provisions, including consideration of amendments allowing additional supergraphic signs, expanding the types of walls they can be placed on and reducing minimum size requirements.

Staff Recommendation: **Approval**

Special Sign District Advisory Committee: **Approval**

ZOAC Recommendation: **Approval**

Authorization of Hearings - Under Advisement

**Davis Street**  
(CC District 1 & 3)  
(Prothro & Gary)

Consideration of a hearing to authorize a public hearing to determine the proper zoning on property zoned R-5(A) Single Family District, R-7.5(A) Single Family District, D(A) Duplex District with Historic Overlay No. 123 on a portion and Specific Use Permit No. 814 on a portion, TH-3(A) Townhouse District with deed restrictions on a portion, MF-2(A) Multifamily District, MU-1 Mixed Use District, LO-1 Limited Office District with a D Dry Liquor Control Overlay on a portion, NS Neighborhood Service District, CR Community Retail District, CS Commercial Service District, P(A) Parking District, Planned Development District No. 87 with Historic Overlay No. 15, Planned Development District No. 160 with Historic Overlay No. 59 on a portion and Specific Use Permit No. 1733 on a portion, Planned Development District No. 340, Planned Development District No. 631, Planned Development District No. 768, Conservation District No. 1, Conservation District No. 7 with Historic Overlay No. 95 on a portion generally along West Davis Street from North Plymouth Road to North Zang Boulevard extending to West Jefferson Boulevard from North Plymouth Road to North Hampton Road; to West 10<sup>th</sup> Street (both sides) between Sylvan Avenue and North Zang Boulevard; including both sides of North Bishop Avenue from West Davis Street to south of Colorado Boulevard; between Cedar Hill Avenue and Van Buren Avenue from West Davis Street to 5<sup>th</sup> Street; between North Polk Street and North Tyler Street from Canty Street to 8<sup>th</sup> Street (both sides). Consideration to be given to appropriate zoning for the area including use, development standards, parking, landscape, sign, and other appropriate regulations that protects and enhances existing neighborhoods with consideration given to the land use recommendations contained in the Bishop/Davis Land Use and Zoning Study done by GFF Planning. This is a hearing to consider the request to authorize the hearing and not the rezoning of property at this time.

U/A From: April 16, 2009

Other Matters

Suspension of the CPC Rules of Procedure which require the Urban Design Advisory Committee to make a recommendation on area plans and studies, to allow the UNT-Dallas Area Plan to be forwarded directly to the City Plan Commission.

Minutes: May 7, 2009

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]