



CITY OF DALLAS

CITY PLAN COMMISSION  
Thursday, October 7, 2010  
AGENDA

---

BRIEFINGS:	5ES	11:00 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) **S090-143**  
(CC District 3)

An application to create an 0.944 acre lot from a tract of land in City Block 8645 on Lantern Lane, north of Rancho Lane

Applicant/Owner: Anthony E. and Karen Aguilar

Surveyor: CBG Surveying, Inc.

Application Filed: September 10, 2010

Zoning: R-10(A)

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

- (2) **S090-149**  
(CC District 2)
- An application to replat all of Lot 2 and a tract of land in City Block B/8472 into one 10.0700 acre lot on Samuell Boulevard at Deer Creek Drive  
Applicant/Owner: The Dallas Children's Advocacy Center  
Surveyor: Raymond L. Goodson, Jr. Inc.  
Application Filed: September 17, 2010  
Zoning: RR  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket
- (3) **S090-145**  
(CC District 4)
- An application to create a 12.649 acre lot from a tract of land in City Block 5829, all of Lots 13, 14 and 16 in City Block A/5829, and all of Lots 2, 3, 4 and 5 in City Block B/5829 fronting on Buckner Boulevard and Military Parkway  
Applicant/Owner: Dallas Independent School District  
Surveyor: Pacheco Koch Consulting Engineers  
Application Filed: September 14, 2010  
Zoning: MF-2(A), CR, PD 366, Subarea 1, Tract 1  
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket

Miscellaneous Docket

- M090-052**  
Richard Brown  
(CC District 9)
- Minor amendment to the development plan for Planned Development District No. 348 for a Hospital, a Medical Clinic or Ambulatory Surgical Center and Office Uses on the south corner of Buckner Boulevard and Poppy Drive.  
Staff Recommendation: **Approval**  
Applicant: Doctors Hospital at White Rock Lake; Owner  
Representative: Kellee Bowers
- M090-053**  
Richard Brown  
(CC District 6)
- Minor amendment to the development plan and landscape plan for Planned Development District No. 756 for a Railroad yard, roundhouse, or shops use and IR Industrial District Uses on the north line of Lombardy Lane, west of Abernathy Avenue.  
Staff Recommendation: **Approval**  
Applicant: DART  
Representative: Allan Zreet
- M090-054**  
Richard Brown  
(CC District 3)
- Minor amendment to the Development Plan - Subdistrict B, North Zone for Planned Development District No. 521 for Mixed Uses on northwest line of Mountain Creek Parkway, north of IH 20.  
Staff Recommendation: **Approval**  
Applicant: Niagara Bottling, LLC  
Representative: Zac Bartz

**M090-055**  
Richard Brown  
(CC District 6)

Minor amendment to the development plan for Planned Development District No. 596 for certain Mixed Uses on the southeast corner of Inwood Road and Lupo Drive.  
Staff Recommendation: **Approval**  
Applicant/Representative: Pittman Haymore

Certificates of Appropriateness for Sign

**Downtown Sign District:**

**1009075022**  
Carolyn Horner  
(CC District 2)

An application for a Certificate of Appropriateness for the installation of an upper level sign at 2020 N. Lamar.  
Applicant: Jerry Bural of Environmental Signage Solutions  
Staff Recommendation: **Approval**  
SSDAC Recommendation: **Approval**

**1009075023**  
Carolyn Horner  
(CC District 2)

An application for a Certificate of Appropriateness for the installation of an upper level sign at 2020 N. Lamar.  
Applicant: Jerry Bural of Environmental Signage Solutions  
Staff Recommendation: **Approval**  
SSDAC Recommendation: **Approval**

Zoning Cases – Consent

1. **Z090-177(WE)**  
Warren Ellis  
(CC District 5)

An application for a Specific Use Permit for an open enrollment charter school on property zoned an R-7.5(A) Single Family District, on the north side of Bruton Road, east of Masters Drive.  
Staff Recommendation: **Approval** for a five-year time period with eligibility for automatic renewals for additional five-year periods, subject to a site plan, traffic management plan and conditions.  
Applicant: Antonio Delgado  
Representative: Johnny Pecina

2. **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

3. **Z090-209(WE)**  
Warren Ellis  
(CC District 11)
- An application for a Specific Use Permit for a general merchandise or food store greater than 100,000 square feet on property zoned an MU-3 Mixed Use District on the northeast corner of Goldmark Drive and Midpark Road.
- Staff Recommendation: **Approval** for a ten-year period with eligibility for automatic renewal for additional ten-year periods, subject to a site plan, landscape plan and conditions.
- Applicant: Wal-Mart Realty Company
- Representative: Daniel C. Millner, Kim-Horn and Associates, Inc.

Zoning Cases – Individual

4. **Z090-221(WE)**  
Warren Ellis  
(CC District 10)
- An application for a Planned Development District for a commercial amusement (inside) on property zoned an R-10(A) Single Family District on the west side of Stults Road, south of Forest Lane.
- Staff Recommendation: **Denial**
- Applicant: Hillcrest Masonic Lodge #1318
- Representative: Robert Baldwin, Baldwin & Associates
5. **Z090-222(OTH)**  
Olga Torres Holyoak  
(CC District 1)
- An application to amend Specific Use Permit No. 1789 for a Medical clinic limited to a dental clinic, on property within Subarea 1A portion of Planned Development District No. 316, the Jefferson Area Special Purpose District, on property on the north side of Jefferson Boulevard, west of Madison Street.
- Staff Recommendation: **Denial**
- Applicant: Rampart Properties, Inc.
- Representative: Rob Baldwin
6. **Z090-192(CG)**  
Carrie Gordon  
(CC District 14)
- A City Plan Commission authorization hearing to determine proper zoning on property zoned Subdistrict 1, within Planned Development District No. 298, the Bryan Place Special Purpose District, with consideration given to appropriate zoning for the area including use, development standards, and other appropriate regulations that would allow for a vehicle or engine repair use in addition to the uses currently permitted on the northeast corner of Ross Avenue and McCoy Street.
- Staff Recommendation: **Denial**

Authorization of Hearing

**Planned Development District No. 37**

Neva Dean  
(CC District 6)

A public hearing to decide whether to authorize a public hearing to determine proper zoning on property zoned Planned Development No. 37 on approximately 53 acres fronting approximately 1,750 feet with consideration being given to appropriate zoning for the area including use, development standards, and other appropriate regulations on the northwest line of West Northwest Highway, east of Timberline Drive. This is a hearing to consider the request to authorize the hearing and not on the rezoning of property at this time.

Reconsideration

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

1. Suspension of the CPC Rules of Procedure to allow reconsideration of Z090-142(RB)

If #1 is approved then consideration of #2.

2. Reconsideration of action taken on September 2, 2010, which was to recommend **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 revised site and landscape plan providing for additional site trees planted along the western line for the vehicle storage Area B and conditions 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.

If #2 is approved then consideration of #3.

3. Instruct staff to advertize for an application for the creation of a new Subdistrict (Subdistrict 5A) and a Specific Use Permit for a Commercial Motor Vehicle Parking 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.

---

[Other Matters](#)

Consideration of the 2011 City Plan Commission Calendar

Minutes: September 16, 2010

Adjournment

**CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**

**Thursday, August 19, 2010**

**ZONING ORDINANCE COMMITTEE (ZOC) MEETING** - Thursday, October 7, 2010, City Hall, 1500 Marilla Street, in 5ES, at 9:00 a.m., (1) **DCA 090-005** - Consideration of amending the Dallas Development Code to create a new use for alternative financial institutions and (2) **DCA 090-003** - Consideration of amending the Dallas Development Code to provide appropriate standards for community gardens.

**Tuesday, October 12, 2010**

**SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC) MEETING** – Tuesday, October 12, 2010, at 3:00 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]