



CITY OF DALLAS

CITY PLAN COMMISSION  
Thursday, January 8, 2009  
AGENDA

BRIEFINGS:	5ES	10:30 a.m.
PUBLIC HEARING	Council Chambers	1:30 p.m.

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

Theresa O'Donnell, Director  
David Cossum, Assistant Director of Current Planning  
Richard Brown, Principal Planner

**BRIEFINGS:**

Subdivision Docket  
Zoning Docket

**ACTION ITEMS:**

Subdivision Docket Planner: Mike Grace

Consent Agenda - Preliminary Plats

- |                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (1) S089-036<br>(District 10) | <p>An application to replat 10.74 acres containing a portion of Lot 2A in City Block 8103 of Fair Oaks Shopping Center and Lot 2A in City Block 8103 of Plaza Rios into three lots ranging in size from 0.87 acres to 5.87 acres located at intersection of Skillman St. and Royal Ln., northeast corner.<br/><u>Applicant/Owner:</u> JAHCO Royal Skillman LLC &amp; JAHCO Fair Oaks, L.P.<br/><u>Surveyor:</u> Peiser Surveying<br/><u>Application Filed:</u> December 10, 2008<br/><u>Zoning:</u> CR<br/><u>Staff Recommendation:</u> <b>Approve</b>, subject to the conditions listed in the docket.</p> |
|-------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
- |                              |                                                                                                                                                                                                                                                                                                                                                                         |
|------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (2) S089-037<br>(District 8) | <p>An application to replat 15.4118 acres containing Lots 1, 7, 8 and 9 in City Block K/7554 into three lots ranging in size from 1.5018 acres to 11.4631 acres located at the intersection of Bainbridge Dr. and Cliff Creek Crossing, southeast corner.<br/><u>Owner:</u> Inland Western/Weber JV Dallas<br/><u>Surveyor:</u> Lawrence A. Cates &amp; Assoc., LLP</p> |
|------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Application Filed: December 15, 2008

Zoning: PD-751 (Tract 1) and RR

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

(3) S089-038  
(District 14)

An application to replat 0.574 acres containing Lots 13-16 in City Block A/608 into one 0.574 acre lot located near the intersection of Delano Pl. and Haskell Ave.

Owner: Baylor Health Care Systems

Surveyor: Miller Surveying, Inc.

Application Filed: December 15, 2008

Zoning: CR

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

(4) S089-039  
(District 3)

An application to replat 12.944 acres being all of Lot 1 in City Block 1/8018, 13.112 acres in City Block 8018 and 2.903 acres in City Block 6962 into a 27.13 acre lot located at 3600 Duncanville Rd.

Owner: Boise Building Solutions

Surveyor: Hennessey Engineering

Application Filed: December 16, 2008

Zoning: IR

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

(5) S089-040  
(District 2)

An application to replat 0.4921 acres containing all of Lots 43, 44 and part of Lot 45 in City Block 14/717 into an 8,415 sq. ft. lot and a 13,012 sq. ft. lot located at the intersection of Bryant St. and McKell St., southwest corner.

Owner: AT&T Communications of Texas, LTD.

Surveyor: Raymond L. Goodson, Jr., Inc.

Application Filed: December 16, 2008

Zoning: PDD 298 (Sub Dist. 3)

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

### Street Name Changes

NC078-004  
(CC District 10)

An application to change the name of Shepherd Road between Forest Lane and Stults Road to "Robert E Price Dr."

Application Filed: August 14, 2008

Staff Recommendation: **Approval**

NC089-001  
(CC District 1)

An application to change the name of Beechwood Avenue between Burns Avenue and Keats Drive to "Pathfinder Drive".

Application Filed: November 13, 2008

Staff Recommendation: **Approval**

NC089-002  
(CC District 3)                      An application to change the name of Missouri Avenue between S. Llewellyn Avenue and Interstate 35E to “Llewellyn Court”.  
Application Filed: November 13, 2008  
Staff Recommendation: **Approval**

Miscellaneous Docket

**W089-003**                      A waiver of the two-year waiting period in order to submit an application for a P(A) Parking District on the west side of Euclid Avenue, north of Lewis Street  
Neva Dean  
(CC District 2)  
(Vacant)                      Staff Recommendation: **Denial**

**W089-004**                      A waiver of the two-year waiting period in order to submit an application for a Mixed Use District on the west side of Fran Way, north of Avenue B  
Neva Dean  
(CC District 4)  
(Davis)                      Staff Recommendation: **Denial**

**D089-006**                      Development plan for Planned Development District No. 742 on the northwest corner of Skillman Avenue and Northwest Highway  
Frank Dominquez  
(CC District 9)  
(Weiss)                      Staff Recommendation: **Approval**

**Z089-109(MAW)**              Development plan and landscape plan in conjunction with an application to create a new tract to allow for medical clinic or ambulatory surgical center and business school uses within Planned Development District No. 44 on the east side of Greenville Avenue, south of Amberton Parkway  
Megan Wimer  
(CC District 11)  
(Buehler)                      Staff Recommendation: **Approval**  
Applicant: Q NORTHPOINT, L.P.  
Representative: Jonathan Vinson, Jackson Walker, LLP

Zoning Cases – Consent

1. **Z089-123(WE)**              An application for a Specific Use Permit for community service center on property zoned a CR Community Retail District and an R-5(A) Single Family District on the southeast corner of Angelina Drive and North Westmoreland Road.  
Warren Ellis  
(CC District 3)  
(Gary)                      Staff Recommendation: **Approval** for a ten year period with automatic renewals for additional ten year periods, subject to a revised site plan and conditions.  
Applicant: Brother Bill’s Helping Hand  
Representative: Shanks Architects, Inc.

2. **Z089-124(WE)**  
Warren Ellis  
(CC District 14)  
(Emmons)
- An application for the renewal of Specific Use Permit No. 1659 for an alcoholic beverage establishment use for a bar, lounge, or tavern within Planned Development District No. 619 for mixed uses, on the south side of Main Street, west of Ervay Street.
- Staff Recommendation: **Approval** for a two-year period, subject to a site plan and conditions.
- Applicant/ Representative: John Eric Rockenbach

Zoning Cases – Under Advisement

3. **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  
U/A From: December 4, 2008 and December 18, 2008
4. **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  
U/A From: December 4, 2008 and December 18, 2008

5. **Z078-309(RB)**  
(Richard Brown)  
(CC District 6)  
(Lozano)
- An application for a Specific Use Permit for Gas drilling and production on property zoned an A(A) Agricultural District and Specific Use Permit No. 517 for a Commercial radio station and transmitting towers on the south line of Sanders Loop, east of Belt Line Road.
- Staff Recommendation: **Approval** for a ten-year period with eligibility for automatic renewal of additional ten-year periods, subject to a site plan for existing conditions, a site/operation plan for drilling, a site/operation plan for production, and staff's recommended conditions.
- Applicant: Chief Oil & Gas  
Representative: Dallas Cothrum  
U/A From: December 11, 2008
6. **Z078-171(RB)**  
Richard Brown  
(CC District 1)  
(Prothro)
- An application for a new tract in the Tract 1c portion of Planned Development District No. 160 for R-7.5 Single Family District Uses on the southeast corner of Elsbeth Avenue and Neely Street.
- Staff Recommendation: **Approval**, subject to a conceptual plan and staff's recommended conditions.
- Applicant: River District Holdings, LLC  
Representative: Karl Cawley  
Bus Tour Date: August 14, 2008  
U/A From: September 25, 2008

Zoning Cases – Individual

7. **Z089-120(WE)**  
Warren Ellis  
(CC District 4)  
(Davis)
- An application for a Specific Use Permit for commercial motor vehicle parking on property zoned an LI Light Industrial District with a D-1 Dry Liquor Control Overlay on the south side of Forney Road, approximately 550 feet west of Buckner Boulevard.
- Staff Recommendation: **Approval** for a three year time period with eligibility for automatic renewals for additional three year time periods, subject to a revised site plan and conditions and retention of the D-1 Dry Liquor Control Overlay.
- Applicant: Galindo Trucking Company  
Representative: Ramon Aranda
8. **Z078-277(MAW)**  
Megan Wimer  
(CC District 5)  
(Rodgers)
- An application for an MF-1(A) Multifamily District with deed restrictions volunteered by the applicant on property zoned a CR-D Community Retail District with a D Liquor Control Overlay and an R-7.5(A) Single Family District on the south side of Lake June Road, east of Hawley Lane.
- Staff Recommendation: **Approval**, subject to deed restrictions volunteered by the applicant and retention of the D Liquor Control Overlay on a portion.
- Applicant: Stuart Pully  
Representative: Federal Senior Housing, LLC

9. **Z078-285(KS)**  
Kate Singleton  
(CC District 3)  
(Gary)

An application to create a new subarea within Conservation District No. 1, the King's Highway Conservation District on property zoned subarea 1, a Single Family subdistrict, and subarea 4, a Multifamily subdistrict, within Conservation District No. 1, in an area generally bounded by the northern blockface of King's Highway, the eastern blockface of Montclair Avenue, southern blockface of Kyle Avenue, and the western blockface of Mary Cliff Road.

Staff Recommendation: **Approval**, subject to conditions

Applicant: King's Highway Development, LLC

Representative: Karl Crawley, MASTERPLAN

#### Development Code Amendment

- DCA078-015**  
David Cossum

Consideration of amendments to Section 51A-7.307 of the Dallas Development Code, to amend the provisions for relocation of detached non-premise signs (billboards) due to the acquisition by a governmental entity of the land the sign is located on.

Staff Recommendation: **Approval**

---

#### Other Matters

Minutes: December 18, 2008

Adjournment

**CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**

**Tuesday, January 13, 2009**

**JOINT CPC TRINITY RIVER AD HOC COMMITTEE & URBAN DESIGN ADVISORY COMMITTEE (UDAC)** – Tuesday, January 13, 2009, at 6:30 PM, Methodist Hospital, northwest corner of W. Colorado Boulevard and N. Bishop Avenue, in the Hitt Auditorium to discuss Comprehensive Land Use Plan amendments for the Oak Cliff Gateway Study Area.

## 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]