



CITY OF DALLAS

CITY PLAN COMMISSION
Thursday, April 23, 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:

Platting Overview

David Cossum, Assistant Director, Development Services

Subdivision Docket

Zoning Docket

ACTION ITEMS:

Miscellaneous Docket

M089-018

Richard Brown
(CC District 13)
(Ekblad)

Minor amendment to the development plan and landscape plan for Planned Development District No. 385 for a Private school, Convent or monastery, and Single family dwellings on the south side of Walnut Hill Lane, west of Inwood Road.

Staff Recommendation: **Approval**

M089-025

Richard Brown
(CC District 13)
(Ekblad)

Minor amendment to the development plan and landscape plan for Planned Development District No. 400 for Private school on the northwest and southwest corners of Midway Road and Merrell Road.

Staff Recommendation: **Approval**

Miscellaneous Docket – Under Advisement

M089-023
Richard Brown
(CC District 2)
(Wally)

Variance and exception to Design Standards for Section 51A-4.605 of the Dallas Development Code to establish design standards and appropriate zoning districts for a general merchandise and food store use 100,000 sq. ft. or more and design standards for furniture stores and home improvement stores that are 100,000 sq. ft. or more on the south corner of Lemmon Avenue and Atwell Street.
Staff Recommendation: **Pending**
U/A From: April 16, 2009

Certificates of Appropriateness for Signs

Downtown Sign District:

090324002
Kyra Blackston
(CC District 2)
(Wally)

An application for the installation of a 350 square foot flat attached premise sign on the southern building elevation at 1015 Elm Street.
Applicant: Bobby Nichols of Chandler Signs Contractor for TOG Hotels
Staff Recommendation: **Approval**
SSDAC Recommendation: **Approval**

090324003
Kyra Blackston
(CC District 2)
(Wally)

An application for the installation of a 350 square foot flat attached premise sign on the western building elevation at 1015 Elm Street.
Applicant: Bobby Nichols of Chandler Signs Contractor for TOG Hotels
Staff Recommendation: **Approval**
SSDAC Recommendation: **Approval**

090324004
Kyra Blackston
(CC District 2)
(Wally)

An application for the installation of a 350 square foot flat attached premise sign on the northern building elevation at 1015 Elm Street.
Applicant: Bobby Nichols of Chandler Signs Contractor for TOG Hotels
Staff Recommendation: **Approval**
SSDAC Recommendation: **Approval**

Zoning Cases – Consent

1. **Z089-121(OTH)**
(OlgaTorres Holyoak)
(CC District 8)
(Lavallaisaa)
An application to amend and expand Planned Development District No. 751 on property zoned an RR Regional Retail District and Tract 1 within Planned Development District No 751 on the north side of Wheatland Road, west of Hampton Road and north of L.B.J. Freeway.
Staff Recommendation: **Approval**, subject to Tract 1A development plan/ Tract 1, Tract 2 conceptual plan and landscape plan.
Applicant: Inland Webstern/Weber JV Dallas Wheatland Limited Partnership
Representative: Greg Frantz Weber and Company

2. **Z089-157(MAW)**
(Megan Wimer)
(CC District 2)
(Wally)
An application for an MU-1 Mixed Use District on property zoned an IR Industrial Research District on the southwest corner of Converse Street and Conant Street.
Staff Recommendation: **Approval**
Applicant: Geof and Debra Kern

3. **Z089-165(WE)**
(Warren Ellis)
(CC District 5)
(Rodgers)
An application for a Planned Development District for CR-D Community Retail District uses on property zoned a CR-D Community Retail District with a Dry Liquor Control Overlay and an R-7.5(A) Single Family District, on the northeast corner of St. Augustine Road and Lake June Road.
Staff Recommendation: **Approval**, subject to a development plan, revised landscape plan and conditions with retention of the D Dry Liquor Control Overlay on a portion of the site.
Applicant: City of Dallas
Representative: James Davis

4. **Z089-162(RB)**
(Richard Brown)
(CC District 9)
(Weiss)
An application for a Specific Use Permit for a general merchandise or food store greater than 100,000 square feet on property zoned a CS Commercial Service District on the west line of McCree Road, north of Northwest Highway.
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: Chris Biggers, P.E.; Representative

Zoning Cases – Under Advisement

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: **Pending**
Applicant: Chief Oil & Gas
Representative: Dallas Cothrum
U/A From: December 11, 2008; January 8, 2009; February 12, 2009; March 5, 2009 and March 26, 2009
6. [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
U/A From: January 8, 2009

Individual Cases

7. [SPSD067-003](#)
Kyra Blackston
(CC District 2)
(Wally)
An application for a Specific Use Permit for installation of two non-premise district activity videoboards on a property zoned Planned Development District No. 619 on Main Street, an area bounded by Main, Elm and Four Way Place Mall.
Staff Recommendation: **Approval** for a five-year period, subject to a site plan and conditions.
SSDAC Recommendation: **Approval** for a five-year period, with the condition of a minimum one floor separation between the highest point of the sign and residential use.
Applicant: DLD Properties, LTD.
Representative: William Cothrum, Masterplan

Other Matters

Outside storage code amendment – Consideration of extending the 90 day time limit for consideration of this item as allowed under the CPC Rules of Procedure which require the Zoning Ordinance Advisory Committee to make a recommendation on amendments to the Dallas Development Code within 90 days after submission of the item to the committee unless the time period is extended by majority vote of the commission.

Minutes: April 16, 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]