



CITY OF DALLAS

CITY PLAN COMMISSION  
Thursday, May 7, 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  
Megan Wimer, Principal Planner

**BRIEFINGS:**

SPSD089-001- 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.

David Cossum, Assistant Director, Development Services

Dallas City Code Section 8-20.1 Special Attendance Requirements

Casey Burgess, Assistant City Attorney

Subdivision Docket

Zoning Docket

**ACTION ITEMS:**

Subdivision Docket

Planner: Michael Grace

Consent Agenda - Preliminary Plats

(1) **S089-087**  
(CC District 1)  
(Prothro)

An application to replat part of City Block 129/3113 and part of City Block 3427 into a 2.969 acre lot generally located at the intersection of S. Marsalis Ave. and R.L. Thornton Fwy. (I.H. 35), southeast corner.

Owner: City of Dallas

Surveyor: Pacheco Koch Consulting Engineers

Application Filed: April 14, 2009

Zoning: RR

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

Residential Replat

- (2) **S089-086**  
(CC District 9)  
(Weiss)
- An application to reduce the platted building line from 30' to 20' on a portion of Lot 1 fronting McCosh Dr. in City Block 3/7402, also known as 9805 Ash Creek Dr., located at the intersection of Ash Creek Dr. and McCosh Dr., northwest corner.
- Owner: Rebekkah Warren  
Surveyor: Webb Surveying, Inc.  
Application Filed: April 10, 2009  
Zoning: R-7.5(A)  
Staff Recommendation: **Approve**, subject to the conditions listed in the docket.

Miscellaneous Docket

- D089-011**  
Olga Torres Holyoak  
(CC District 14)  
(Emmons)
- Development plan for Planned Development District No. 619 on the northwest corner of Main Street and St. Paul Street.  
Staff Recommendation: **Approval**
- D089-012**  
Olga Torres Holyoak  
(CC District 14)  
(Emmons)
- Development plan for Planned Development Subdistrict No. 59 within Planned Development District No. 193 on the southeast corner of Throckmorton Street and Herschel Avenue.  
Staff Recommendation: **Approval**
- M089-008**  
Richard Brown  
(CC District 6)  
(Lozano)
- Minor amendment to the development plan and landscape plan for Planned Development District No. 754 for certain residential and nonresidential uses on both sides of Brockbank Drive and the south line of Valley Meadow Drive.  
Staff Recommendation: **Approval**
- M089-019**  
Richard Brown  
(CC District 13)  
(Ekblad)
- Minor amendment to the development plan for Planned Development District No. 785 for certain residential and nonresidential uses on the northern terminus of Cornerstone Parkway.  
Staff Recommendation: **Approval**
- M089-027**  
Richard Brown  
(CC District 11)  
(Buehler)
- Minor amendment to Tract D development plan and landscape plan for Planned Development District No. 272 for Shopping Center District Uses on the southwest quadrant of Preston Road and Belt Line Road.  
Staff Recommendation: **Approval**

Miscellaneous Docket – Under Advisement

**M089-023**

Richard Brown  
(CC District 2)  
(Wally)

Variation and exception to approve a site plan that does not comply with the Design Standards for Section 51A-4.605 of the Dallas Development Code for a home improvement store of 100,000 sq. ft. or more at the south corner of Lemmon Avenue and Atwell Street.

Staff Recommendation: **Approval**, subject to a revised plan that provides for: 1) removing outside display and storage of materials on both side façade walls (noted as ‘seasonal outside storage area’); 2) prohibiting outside display of propane cages, grills, outdoor power equipment, wheel barrows, and 3) limiting stackouts and pallets to an area between the eastern building façade, immediately abutting the contractor’s entrance, and the loading area drive (noted as ‘Loading Only’) at the south corner of building.

U/A From: April 16, 2009 and April 23, 2009

Zoning Cases – Consent

1. **Z089-150(RB)**  
(Richard Brown)  
(CC District 14)  
(Emmons)

An application for an amendment to the conceptual plan and conditions for the Tract II portion of Planned Development District No. 375 for Office, Retail, and Residential Uses on property generally bounded by Lemmon Avenue East, the eastern half of the abandoned portion of Howell Street, and Lemmon Avenue West.

Staff Recommendation: **Approval**, subject to a conceptual plan and staff’s recommended conditions.

Applicant: Duke Realty, L.P.

Representative: Robert Reeves

2. **Z089-151(RB)**  
(Richard Brown)  
(CC District 14)  
(Emmons)

An application for a Planned Development Subdistrict for an O-2 Office Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District with a Dry Liquor Control Overlay on property inclusive of the abandoned portion of Howell Street between Lemmon Avenue East and Lemmon Avenue West.

Staff Recommendation: **Approval**, subject to a conceptual plan and staff’s recommended conditions, with retention of the Dry Liquor Control Overlay.

Applicant: Duke Realty, L.P.

Representative: Robert Reeves

3. **Z089-142(MW)**  
(Marcus Watson)  
(CC District 2)  
(Wally)

An application for an Historic District Overlay on property zoned Planned Development District No. 269 on the south corner of Hickory Street and 2<sup>nd</sup> Avenue.  
Staff Recommendation: Approval, subject to the following conditions: (1) eliminate the no-build zone to allow the owner to relocate buildings that may be affected by highway construction, and (2) provide in the Preservation Criteria an allowance for demolition for buildings A-2 and B without a certificate of Demolition from the landmark commission.  
Landmark Commission Recommendation: **Approval**, subject to preservation criteria.
4. **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.
5. **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
6. **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

Zoning Cases – Under Advisement

7. [Z078-307\(RB\)](#)  
(Richard Brown)  
(CC District 6)  
(Lozano)
- An application for a Specific Use Permit for a Community service center on property zoned an R-5(A) Single Family District on the southeast corner of Winnetka Avenue and Gallagher Street.  
Staff Recommendation: **Approval** for a five-year period, with eligibility for automatic renewal of additional five-year periods, subject to a site plan and conditions.  
Applicant: Vickery Meadow Learning Center  
Representative: Robert Baldwin  
U/A From: April 2, 2009
8. [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 for additional ten-year periods, subject to a site plan of existing conditions, a site/operations plan for drilling, a site/operations plan for production, and staff's recommended conditions, subject to deed restrictions volunteered by an abutting property owner.  
Applicant: Chief Oil & Gas  
Representative: Dallas Cothrum  
U/A From: December 11, 2008; January 8, 2009; February 12, 2009; March 5, 2009; March 26, 2009 and April 23, 2009
9. [Z089-135\(WE\)](#)  
(Warren Ellis)  
(CC District 14)  
(Emmons)
- An application for an amendment to create two tracts within Planned Development District No. 183 for MU-3 Mixed Use District uses on the southeast corner of North Haskell Avenue and North Central Expressway.  
Staff Recommendation: **Approval**, subject to a development plan, landscape plan, streetscape tree plan and conditions.  
Applicant: Dallas CPT Fee Owner, L.P.  
Representative: James R. Schnurr  
U/A From: April 16, 2009

Zoning Cases – Individual

10. [Z089-153\(WE\)](#) (Warren Ellis)  
(CC District 11)  
(Buehler) An application for an amendment to the conceptual plan, development plan and conditions of Planned Development District No. 711 for RR Regional Retail and Multifamily uses, on the southeast corner of Prestonwood Boulevard and Arapaho Road.  
Staff Recommendation: **Approval**, subject to a revised conceptual plan, development plan and landscape plan.  
Applicant: Prestonwood Tradition LP  
Representative: MASTERPLAN, Dallas Cothrum
11. [Z089-181\(WE\)](#) (Warren Ellis)  
(CC District 2)  
(Wally) An application for a Specific Use Permit for an Alcoholic Beverage Establishment use for a bar, lounge, or tavern and an Inside commercial amusement for a live music venue on property zoned Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District on the north side of Elm Street, west of Crowds Street.  
Staff Recommendation: **Approval** for a two-year period, subject to a site plan and conditions.  
Applicant: Belmor Corporation  
Representative: Clinton & Whitney Barlow
12. [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
13. [Z089-179\(CG\)](#) (Carrie Gordon)  
(CC District 9)  
(Weiss) An application for a Neighborhood Stabilization Overlay (NSO) on property zoned an R-7.5(A) Single Family District, generally bounded by Northwest Highway on the north, DART ROW (former MK & T Railroad) and Middlebury Drive on the east and south, and the DART ROW (former Houston & Texas Railroad) on the west.  
Staff Recommendation: **Approval**  
Applicant: University Terrace Neighborhood

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Other Matters

CPC Rules Committee Report on April 16, 2009 meeting on proposed changes to CPC Rules of Procedure.

Consideration of a resolution asking City Council to amend Dallas City Code Section 8-20.1 regarding special attendance requirements for inspection trips.

Minutes: April 23, 2009

Adjournment

**CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**

**Thursday, May 7, 2009**

**ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING** - Thursday, May 7, 2009, at 9:00 a.m., City Hall, 1500 Marilla Street, in 5ES, to consider (1) **DCA 089-001** - Consideration of amendments to Chapter 51A, the Dallas Development Code, to amend regulations pertaining to Business School Use requirements. (2) **DCA078-016** - 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]