



CITY OF DALLAS

CITY PLAN COMMISSION
Thursday, November 6, 2008
AGENDA

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

*The City Plan Commission may be briefed or visit any item on the agenda if it becomes necessary.

Theresa O'Donnell, Director
David Cossum, Assistant Director of Current Planning
Olga Torres Holyoak, Principal Planner

BRIEFINGS:

Subdivision Docket
Zoning Docket

ACTION ITEMS:

Subdivision Docket

Planner: Michael Grace

Consent Agenda - Preliminary Plats

(1) **S089-003**
(District 9)
(Weiss)

An application to create a Shared Access Development containing 18 lots out of a 3.082 acre tract of land in Block 7485 located at the intersection of Easton Road and Lake Highlands Drive, southeast corner.

Owner: Lloyd M. & Deborah Skinner

Surveyor: Votex Surveying

Application Filed: October 14, 2008

Zoning: TH-1(A)

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

- (2) **S089-004**
(District 11)
(Buehler)
- An application to replat Lot 2A, also known as 13929 N. Central Expressway (U.S. Hwy. 175), into a 16.14 acre lot and a 4.09 acre lot in City Block A/7763 located at the intersection of N. Central Expressway (U.S. Hwy. 175) and St. Paul Drive.
Owner: Rancho Keystone Park, LP
Surveyor: Peiser Surveying & Co.
Application Filed: October 14, 2008
Zoning: MU-2
Staff Recommendation: **Approval**, subject to the conditions listed in the docket.
- (3) **S089-005**
(District 9)
(Weiss)
- An application to create a 1.05 acre lot out of a tract of land in Block 4400 known as 3445 Wendy Lane and located at the intersection of Lawther Drive and Wendy Lane, southwest corner.
Owner: ER bau USA, Inc.
Surveyor: Doug Connally & Assoc.
Application Filed: October 14, 2008
Zoning: R-1AC (A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket.

Miscellaneous Docket

- M078-048**
Richard Brown
(CC District 14)
(Emmons)
- Minor amendment to the landscape plan for Planned Development Subdistrict No. 52, for O-2 Office subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District, in an area bounded by Pearl Street, Randall Street, McKinnon Street and Wolf Street.
Staff Recommendation: **Approval**
- W089-001**
David Cossum
(CC District 8)
(Lavallaisaa)
- A waiver of the two-year waiting period in order to submit an application for a Specific Use Permit for an alcoholic establishment use for a private club and a commercial amusement (inside) for Class A dance hall on the west side of U.S. 67, south of Camp Wisdom
Staff Recommendation: **No objection**

Zoning Cases – Consent

1. [**Z078-311\(JH\)**](#)
(Jennifer Hiromoto)
(CC District 8)
(Lavallaisaa)
An application to amend and expand Specific Use Permit No. 1661 for an open-enrollment charter school on property zoned an IR Industrial Research District bounded by Hampton Road, Beckleymeade Avenue, Stoneview Drive, and Westfall Drive.
Staff Recommendation: **Approval** for a ten-year period with eligibility for automatic renewal for additional ten-year periods, subject to a site plan, traffic management plan, and conditions.
Applicant: UpLift Education
Representative: Brian Nelson, HKS

2. [**Z078-216\(OTH\)**](#)
(Olga Torres Holyoak)
(CC District 2)
(Vacant)
An application for a Specific Use Permit for a bank or savings and loan with drive-through 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 corner of Oak Lawn Avenue and Brown Street.
Staff Recommendation: **Approval** for a ten-year period with eligibility for automatic renewal of additional ten-year periods, subject to a site plan, and conditions.
Applicant: American National Bank

3. [**Z078-303\(OTH\)**](#)
(Olga Torres Holyoak)
(CC District 2)
(Vacant)
An application for a Specific Use Permit for an animal shelter or clinic with outside run on property zoned an IR Industrial Research District on the north corner of Cedar Springs Road, and Timber Lane, northwest of Inwood Boulevard.
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year periods, subject to a site plan and staff's conditions.
Applicant: BarkingHoundvillage, LLC
Representative: Tommy Mann

4. [**Z078-298\(MAW\)**](#)
(Megan Wimer)
(CC District 6)
(Lozano)
An application for a CS Commercial Service District on property zoned an IR Industrial Research District on the southeast corner of Walnut Hill Lane and Stemmons Freeway.
Staff Recommendation: **Approval**
Applicant: Walnut Hill I-35 Enterprises LLC

Zoning Cases – Under Advisement

5. [**Z078-290\(WE\)**](#)
Warren Ellis
(CC District 13)
(Ekblad)
An application for a Specific Use Permit for a commercial amusement (inside) for an amusement center on property zoned a CR Community Retail District, on the southeast corner of Forest Lane and Marsh Lane.
Staff Recommendation: **Approval** for a ten year period with eligibility for automatic renewals for additional ten year periods, subject to a site plan and conditions.
Applicant: Paul Griffiths
Representative: Tom Morgan
U/A From: October 23, 2008
6. [**Z078-293\(WE\)**](#)
Warren Ellis
(CC District 11)
(Buehler)
An application for a Planned Development District for multifamily uses on property zoned an MF-1(A) Multifamily District, on the northwest corner of Montfort Drive and Verde Valley Lane.
Staff Recommendation: **Approval**, subject to a revised development plan and staff's recommended conditions.
Applicant: CDP Development Company, LLC
Representative: MASTERPLAN, Karl Crawley
U/A From: October 23, 2008

Zoning Cases – Individual

7. [**Z078-306\(OTH\)**](#)
(Olga Torres Holyoak)
(CC District 7)
(Bagley)
An application for the renewal of and amendment to Specific Use Permit No. 1691 for an alcoholic beverage establishment for a bar, lounge, or tavern use and a dance floor on property zoned Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, on the south side of Exposition Avenue, between Ash Lane and Parry Avenue.
Staff Recommendation: **Approval** for a two-year period, subject to a site plan and staff's conditions.
Applicant/ Representative: Timothy L. Austin of Instrumental Entertainment, Inc.

8. [Z056-277\(KS\)](#)
(Kate Singleton)
(CC District 9)
(Weiss)

An application for a Conservation District on property zoned an R-7.5(A) Single Family District, a CR Community Retail District and MF-2(A) Multifamily District in an area generally bounded by the northern blockfaces of Angora Street, the western blockface of Old Gate, both sides of Eustis Avenue, and the eastern blockfaces of Lakeland Drive.

Staff Recommendation: **Denial** of the conservation district and **denial** of the conceptual plan with a recommendation that City plan Commission authorize a hearing to consider a Planned Development District.

Applicant: Gary McCoy, Little Forest Hills Neighbors

Other Matters

Minutes: October 16, 2008 and October 23, 2008

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Tuesday, November 4, 2008

SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC) MEETING - Tuesday, November 4, 2008, at 2:00 p.m., City Hall, 1500 Marilla Street, in Conference Room 5BN to discuss the proposed changes to the Downtown Sign District Ordinance for Downtown Video Boards.

Thursday, November 6, 2008

ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING - Thursday, November 6, 2008, at 9:00 a.m., City Hall, 1500 Marilla Street, in 5ES, to consider (1) **SPSD 078-003** - Consideration of amendments to Chapter 51A, the Dallas Development Code, to amend regulations pertaining to the Downtown Special Provision Sign District to allow video board displays.

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]