



CITY OF DALLAS

CITY PLAN COMMISSION  
Thursday, November 20, 2008  
AGENDA

BRIEFINGS:	5ES	11:00 a.m.
PUBLIC HEARING	Council Chambers	1:30 p.m.
	5ES	3:30 p.m. to end of meeting

\*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  
Megan Wimer, Principal Planner

**BRIEFINGS:**

Subdivision Docket  
Zoning Docket

**ACTION ITEMS:**

Subdivision Docket

Planner: Michael Grace

Individual Items

Residential Replats

(1) **S089-012**  
(District 6)  
(Lozano)

An application to remove the building line and replat portions of Lots 3, 4, 5; all of Lots 6 thru 10 in City Block C/7100 of the Tipton Annex No. 2 Addition; remainder of Lots 1 and 2 in City Block A/7097 of Brantley's Junior Addition and Lots 3 thru 8 in City Block A/7097 of Brantley's Junior Addition into a 49,597 sq. ft. lot and a 26,449 sq. ft. lot located at the intersection of Canada Dr. and Topeka Ave., southwest corner.

Owner: City of Dallas

Surveyor: City of Dallas

Application Filed: October 22, 2008

Zoning: PD-802 (R-5(A))

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

- (2) **S089-013**  
(District 8)  
(Lavallaisaa)
- An application to replat Lot 11 in City Block 28/7614 of Alta Mesa Park Estates, 2<sup>nd</sup> Installment into a 9,933 sq. ft. lot and a 7,843 sq. ft. lot located at the intersection of El Centro Way and Midway Plaza, southwest corner.  
Owner: Sylvesta Adams  
Surveyor: Shaffer and Associates  
Application Filed: October 28, 2008  
Zoning: R-7.5(A)  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket.

Miscellaneous Docket

- D089-003**  
Frank Dominguez  
(CC District 7)  
(Bagley)
- Development plan and landscape plan for Planned Development District No. 730 on the southwest corner of Macon Street and Baxar Street.  
Staff Recommendation: **Approval**

- Z078-239(RB)**  
(Richard Brown)  
(CC District 14)  
(Emmons)
- Development plan and conditions submitted in conjunction with an application for a Planned Development Subdistrict for an Animal clinic with outside run, Kennel with outside run, and LC Light Commercial Subdistrict Uses on property zoned an LC Light Commercial Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose, on the northwest corner of McKinney Avenue and Sneed Street.  
Staff Recommendation: **Approval**  
Applicant: Marvin V. Cannon, Representative and Owner  
Bus Tour Date: November 13, 2008

Zoning Cases – Consent

1. **Z078-300(MAW)**  
(Megan Wimer)  
(CC District 8)  
(Lavallaisaa)
- An application for a Specific Use Permit for a mini-warehouse use on property zoned a MU-2 Mixed Use District on the north side of Gannon Lane, west of Westmoreland Road.  
Staff Recommendation: **Approval** for a ten-year period with eligibility for automatic renewal for additional ten-year periods, subject to a site plan and conditions  
Applicant: Don Valk  
Representative: Joe Bowers

2. **Z078-301(MAW)**  
(Megan Wimer)  
(CC District 2)  
(Vacant)

An application create a new subarea for GR-D-1 General Retail District uses with a D-1 Liquor Control Overlay within Planned Development District No. 134 and a Specific Use Permit for the sale and service of alcoholic beverages in conjunction with a restaurant on property within Subarea B for GR-D General Retail District uses with a D Liquor Control Overlay within Planned Development District No. 134 on the southwest corner of Beacon Street and Lindsley Avenue.

Staff Recommendation: **Approval** of a new subarea for GR-D-1 General retail District uses with a D-1 Liquor Control Overlay within Planned development District No. 134 and **approval** of the Specific Use Permit for a three-year period, with eligibility for automatic renewal for additional three-year periods, subject to a site plan and conditions.

Applicant: Jose L. Cano  
Representative: Elsa Towar
  
3. **Z089-110(MAW)**  
(Megan Wimer)  
(CC District 8)  
(Lavallaisaa)

An application for a Specific Use Permit for an alcoholic beverage establishment use for a private club on property zoned an MU-1 Mixed Use District on the west side of Marvin D. Love Freeway, south of Camp Wisdom Road.

Staff Recommendation: **Approval** for a two-year time period with automatic renewals for additional five-year periods, subject to a site plan and conditions

Applicant/Representative: Ernest Slaughter, Jr.
  
4. **Z078-308(RB)**  
(Richard Brown)  
(CC District 12)  
(Wolfish)

An application for an amendment to the conditions for Planned Development District No. 268 for SC Shopping Center District Uses in the northeast quadrant of Preston Road and Frankford Road.

Staff Recommendation: **Approval**, subject to a detached premise sign plan, detached premise sign landscape plan, and conditions.

Applicant: Dominic N. Signoretta  
Representative: Robert Miklos
  
5. **Z089-101(JH)**  
(Jennifer Hiromoto)  
(CC District 3)  
(Gary)

An application for a CR Community Retail District on property zoned an IR Industrial Research District on the southeast corner of Hampton Road and Singleton Boulevard.

Staff Recommendation: **Approval**

Applicant: O'Reilly Automotive, Inc  
Representative: Anselmo Montemayor

6. **Z078-302(OTH)**  
(Olga Torres Holyoak)  
(CC District 2)  
(Vacant)
- An application for a Specific Use Permit for a private school or open-enrollment charter school on property zoned an R-7.5(A) Single Family District with Specific Use Permit No. 278 for a convent in an area generally bounded by Bombay Avenue, Cortland Avenue and Anson Road.  
**Staff Recommendation:** **Approval** for a five-year time period with eligibility for automatic renewals for additional ten-year periods, subject to a site plan and conditions.  
**Applicant:** J. Daniel Quill  
**Representative:** Carl J. Schwab
7. **Z078-305(OTH)**  
(Olga Torres Holyoak)  
(CC District 7)  
(Bagley)
- An application for an amendment to Planned Development District No. 747 in an area generally bounded by Grand Avenue, Lamar Street, Sanger Avenue, Holmes Street, Ervay Street and GCSF Railroad right-of-way.  
**Staff Recommendation:** **Approval**, subject to conditions.  
**Applicant:** Dallas Independent School District  
**Representative:** Santos Martinez, Masterplan

Zoning Cases – Under Advisement

8. **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  
**U/A From:** November 6, 2008
9. **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  
**U/A From:** November 6, 2008

Zoning Cases – Individual

10. **Z078-286(RB)**  
(Richard Brown)  
(CC District 12)  
(Wolfish)  
An application for an amendment to Specific Use Permit No. 1629 for a Private school on property zoned a CS Commercial Service District, on the east line of Davenport Road, north of Crestland Avenue.  
Staff Recommendation: **Approval**, subject to a site plan and conditions.  
Applicant: Texas Torah Institute, Owner  
Representative: Santos Martinez
11. **Z089-103(WE)**  
(Warren Ellis)  
(CC District 7)  
(Bagley)  
An application for a Specific Use Permit for a motel or hotel use on property zoned a CC Community Commercial Subdistrict of Planned Development District No. 595, the South Dallas Fair Park Special Purpose District on the south corner of Peabody Avenue and Colonial Avenue.  
Staff Recommendation: **Denial**  
Applicant: Jay Ma Corporation  
Representative: Cowles & Thompson - Mark Cronemwett & Jason Mathis  
Bus Tour Date: November 13, 2008

Landmark Appeal

- Mark Doty  
(CC District 2)  
(Vacant)  
An appeal of the Landmark Commission decision to deny a Certificate of Appropriateness CA078-612(MD) at 2019 N. Lamar Street to attach rooftop signs on the north and east elevations.  
Staff Recommendation: **Denial**

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Other Matters

Zoning Ordinance Advisory Committee (ZOAC) Report:  
Sign Regulation Update  
Outside Storage and Screening Update

Minutes: November 13, 2008

Adjournment

**CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**

**Tuesday, November 18, 2008**

**CPC TRINITY RIVER AD HOC COMMITTEE** – Tuesday, November 18, 2008, at 5:30 PM, 1500 Marilla St, City Hall, Room 5ES, to discuss potential zoning changes in the Oak Cliff Gateway Study Area.

**Thursday, November 20, 2008**

**ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING** - Thursday, November 20, 2008, at 9:00 a.m., City Hall, 1500 Marilla Street, in 5ES, to consider (1) **DCA078-015** - Consideration of amendments to Article VII, Sign Regulations of Chapter 51A, the Dallas Development Code, to amend regulations pertaining to the relocation of non-premise signs and (2) **DCA 078-016** - 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]