



CITY OF DALLAS

CITY PLAN COMMISSION  
Thursday, December 11, 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  
Megan Wimer, Principal Planner

**BRIEFINGS:**

Planned Development Districts

David Cossum, Assistant Director, Development Services

Subdivision Docket

Zoning Docket

**ACTION ITEMS:**

Subdivision Docket

Planner: Michael Grace

Consent Agenda - Preliminary Plats

(1) **S089-020**  
(CC District 9)  
(Weiss)

An application to create one 1.92 acre lot from 2 tracts of land in City Block 5433 located at 6575 E. Northwest Highway, east of Abrams Road.

Applicant/Owner: Stough Development Corp./Grifols, Inc.

Surveyor: Peiser Surveying

Application Filed: November 12, 2008

Zoning: CR

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

- (2) **S089-022**  
(CC District 6)  
(Lozano)
- An application to create a 1.3806 acre lot in City Block C/6521 from a tract of land located at 11140 Harry Hines Blvd.  
Owner: MT Group Real Estate, LLC  
Surveyor: Mazidji Group  
Application Filed: November 13, 2008  
Zoning: PD-498  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (3) **S089-024**  
(CC District 13)  
(Ekblad)
- An application to create a 2.813 acre lot in City Block 6224 on property located at the northeast corner of Walnut Hill Lane and Betty Jane Lane.  
Owner: First Spanish Assembly of God Church-Dallas, Inc.  
Surveyor: Maranot  
Application Filed: November 14, 2008  
Zoning: R-16(A)  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket.
- (4) **S089-028**  
(CC District 12)  
(Wolfish)
- An application to create a 4.1079 acre lot in City Block A/8750 located near the intersection of State Hwy. 190 and Marsh Lane, northeast corner.  
Owner: North Dallas United Pentecostal Church  
Surveyor: Doug Connally & Assoc.  
Application Filed: November 17, 2008  
Zoning: CR  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket.
- (5) **S089-029**  
(CC District 14)  
(Emmons)
- An application to replat a 10.263 acre tract of land containing Lots 1A in City Block G/542, Lot 4A in City Block F/547 and Lots 1 thru 7 in City Block 1/546 and abandoned ROW for Colby Avenue and Leonard Street into one lot bounded by Thomas Street on the northwest, Maple-Routh Connection on the northeast, Fairmount Street on the east, Woodall Rodgers Freeway on the southeast, and N. Pearl Street on the southwest  
Owner: Federal Reserve Bank  
Surveyor: Jaster-Quintanilla  
Application Filed: November 18, 2008  
Zoning: PDD 193(HC), PDD 330  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket.

- (6) **S089-030**  
(CC District 9)  
(Weiss)
- An application to replat all of Lot 1 and a tract of land in Block 10/7694 to create one 4.944 acre lot located on 11300 E. Northwest Highway west of Jupiter Road.  
Owner: Rusty Wallis Honda  
Surveyor: Lane's Southwest Surveying, Inc.  
Application Filed: November 18, 2008  
Zoning: RR  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket.

Individual Item:

- (7) **S089-023**  
(CC District 13)  
(Ekblad)
- An application to remove the existing 25 foot platted building line along both sides of Treehouse Lane, abandon Treehouse Lane, and replat all of City Blocks E/6138, C/6138, D/6138, and A/7518 into 10 lots located on property lying east of Manderville Lane and north of Meadow Road  
Owner: Next Block – Dallas I, L.P.  
Surveyor: Kimley-Horn and Associates  
Application Filed: November 13, 2008  
Zoning: PD-745  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket.

Residential Replat:

- (8) **S089-025**  
(CC District 8)  
(Lavallaisaa)
- An application to replat 2.505 acres containing Lot 13 in City Block 6885 into a 1.146 acre lot and a 1.280 acre lot located at 7320 S. Lancaster Rd.  
Owner: First Generation Baptist Church & Q'Juan D. Gray  
Surveyor: Lane's Southwest Surveying, Inc.  
Application Filed: November 17, 2008  
Zoning: R-7.5(A)  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket.

Zoning Cases – Individual

1. **Z089-107(MAW)**  
(Megan Wimer)  
(CC District 6)  
(Lozano)  
An application to renew Specific Use Permit No. 1653 for an outside industrial potentially incompatible use on property zoned an IM Industrial Manufacturing District with deed restrictions on the north side of Mañana Street, west of Newkirk Street.  
Staff Recommendation: **Approval** for a three-year period; subject to a site plan and conditions.  
Applicant: Jill Ann Free Limited Partnership
  
2. **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

Special Provision Sign District Amendment

- SPSD078-003**  
David Cossum  
(CC District 2&14)  
(Vacant & Emmons)  
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.  
Staff Recommendation: Approval, subject to staff conditions  
SPSD Recommendation: Denial  
ZOAC recommendation: **Approval**, subject to ZOAC recommended conditions

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Other Matters

Minutes: December 4, 2008

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]