



CITY OF DALLAS

CITY PLAN COMMISSION
Thursday, January 12, 2006
AGENDA

BUS TOUR:	See attachment	9:00 a.m.
BRIEFINGS:	5ES	Following bus tour
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
Jennifer Hiromoto, Principal Planner

BRIEFINGS:

Ethics

Kathy Glegg

Subdivision Docket

Zoning Docket

ACTION ITEMS:

Subdivision Docket

Planner: George Campbell

Consent Agenda - Preliminary Plats

(1) **S056-081**
(N/a-ETJ)

An application to plat a 57 acre tract of land into a 46 lot single family residential subdivision on University Drive (County Road 220) in Kaufman County, being in the Extra Territorial Jurisdiction of the City of Dallas.

Applicant: Grady Harris

Application Filed: December 27, 2005

Zoning: n/a-ETJ

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

- (2) **S056-093**
(District 13)
(Ekblad)
- An application to plat a 3.15 acre tract of land in Block 5623 into one lot, bounded by Westchester Drive, Berkshire Lane, Kate Street and Luther Lane.
Applicant: City of Dallas
Application Filed: December 21, 2005
Zoning: PDD 314
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (3) **S056-094**
(District 14)
(Emmons)
- An application to replat part of lots 1,2,3,9 and 10, Block T/587 into one, 0.37 acre lot at the south corner of Thomas Avenue and Hall Street.
Applicant: Calitex Corp.
Application Filed: December 21, 2005
Zoning: PD No. 225 (State-Thomas Special Purpose District)
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (4) **S056-095**
(District 14)
(Emmons)
- An application to plat tracts of land in Blocks 301, 320, 321, 322, A/534, and portions of abandoned Forbes Alley, Jack Evans Street, Leonard Street and Munger Avenue into 2 lots (6.1 and 4.6 acres), between Woodall Rodgers Freeway and Ross Avenue, south of Routh Street.
Applicant: City of Dallas
Application Filed: December 21, 2005
Zoning: PD#145 (the Dallas Arts District)
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (5) **S056-096**
(District 7)
(Wilson)
- An application to replat all of lot 14 and part of lots 13 and 15, Block 15/1289 into one, 0.33 acre lot on Martin Luther King Jr. Boulevard, west of Malcolm X Boulevard.
Applicant: Elaine Campbell
Application Filed: December 21, 2005
Zoning: PD#595
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (6) **S056-097**
(District 12)
(Vacant)
- An application to plat a 2.16 acre tract of land in Block B/8759 into one lot on Frankford Road, east of Coit Road.
Applicant: SCI Texas Funeral Services, Inc.
Application Filed: December 22, 2005
Zoning: MC-3
Staff Recommendation: Approval, subject to the conditions listed in the docket

- (7) **S056-098**
(District 2)
(Strater) An application to replat part of lot 1, Block B/5772 into one, 2.9 acre lot , north of the northwest corner of Harry Hines Boulevard and Research Row.
Applicant: PCR Realty, L.P.
Application Filed: December 22, 2005
Zoning: IR
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (8) **S056-099**
(District 7)
(Wilson) An application to plat a 1.56 acre tract of land in Block 4463 into one lot at the southwest corner of Scyene Road and Hatcher Street.
Applicant: DART
Application Filed: December 27, 2005
Zoning: PD#595 CC and MF-2 (A)
Staff Recommendation: Approval, subject to the conditions listed in the docket
- (9) **S056-100**
(District 2)
(Strater) An application to plat a tract of land in Block M/90, portions of the CBD Fair Park Link, Walton Street and Worth Street Rights-Of-Way into one, 2.85 acre lot, at the east corner of Malcom X Boulevard and Junius Street.
Applicant: DART
Application Filed: December 27, 2005
Zoning: IM, MU-3, PD#269
Staff Recommendation: Approval, subject to the conditions listed in the docket

Miscellaneous Docket

- M056-003**
Richard Brown
(CC District 3)
(Gary) A minor amendment to Tract VI portion of Planned Development No. 88, south of Camp Wisdom Road, west of Clark Road.
Staff Recommendation: **Approval**

Zoning Cases – Consent

1. **Z056-107(JH)**
Jennifer Hiromoto
(CC District 14)
(Emmons) An application to create a new subarea within Planned Development District No. 145, the Dallas Arts District located on the northwest corner of Routh Street and Flora Street.
Staff Recommendation: **Approval**, subject to a site plan and conditions
Applicant: D.I.S.D.
Representative: Masterplan

Zoning Cases – Under Advisement

- A. **Z045-283(JH)**
Jennifer Hiromoto
(CC District 3)
(Gary)
An application for an amendment to Specific Use Permit No. 1265 for a Tower/antenna for cellular communication on property zoned an A(A) Agricultural District on the northeast corner of Illinois Avenue and Walton Walker Boulevard/ Loop 12
Staff Recommendation: Denial
Applicant : Dave Kirk, T-Mobile
Representative: John Rooney, JR Grace Co.
U/A From: January 5, 2006
- B. **Z056-135(DW)**
David Whitley
(CC District 9)
(Cunningham)
An application for a Planned Development District for RR Regional Retail District uses plus multifamily uses on property zoned an MF-2(A) Multifamily District, at the north corner of Northwest Highway and Skillman Street.
Staff Recommendation: Approval, subject to a conceptual plan and staff's recommended conditions
Applicant: TCDFW Acquisitions
Representative: Robert Reeves
U/A From: January 5, 2006
- C. **Z056-136(RB)**
Richard Brown
(CC District 8)
(Brandon)
An application for a Specific Use Permit for a Child-care facility on property zoned an R-7.5(A) Single Family District on the northwest corner of Old Seagoville Road and Marks Drive.
Staff Recommendation: Denial
Applicant: Marcus D. Gaston, Owner
Representative: Deidra Warren
U/A From: January 5, 2006
- D. **Z056-137(WE)**
Warren Ellis
(CC District 12)
(Vacant)
An application for a Specific Use Permit for a Tower/antenna for cellular communication on property zoned a CR Community Retail District on the northeast corner of Arapaho Road and Meadowcreek Drive.
Staff Recommendation: Approval, for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a revised site plan and staff's recommended conditions
Applicant: T-Mobile
Representative: Dave Kirk
U/A From: January 5, 2006

Development Code Amendment

DCA 056-001
David Cossum
Consideration of amendments to Section 51-4.215, "Animal Related Uses," of Division 51-4.200, "Use Regulations," of Chapter 51A, the City of Dallas Development Code, establishing appropriate zoning districts and use classifications for animal clinics with and without outside runs.
Staff Recommendation: Approval
ZOAC Recommendation: Approval

DCA 056-002
David Cossum
Consideration of amendments to Subsection (a), "General Provisions," of Section 51A-4.219, "Specific Use Permit (SUP)," of Division 51A-4.700, "Zoning Procedures," of Article IV, "Zoning Regulations," of Chapter 51A, the City of Dallas Development Code, establishing a requirement to post Specific Use Permits on the premise of a use requiring a Specific Use Permit.
Staff Recommendation: Approval
ZOAC Recommendation: Approval

DCA 056-003
David Cossum
Consideration of amendments to Division 51A-4.200, "Use Regulations," of Article IV, "Zoning Regulations," of Chapter 51A, the City of Dallas Development Code, concerning standards and restrictions on a home occupation use.
Staff Recommendation: Approval
ZOAC Recommendation: Approval

DCA 056-004
David Cossum
Consideration of amendments to Subsection (e), "Postponements," of Section 51A-4.701, "Zoning Amendments," of Division 51A-4.700, "Zoning Procedures," of Article IV, "Zoning Regulations," of Chapter 51A, the City of Dallas Development Code, clarifying wording on postponements of zoning applications.
Staff Recommendation: Approval
ZOAC Recommendation: Approval

Other Matters

Minutes: January 5, 2005

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, January 12, 2006

TRANSPORTATION COMMITTEE: City Hall, Council Briefing Room - 5ES, 8:00 a.m.

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]