



CITY OF DALLAS

CITY PLAN COMMISSION  
Thursday, March 5, 2009  
AGENDA

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

\*The City Plan Commission may be briefed on the agenda if it becomes necessary.

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Theresa O'Donnell, Director  
David Cossum, Assistant Director of Current Planning  
Richard Brown, Principal Planner

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**BRIEFINGS:**

Platting Overview

David Cosum, Assistant Director, Development Services

Subdivision Docket

Zoning Docket

**ACTION ITEMS:**

Subdivision Docket

Planner: Michael Grace

Consent Agenda - Preliminary Plats

(1) **S089-059**  
(CC District 6)  
(Lozano)

An application to replat all of Lots 29 thru 33 in City Block F/6364 into one 0.729 acre lot on 4815 thru 4831 Carol Ln.

Owner: Troy and Debra Gray

Surveyor: Shields & Lee Surveyors

Application Filed: February 9, 2009

Zoning: IR

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

- (2) **S089-060**  
(CC District 12)  
(Wolfish)
- An application to create a 2.226 acre lot and a 2.089 acre lot out of a tract of land in City Block 8759 on Frankford Rd., east of Coit Rd.  
Owner: Jaisen Development Partners, LLC  
Surveyor: Dietz Engineering  
Application Filed: February 10, 2009  
Zoning: MC-3  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (3) **S089-063**  
(CC District 2)  
(Wally)
- An application to replat all of Lot 1 in City Block A/5747 into one 54,606 sq. ft. lot and one 54,629 sq. ft. lot fronting on Motor St.  
Owner: Kumiva Group LLC  
Surveyor: Doug Connally & Assoc.  
Application Filed: February 10, 2009  
Zoning: IR  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Residential Plats

- (4) **S089-057**  
(CC District 12)  
(Wolfish)
- An application to replat Lot 12 of the Whispering Springs Addition, also known as 5304 Willow Wood Ln., and a 659 sq. ft. tract of land into one 12,000 sq. ft. lot in City Block 26/8760, fronting 40.85 feet on the south line of Willow Wood Ln.  
Owner: Raleigh and Judith Rousell  
Surveyor: Pacheco Koch Consulting Eng.  
Application Filed: February 6, 2009  
Zoning: R-10(A)  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket.
- (5) **S089-062**  
(CC District 1)  
(Prothro)
- An application to replat Lot 12 of the Merrifield Manor Addition, Second Installment in City Block K/5953, also known as 4502 Moler St. and all of an adjacent 50' x 107' abandoned portion of Hord Ave. into a 12,403 sq. ft. lot.  
Owner: Frederico Nolasco  
Surveyor: Doug Connally & Assoc.  
Application Filed: February 10, 2009  
Zoning: R-7.5(A)  
Staff Recommendation: **Approval**, subject to the conditions listed in the docket.

Miscellaneous Docket

**M089-014**  
Richard Brown  
(CC District 14)  
(Emmons)

Minor amendment to the development plan for Phase II of Planned Development Subdistrict No. 53 for certain HC Heavy Commercial Subdistrict uses within Planned Development District No. 193, the Oak Lawn Special Purpose District in an area bounded by Harwood Street, Moody Street, Harry Hines Boulevard, and Witchita Street.  
Staff Recommendation: **Approval**

Certificates of Appropriateness for Signs

**Arts District Sign District:**

**0901281013**  
Kyra Blackston  
(District 2)  
(Wally)

An application for the installation of a 54 square foot detached premise sign containing a logo and the words "Reunion Tower" at the southeastern entrance on Hyatt Regency Hotel Boulevard at 300 Reunion Boulevard.  
Applicant: Kurt Burkhalter  
Staff Recommendation: **Approval**  
SSDAC Recommendation: **Approval**

Zoning Cases – Under Advisement

A. **Z089-141(MAW)**  
(Megan Wimer)  
(CC District 13)  
(Ekblad)

An application for a Planned Development District for Mixed Uses on property zoned an MF-1(A) Multifamily District and an MF-2(A) Multifamily District on the north side of Meadow Road, west of Greenville Avenue with consideration given to a MU-2 Mixed Use District.  
Staff Recommendation: **Approval** of an MU-2 Mixed Use District in lieu of a Planned Development District  
Applicant: Boulevard Builders/Llegio LP  
Representative: Peter Kavanaugh, Zone System, Inc.  
U/A From: February 26, 2009

1. **Z078-282(RB)**  
(Richard Brown)  
(CC District 6)  
(Lozano)

An application for a Specific Use Permit for a Recycling collection center on property zoned an IR Industrial Research District and within a designated flood plain on the northwest line of Northwest Highway, east of its intersection with Lombardy Lane.  
Staff Recommendation: **Approval** for a two-year period, subject to a site plan and conditions.  
Applicant: Northwest Metals Recycling  
Representative: Rob Baldwin  
U/A From: February 12, 2009

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
- U/A From: December 11, 2008; January 8, 2009 and February 12, 2009

Zoning Cases – Individual

3. **Z089-116(RB)**  
(Richard Brown)  
(CC District 10)  
(Lueder)
- An application for an amendment to Specific Use Permit No. 1500 for a Vehicle display, sales, and service use on property within Planned Development District No. 629 for MU-3 Mixed Use District Uses on the northeast corner of North Central Expressway and Bonner Drive.
- Staff Recommendation: **Approval** for a two-year period, subject to a site plan and staff's recommended conditions.
- Applicant: Ali A. Heidari, Owner
- Representative: Robert Reeves
4. **Z089-131(RB)**  
(Richard Brown)  
(CC District 5)  
(Rodgers)
- An application for a Specific Use Permit for an Office showroom/warehouse on property within the Subdistrict 6 portion of Planned Development District No. 533, the C. F. Hawn Special Purpose District No. 1, on the northeast line of CF Hawn Freeway, northwest of Southeast Drive.
- 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: Jason Melton
- Representative: Mari Bailey
5. **Z078-312(WE)**  
(Warren Ellis)  
(CC District 6)  
(Lozano)
- An application for the renewal of Specific Use Permit No. 1609 for potentially incompatible industrial uses with outside storage on property zoned an IM Industrial Manufacturing District, on the west side of Spangler Road, between Ryan Road and Walnut Hill Lane.
- Staff Recommendation: **Approval** for a two-year period, subject to a revised site plan and conditions.
- Applicant: Weir Brothers Partners LLC
- Representative: Dan Garrigan

Authorization of Hearings

Neva Dean  
(CC District 7)  
(Bagley)

Consideration of authorization of a public hearing to determine the proper zoning on property zoned Planned Development District No. 730 and an R-5(A) Single Family Subdistrict with Specific Use Permit No. 479 for a nursing home on a portion, an NC Neighborhood Commercial Subdistrict, and a CC(E) Community Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District in an area which is generally both sides of Bexar Street from Brigham Street and C.F. Hawn Freeway extending east on Macon Street, Starks Avenue, Ghent Street, Hooper Street, and Anderson Street and west on Hooper Street, Starks Avenue, and Macon Street with consideration given to amending and expanding Planned Development District No. 730 and amending Specific Use Permit No. 479. This is a hearing to consider the request to authorize the hearing and not the rezoning of property at this time.

Neva Dean  
(CC District 4 & 7)  
(Davis & Bagley)

Consideration of authorization of a public hearing to determine the proper zoning on property zoned an R-5(A) Single Family Subdistrict, an D(A) Duplex Subdistrict, an MF-1(A) Multifamily Subdistrict and an NC Neighborhood Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District on both sides of Dorris Street from Bexar Street to east of Woodville Street; both sides of Valentine Street, Silkwood Street, and Rochester Street between Bexar Street and Woodville Street; and area bound by Bexar Street, Canaan Street, and Budd Street with consideration given to rezoning a portion of the D(A) Duplex Subdistrict to an R-5(A) Single Family Subdistrict, a portion of the D(A) Duplex Subdistrict to an NC Neighborhood Commercial Subdistrict, a portion of the NC Neighborhood Commercial Subdistrict to an R-5(A) Single Family Subdistrict, a portion of the R-5(A) Single Family Subdistrict to an NC Neighborhood Commercial Subdistrict, and the MF-1(A) Multifamily Subdistrict to an NC Neighborhood Commercial Subdistrict. This is a hearing to consider the request to authorize the hearing and not the rezoning of property at this time.

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Other Matters

Minutes: February 26, 2009

Adjournment

**CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS**

**Thursday, March 5, 2009**

**ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING** - Thursday, March 5, 2009, at 9:00 a.m., City Hall, 1500 Marilla Street, in 5ES, to consider Supergraphics.

**Tuesday, March 10, 2009**

**TRINITY RIVER CORRIDOR AD HOC COMMITTEE AND URBAN DESIGN ADVISORY COMMITTEE** – Tuesday, March 10, 2009, at 5:30 p.m., City Hall, 1500 Marilla Street, in Room 6ES, to discuss the Oak Cliff Gateway.

### **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]