



CITY OF DALLAS

CITY PLAN COMMISSION
Thursday, April 15, 2010
AGENDA

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

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

Theresa O'Donnell, Director
David Cossum, Assistant Director of Current Planning

BRIEFINGS:

Subdivision Docket
Zoning Docket

ACTION ITEMS:

Subdivision Docket Planner: Paul Nelson

Consent Agenda - Preliminary Plats

- (1) **S090-078**
(CC District 2)
- An application to create one 24.435 acre lot, and one 34.185 acre lot from Lot 1, City Block A/5748; Lot 2, Block A/5748; part of Lot 6 and all of Lot 7 in Block 5750; Lots 15 through 30 in City Block 5749; part of Blocks 1/2373, A/5748, 5749, 5750 and 5751 and located on Harry Hines Blvd., Medical District Blvd., and Maple Avenue.
Applicant/Owner: Dallas County Hospital District
Surveyor: Pacheco Koch Consulting Engineers
Application Filed: March 26, 2010
Zoning: IR, IM
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (2) **S090-079**
(CC District 13)
- An application to create one 0.863 acre lot; one 0.512 acre lot and one 8.102 acre lot from a 9.477 acre tract of land on 3106 Forest Lane at Webb Chapel Road, southeast corner.
Owner: Webb Chapel Village, Inc.
Surveyor: Lanes Southwest Surveying
Application Filed: March 26, 2010
Zoning: PD 308
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replats

- (3) **S090-074**
(CC District 13)
- An application to replat a 0.3823 acre tract of land containing all of Lot 4 in City Block 5/5501 to reduce the existing 20 foot side yard building line to 10 feet in 2 locations along Northaven Road at 11248 Jamestown Road, southeast corner.
Owner: Charles Opheim
Surveyor: Daniel Lim & Associates
Application Filed: March 17, 2010
Zoning: R16(A)
Date Notices Sent: 14 notices sent on March 23, 2010
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S090-075**
(CC District 10)
- An application to replat a 0.227 acre tract of land containing all of Lot 17 in City Block G/5446 to reduce the existing 30 foot front yard building line to 25.9 feet in 1 place along 7746 Eagle Trail east of Goforth Road.
Owner: Nancy & Douglas Rabe
Surveyor: CBG Surveying, Inc.
Application Filed: March 17, 2010
Zoning: R-7.5(A)
Date Notices Sent: 18 notices sent on March 24, 2010
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Miscellaneous Docket

- M090-022**
Richard Brown
(CC District 5)
- Minor amendment to the development plan for Planned Development District No. 651 for a Public school other than an open-enrollment charter school and R-7.5(A) Single Family District Uses on property bounded by Greenmound Avenue, McKim Drive, Fairhaven Lane and Blanton Street.
Staff Recommendation: **Approval**
Applicant: Dallas Independent School District
Representative: Karl Crawley

- M090-023**
Richard Brown
(CC District 8)
- Minor amendment to the development plan for Planned Development District No. 648 for a Public school other than an open-enrollment charter school and R-7.5(A) Single Family District Uses on the southwest corner of Rylie Road and Haymarket Road.
Staff Recommendation: **Approval**
Applicant: Dallas Independent School District
Representative: Karl Crawley
- M090-025**
Richard Brown
(CC District 13)
- Minor amendment to the development plan for Planned Development District No. 70 for certain Shopping Center District Uses on the northeast corner of Northwest Highway and Midway Road.
Staff Recommendation: **Approval**
Applicant: Padilla & Associates, LP
Representative: Marc Jennings
- M090-026**
Richard Brown
(CC District 4)
- Minor amendment to the development plan for Planned Development District No. 369 for a Transit passenger station or transfer center and CR Community Retail District Uses on the east line of Denley Drive, north of Lancaster Road.
Staff Recommendation: **Approval**
Applicant: DART
Representative: Dave Powyszynski
- M090-027**
Richard Brown
(CC District 9)
- Minor amendment to the site plan and landscape plan for Specific Use Permit No. 1756 for a General merchandise or food store greater than 100,000 square feet on the west line of McCree Road, north of Northwest Highway.
Staff Recommendation: **Approval**
Applicant/ Representative: Chris Biggers
- M090-028**
Richard Brown
(CC District 14)
- Minor amendment to the development plan and landscape plan for Planned Development District No. 305 for Mixed Uses in an area bounded by McKinney Avenue, Blackburn Street, Noble Avenue, and City Place West Boulevard.
Staff Recommendation: **Approval**
Applicant: Blackburn Central Holdings, LP
Representative: Susan Mead, Suzan Kedron

Zoning Cases – Consent

1. **Z089-115(RB)**
Richard Brown
(CC District 3)

An application for an amendment to and expansion of Specific Use Permit No. 1496 for an Open-enrollment charter school on property zoned an IR Industrial Research District, termination of Specific Use Permit No. 1384 for an Open-enrollment charter school on the expansion portion of the request site, and termination of existing deed restrictions on a portion of the site and termination of existing deed restrictions on the southeast corner of Joseph Hardin Drive and Exchange Service Drive and the west line of Joseph Hardin Drive at the terminus of Exchange Service Drive.

Staff Recommendation: **Approval** for a five-year period, with eligibility for automatic renewal of additional five-year periods, subject to a Tract 1 site plan, Tract 2 site plan, traffic management plan, and conditions, **approval** of the termination of Specific Use Permit No. 1384, and **approval** of termination of existing deed restrictions.

Applicant: Eagle Advantage Schools, Inc.; Owner
Representative: Charles Sisneros

2. **Z090-139(RB)**
Richard Brown
(CC District 13)

An application for an amendment to Planned Development District No. 84 for a Private school and a school for special education in the northwest quadrant of Royal Lane and the Dallas North Tollway.

Staff Recommendation: **Approval**, subject to a development/conceptual plan and conditions.

Applicant: The Winston School
Representative: Rex Whitton

3. **Z090-150(WE)**
Warren Ellis
(CC District 1)

An application for a Specific Use Permit for an Open-enrollment charter school on property zoned an R-7.5(A) Single Family District and Specific Use Permit No. 506 for a Community service center on the northwest corner of Wright Street and Hampton Road.

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

Applicant: La Academia de Estrellas
Representative: Lorraine Mantel

Zoning Cases - Under Advisement

4. **Z089-238(RB)**
Richard Brown
(CC District 12)
- An application for renewal of and amendment to Specific Use Permit No. 1682 for an Alcoholic beverage establishment for a Private club-bar on property zoned a CR Community Retail District at the southeast corner of Midway Road and Frankford Road.
- Staff Recommendation: **Approval** for a three-year period, subject to a site plan and conditions.
- Applicant: Beer Girls, LLC
- Representative: Bill Muenchinger
- U/A From: March 18, 2010

Zoning Cases – Individual

5. **Z090-119(RB)**
Richard Brown
(CC District 4)
- An application for a Planned Development District for a Private recreation center, club, or area limited to a Public school district athletic complex and R-7.5(A) Single Family District Uses on property zoned an R-7.5(A) Single Family District within the northwest quadrant of Military Parkway and Delafield Lane.
- Staff Recommendation: **Approval**, subject to a development plan staff's recommended conditions.
- Applicant: Dallas Independent School District
- Representative: Karl Crawley
6. **Z090-136(WE)**
Warren Ellis
(CC District 9)
- An application for a Planned Development District for a Public school other than an Open-enrollment charter school and R-7.5(A) Single Family District uses on property zoned an R-7.5(A) Single Family District on the northwest corner of Lingo Lane and Millmar Drive.
- Staff Recommendation: **Approval**, subject to a revised development plan and conditions.
- Applicant: Dallas Independent School District
- Representative: MASTERPLAN - Karl Crawley
7. **Z090-137(WE)**
Warren Ellis
(CC District 3)
- An application for an amendment to Planned Development District No. 667 for a Public school other than an Open-enrollment charter school and R-10(A) Single Family District uses on the west side of Franklin Street and south of Gibbs Williams Road.
- Staff Recommendation: **Approval**, subject to a revised development plan, landscape plan and conditions.
- Applicant: Dallas Independent School District
- Representative: MASTERPLAN – Karl Crawley

8. **Z090-126(RB)**
Richard Brown
(CC District 12)
An application for an amendment to Planned Development District No. 202 for certain nonresidential uses on the east line of Preston Road, north of Crownover Court.
Staff Recommendation: **Approval**, subject to a development and landscape plan and staff's recommended conditions.
Applicant: Adolph Scherer Preston I, Ltd.; Owner
Representative: Robert Reeves
9. **Z067-284(RB)**
Richard Brown
(CC District 14)
An application for a Planned Development District for MU-3 Mixed uses on property zoned an MU-3 Mixed Use District on the northeast corner of North Central Expressway and Twin Sixties Drive.
Staff Recommendation: **Approval**, subject to a conceptual plan, a Zone 1B development plan, a Zone 2A development plan, a Zone 3 development plan, and staff's recommended conditions.
Applicant: Prescott Realty Group
Representative: Suzan Kedron

Authorization of Hearing

- (CC District 14)
A public hearing to decide whether to authorize a public hearing to determine proper zoning on property zoned Subdistrict 1, within Planned Development District No. 298, the Bryan Place Special Purpose District, on the northeast corner of Ross Avenue and McCoy Street with consideration being given to appropriate zoning for the area including use, development standards, and other appropriate regulations that would allow for a vehicle or engine repair use in addition to the uses currently permitted. This is a hearing to consider the request to authorize the hearing and not on the rezoning of property at this time.

Other Matters

Minutes: April 1, 2010

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, April 15, 2010

ZONING ORDINANCE COMMITTEE (ZOC) MEETING - Thursday, April 15, 2010, City Hall, 1500 Marilla Street, in 5ES, at 9:00 a.m., (1) Briefing - Dallas Code of Ethics, (2) Briefing - Maximum structure height measurement, and (3) Briefing - When platting is required.

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]