



CITY OF DALLAS

CITY PLAN COMMISSION
Thursday, May 21, 2009
AGENDA

BRIEFINGS:	5ES	10:00 a.m.
SUPERGRAPHICS BRIEFING:	5ES	10:00 a.m. to 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.

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

BRIEFINGS:

SPSD089-001 Consideration of amendments to the Downtown Special Provision Sign District to renew and amend the 'Supergraphic' provisions, including consideration of amendments allowing additional supergraphic signs, expanding the types of walls they can be placed on and reducing minimum size requirements.

David Cossum, Assistant Director of Development Services

Subdivision Docket
Zoning Docket

ACTION ITEMS:

Area Plan

UNT-Dallas Public hearing to receive comments on the proposed UNT-Dallas Area Plan in the area generally located along IH-35 (western boundary), IH-20 (southern boundary), West Laureland Road/Wagon Wheels Trail (northern boundary) and Tracy Road (eastern boundary). The Area Plan, if adopted, will be used as a policy and implementation guide for future development. This is a public hearing to receive comments on the plan and not the adoption of the plan at this time.

(A quorum of the Urban Design Advisory Committee may be present for the UNT- Dallas Area Plan)

Consent Agenda - Preliminary Plats

- (1) **S089-093**
(CC District 1)
(Prothro)
- An application to replat all of Lots 3 and 4 in City Block 1/5172 into one 15,700.00 sq. ft. lot generally located at the intersection of Andrews Dr. and Illinois Ave., northwest corner.
Owner: Jose Sosa
Surveyor: Maranot
Application Filed: April 22, 2009
Zoning: CR
Staff Recommendation: **Approve**, subject to the conditions listed in the docket.
- (2) **S089-095**
(CC District 14)
(Emmons)
- An application to replat 1.079 acres containing Lots 28 thru 30 and 36 thru 38 in City Block 5/642 into a 30 lot Shared Access Development located at the intersection of Apple St. and San Jacinto St., northeast corner.
Owner: Can, L.L.C.
Surveyor: Votex
Application Filed: April 28, 2009
Zoning: PD-298 (Sub area 8)
Staff Recommendation: **Approve**, subject to the conditions listed in the docket
- (3) **S067-209 R**
(CC District 3)
(Gary)
- An application to create a 1.7845 acre lot and a 5.0235 acre lot out of a tract of land in City Block 5985 on property located at the intersection of U.S. Hwy. 67 and S. Polk St., northeast corner.
Owner: Sikka Investments
Surveyor: Lane's Southwest Surveying, Inc.
Application Filed: April 30, 2009
Zoning: RR
Staff Recommendation: **Approve**, subject to the conditions listed in the docket

Residential Replats

- (4) **S089-012 R**
(CC District 6)
(Lozano)
- An application to remove the platted building line and replat portions of Lots 1 thru 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 62,412 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: April 28, 2009
Zoning: PD-802 (R-5(A))
Staff Recommendation: **Approve**, subject to the conditions listed in the docket.

Miscellaneous Docket

- M089-013**
Richard Brown
(CC District 14)
(Emmons)
- Minor amendment to the development plan for Planned Development District No. 154 for Retail, Office, and Residential Uses on the north corner of Rawlins Street and Welborn Street
Staff Recommendation: **Approval**

Miscellaneous Docket – Under Advisement

- M089-008**
Richard Brown
(CC District 6)
(Lozano)
- Minor amendment to the development plan and landscape plan for Planned Development District No. 754 for certain residential and nonresidential uses on both sides of Brockbank Drive and the south line of Valley Meadow Drive.
Staff Recommendation: **Approval**
U/A From: May 7, 2009

Zoning Cases – Consent

1. **Z089-168(WE)**
(Warren Ellis)
(CC District 8)
(Lavallaisaa)
- An application to create a new Subdistrict for retirement housing and TH-3(A) Townhouse District uses within Planned Development District No. 625, on the south line of Crouch Road, west of Lancaster Road.
Staff Recommendation: **Approval**, subject to a conceptual plan and staff's recommended conditions.
Applicant: UHF Magnolia Trace, L.P.
Representative: MASTERPLAN, Karl Crawley.

2. **Z089-174(RB)**
(Richard Brown)
(CC District 2)
(Wally)
An application for a Specific Use Permit for a Bar, lounge, or tavern on property zoned Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, on the south line of Elm Street, west of Malcolm X Boulevard.
Staff Recommendation: **Approval** for a two-year period, subject to a site plan and conditions.
Applicant: Rauf T. Kabolati, Representative
3. **Z089-207(RB)**
(Richard Brown)
(CC District 12)
(Wolfish)
An application for a Specific Use Permit for Local Utilities on property zoned an MF-1(A) Multifamily District with, Specific Use Permit No. 1 for Apartment-2 Uses limited to a Community club, private school, and apartments on the northwest corner of Belt Line Road and Spring Creek Road.
Staff Recommendation: **Approval** for a permanent time period, subject to a site plan and conditions.
Applicant: Time Warner Cable
Representative: Brian Hobbs

Zoning Cases – Under Advisement

- A. **Z089-169(RB)**
(Richard Brown)
(CC District 7)
(Bagley)
An application for the creation of a new Subarea (Subarea 2A) on property within the Subarea 2 portion of Planned Development District No. 363 for Residential, Office and Retail uses on the northeast line of Merlin Street, north of Grand Avenue.
Staff Recommendation: **Approval**, subject to a conceptual plan and conditions.
Applicant: Churchill Residential, Inc.
Representative: Karl Crawley
U/A From: May 14, 2009
- B. **Z089-186(MAW)**
(Megan Wimer)
(CC District 2)
(Wally)
An application for a Specific Use Permit for an Alcoholic Beverage Establishment limited to a bar, lounge or tavern on property zoned an IR Industrial Research District with deed restrictions on the northeast side of Maple Avenue, northwest of Inwood Road.
Staff Recommendation: **Approval** for a two-year time period with eligibility for automatic renewal for additional two-year periods, subject to a site plan and conditions.
Applicant: J.D. Buchert, Dallas Eagle
Representative: Peter Kavanagh, Zone Systems, Inc.
U/A From: May 14, 2009

- C. [Z089-187\(WE\)](#)
(Warren Ellis)
(CC District 2)
(Wally)
- An application for a Specific Use Permit for an Inside commercial amusement for a Class A dance hall on property zoned a GR General Retail Subdistrict within Planned Development District No. 193, the Oak Lawn Special District on the southeast corner of Maple Avenue and Knight Street.
Staff Recommendation: **Approval** for a two-year time period, subject to a revised site plan and staff's recommended conditions.
Applicant: Kyle Wood
Representative: Roger Albright
U/A From: May 14, 2009

Development Code Amendment

- DCA089-001**
(Carrie Gordon)
- Consideration of amendments to Article IV, "Zoning Regulations" of Chapter 51A, the City of Dallas Development Code, amending the district in which a business school use is allowed.
Staff Recommendation: **Approval**
Zoning Ordinance Advisory Committee Recommendation:
Approval

Special Provision Sign District – Under Advisement

- SPSD089-001**
David Cossum
(CC District 2&14)
(Wally & Emmons)
- Consideration of amendments to the Downtown Special Provision Sign District to renew and amend the 'Supergraphic' provisions, including consideration of amendments allowing additional supergraphic signs, expanding the types of walls they can be placed on and reducing minimum size requirements.
Staff Recommendation: **Approval**
Special Sign District Advisory Committee: **Approval**
ZOAC Recommendation: **Approval**
U/A From: May 14, 2009

Authorization of Hearings

- Kate Singleton
(CC Dist. 13)
(Ekblad)
- A public hearing to decide whether to authorize a public hearing to determine proper zoning on property zoned an R-16(A) Single Family District, in an area generally bounded by Royal Lane, Snow White Drive, Sleepy Lane, Rosser Road, Northaven Road and Cinderella Lane with consideration being given to a Conservation District for the Disney Streets neighborhood. This is a hearing to consider the request to authorize the hearing and not the rezoning of property at this time.

Other Matters

Minutes: May 14, 2009

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, May 21, 2009

ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING - Thursday, May 7, 2009, at 9:00 a.m., City Hall, 1500 Marilla Street, in 5ES, to consider (1) **DCA078-016** - 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]