



CITY OF DALLAS

CITY PLAN COMMISSION
Thursday, June 12, 2008
AGENDA

BUS TOUR:		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
Megan Wimer, Principal Planner

BRIEFINGS:

Subdivision Docket
Zoning Docket

ACTION ITEMS:

Subdivision Docket

Planner: Carolyn Horner

Consent Agenda - Preliminary Plats

- (1) **S078-199**
(District 2)
(Strater)
- An application to create one lot from a tract of land containing 7.795 acres in City Block D/2370, on 5919 and 5925 Maple Ave.
Applicant/Owner: RCC Maple, Ltd.
Surveyor: Spiars Engineering Inc.
Application Filed: May 14, 2008
Zoning: IM
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (2) **S078-201**
(District 11)
(Buehler)
- An application to create one lot from a tract of land containing 2.1688 acres in City Block 1/7497, on Valley View Lane and Thistle Lane, northeast corner
Applicant/Owner: City North Development Group
Surveyor: Doug Connally & Assc.
Application Filed: 5-19-08
Zoning: MF-2(A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

- (3) **S078-202**
(District 12)
(Wolfish)
- An application to create one lot from a tract of land containing 0.9380 acres in City Block 8761, on the Dallas North Tollway and east of the George Bush Turnpike
Applicant/Owner: Billingsley Company
Surveyor: C&P Engineering, Ltd.
Application Filed: 5-20-08
Zoning: LI
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (4) **S056-379R**
(District 2)
(Strater)
- An application to revise a previously approve plat (S056-379) to create one lot from a tract of land by removing a tract and including a contiguous tract, containing 5.458 acres in Lots 1 and 5 and unplatted tracts in City Block A-1/2367, southeast corner Forest Park and Empire Central
Applicant/Owner: Jackson Pottery Wholesale
Surveyor: Pate Engineers, Inc.
Application Filed: 5-20-08
Zoning: IR
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Residential Replats – Under Advisement

- S078-198**
(District 5)
(Rodgers)
- An application to replat part of Lots 9 and 10 in City Block P/4367 into one 23,165 sq. ft. lot located at the intersection of E. Ledbetter Dr. and Frio Dr., northeast corner.
Owner: Kenneth & Laverne Willis
Surveyor: Shields & Lee Surveyors
Application Filed: May 13, 2008
Zoning: R-7.5(A) & H/58
Staff Recommendation: **Approval**, subject to the conditions listed in the docket.
U/A From: June 5, 2008

Street Name Change – Under Advisement

- NC078-002**
(CC District 4)
(Davis)
- An application to change the name of Missouri Avenue between South Beckley Avenue and South Lancaster Avenue to “Grover C. Washington Avenue”, with waiver of street name standard Section 51A-9.304(a)(5).
Application Filed: March 17, 2008
Staff Recommendation: Take this item under advisement indefinitely to allow the applicant time to research additional options.
U/A From: April 24, 2008

Miscellaneous Docket

M078-029

Richard Brown
(CC District 10)
(Lueder)

Minor amendment to the development plan and landscape plan for Planned Development District No. 735 for certain Nonresidential Uses on the north line of Forest Lane, west of Abrams Road.

Staff Recommendation: **Approval**

M078-033

Richard Brown
(CC District 3)
(Gary)

Minor amendment to the development plan for Planned Development District No. 508 for Clustered Housing, Multifamily, Limited Office, Mixed Uses, and other Specific Uses, on the south line of Canada Drive, west of Hampton Road

Staff Recommendation: **Approval**

M078-035

Richard Brown
(CC District 13)
(Ekblad)

Minor amendment to Phase 1a and 1b development plan for Planned Development District No. 121 for Retail and Residential Uses on the southwest corner of Walnut Hill Lane and North Central Expressway

Staff Recommendation: **Approval**

Miscellaneous Docket – Under Advisement

D078-014

Frank Dominguez
(CC District 7)
(Bagley)

A development plan and landscape plan for Planned Development District No. 730 on both sides of Bexar Street, north of U.S. Hwy No. 175.

Staff Recommendation: **Approval**

U/A From: June 5, 2008

Zoning Cases – Consent

1. **Z078-213(RB)**

Richard Brown
(CC District 7)
(Bagley)

An application for a Planned Development District for a MF-1(A) Multifamily District Uses and a Community service center on property zoned an MF-1(A) Multifamily Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District, at the southeast corner of Hatcher Street and Troy Street.

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

Applicant: Dallas Housing Authority, Owner

Representative: Michael R. Coker

2. **Z078-210(MAW)**
Megan Wimer
(CC District 4)
(Davis)
An application for an MU-1 Mixed Use District on property zoned an LI Light Industrial District on the west side of Fran Way, north of Avenue B.
Staff Recommendation: **Approval**
Applicant: SDC Fiji Senior, LP
Representative: Joseph Agumadu
Bus Tour Date: June 12, 2008
3. **Z078-219(MAW)**
Megan Wimer
(CC District 9)
(Weiss)
An application for a Neighborhood Stabilization Overlay (NSO) on property zoned an R-7.5(A) Single Family District on the north side of Mockingbird Lane and including both sides of Dalewood Lane, Westbrook Lane, Rockview Lane and Galemeadow Circle.
Staff Recommendation: **Approval**
Applicant: Dalewood-Westbrook Neighborhood
Bus Tour Date: June 12, 2008

Development Code Amendment – Under Advisement

- DCA 078-013**
David Cossum
Consideration of amendments to Chapter 51A, the Dallas Development Code, to amend regulations pertaining to premise signs and special purpose signs.
Staff Recommendation: **Approval**
ZOAC Recommendation: **Approval**
U/A From: June 5, 2008

Other Matters

CPC Committee Appointments and Reports

Minutes: June 5, 2008

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, June 19, 2008

CPC TRANSPORTATION COMMITTEE MEETING - Thursday, June 19, 2008, at 8:30 a.m., City Hall, 1500 Marilla Street, in Room 5BN, to discuss Thoroughfare Plan Amendment for Cypress Cove.

Thursday, June 19, 2008

ZONING ORDINANCE ADVISORY COMMITTEE MEETING (ZOAC) - Thursday, June 19, 2008, at 9:00 a.m., City Hall, 1500 Marilla Street, in Room 5ES, to discuss **SPSD078-003** – Video board signs.

Thursday, June 19, 2008

SUBDIVISION REVIEW COMMITTEE MEETING (SRC) - Thursday, June 19, 2008, at 9:00 a.m., City Hall, 1500 Marilla Street, in the Council Chambers, to discuss (1) **NC078-003** - Consideration of the name of Industrial Boulevard between Market Center Boulevard and its southern terminus be changed.

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]