



CITY OF DALLAS

CITY PLAN COMMISSION
Thursday, July 1, 2010
AGENDA

BRIEFINGS:	6ES	11:00 a.m.
PUBLIC HEARING	6ES	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) **S090-110**
(CC District 6)

An application to create one 138.148 acre lot from a tract of land in City Blocks 6506, 6508, 6509 on Walnut Hill Lane north of Manana Drive between Spangler Road and Goodnight Lane

Owner: City of Dallas

Surveyor: Pacheco Koch Consulting Engineers

Application Filed: June 3, 2010

Zoning: IR, IM, CS

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

(2) **S090-111**
(CC District 13)

An application to replat Lot 22A in City Block 1/7292 to create one 3.8039 acre lot and one 3.1472 acre lot from a 6.951 acre parcel on 10260 and 10300 North Central Expressway, south of Meadow Road

Owner: 10300 North Central LLC

Surveyor: Gonzalez and Schneeberg

Application Filed: June 3, 2010

Zoning: GO(A)

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

Residential Replat

(3) **S090-112**
(CC District 1)

An application to replat a 2.697 acre tract of land containing part of Lots 7 and 8 and all of Lots 1 thru 6 and all of Lots 9 thru 14 in City Block B/4567 of to create one lot on Franklin Street at Twelfth Street, northeast corner

Applicant/Owner: Dallas Independent School District

Surveyor: Jones & Carter, Inc.

Application Filed: June 9, 2010

Zoning: R-7.5(A), TH-3(A)

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

Miscellaneous Docket

Zoning Cases – Consent

1. **Z090-170(OTH)**
Olga Torres Holyoak
(CC District 2)

An application to renew Specific Use Permit No. 1410 for a restaurant with drive-in or drive-through on property zoned a CA-1(A) SP Central Area District and Secondary Pedestrian Overlay on the southwest corner of Commerce Street and Griffin Street.

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

Applicant: Rick Mathews, McDonalds Corporation

Representative: Cameron Slown, Adams Engineering

2. **Z090-151(WE)**
Warren Ellis
(CC District 8)

An application for an amendment to Specific Use Permit No. 1401 for an Industrial (outside) use for a concrete batch plant on property zoned an IR Industrial Research District and an A(A) Agricultural District on the east side of Dowdy Ferry Road, North of I-20.
Staff Recommendation: **Approval** for a ten-year time period with eligibility for automatic renewals for additional ten-year periods, subject to a revised site plan and conditions.
Applicant: PLES Investments LL
Representative: Gary Reeder
3. **Z090-180(WE)**
Warren Ellis
(CC District 2)

An application for a Planned Development Subdistrict for Multiple Family Subdistrict use on property zoned an MF-2 Multiple Family Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District on the southwest corner of Cedar Springs Road and North Dallas Tollway.
Staff Recommendation: **Approval** of a Planned Development Subdistrict for MF-2 Multiple Family Subdistrict uses, subject to a revised development plan and conditions.
Applicant: Dallas Cedar Point Ltd.
Representative: MASTERPLAN – Karl Crawley
4. **Z090-189(MG)**
Michael Grace
(CC District 1)

An application for a Planned Development District for a public school athletic field and R-7.5(A) Single Family District uses on property zoned an R-7.5(A) Single Family District and a TH-3(A) Town House District on the north side of 12th Street, between Hampton Road and South Franklin Street.
Staff Recommendation: **Approval**, subject to conditions.
Applicant: Dallas Independent School District
Representative: MASTERPLAN – Karl Crawley

Zoning Cases - Under Advisement

5. **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
U/A From: April 15, 2010

Other Matters

Minutes: June 17, 2010

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, July 1, 2010

ZONING ORDINANCE COMMITTEE (ZOC) MEETING - Thursday, July 1, 2010, City Hall, 1500 Marilla Street, in 6ES, at 9:00 a.m., to consider (1) Consideration of amendments to Parking regulations.

THOROUGHFARE (TRANSPORTATION) COMMITTEE MEETING - Thursday, July 1, 2010, City Hall, 1500 Marilla Street, in Room 5BN, at 8:30 a.m., to consider (1) Change Belleview Street from Lamar Street to Akard Street from a four lane undivided roadway to a two lane undivided roadway; (2) Change Unnamed Far North Street between Frankford Road and the George Bush Tollway from a four lane undivided roadway to a two lane undivided roadway; and (3) Change the operation on the following roads from one-way to two-way streets – (a) Field Street from Pacific to Wood; (b) Akard Street from Pacific to Commerce; (c) Patterson Street from Field to Akard; and (d) Federal Street from Akard to Ervay.

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]