



CITY OF DALLAS

CITY PLAN COMMISSION
Thursday, July 16, 2009
AGENDA

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.

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

BRIEFINGS:

University of North Texas Dallas Area Plan
Peer Chacko, Long Range Planning, Assistant Director

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

Subdivision Docket
Zoning Docket

ACTION ITEMS:

Subdivision Docket Planner: Carolyn Horner

Consent Agenda - Preliminary Plats

- (1) **S089-105** An application to replat Lots 1A, 12, 13, 22 and 23 of the
(CC District 2) Elsmere Addition, City Block 6/2467, into one 1.496 acre lot,
on Lemmon Avenue between Miles Street and Cedar Plaza
Lane
Applicant/Owner: PPA Realty, Ltd.
Surveyor: Spiars Engineering, Inc.
Application Filed: June 17, 2009
Zoning: PD 193
Staff Recommendation: **Approval**, subject to the conditions
listed in the docket

- (2) **S089-106**
(CC District 3)
- An application to create one 0.676 acre lot in City Blocks 7234 & 7235, located at the northeast corner of Hampton Road and Singleton Boulevard
Applicant/Owner: Dallas Habitat Building Headquarters, Inc.
Surveyor: Survey Services, Inc.
Application Filed: June 17, 2009
Zoning: IR
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (3) **S089-108**
(CC District 4)
- An application to create one 19.84 acre lot in City Block A/7656, located on Loop 12 at Carbondale Street
Applicant/Owner: Dallas County Buffalo Soldiers Youth Group-Lancaster Chapter
Surveyor: Halff Associates, Inc.
Application Filed: June 18, 2009
Zoning: PD 609
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (4) **S089-110**
(CC District 7)
- An application to replat Lot 1 of the Buckner Place Addition, City Block 10/6127, into one 1.42 acre lot and one 1.58 acre lot, located on St. Francis Avenue at South Buckner Blvd.
Applicant/Owner: Freedom Wash Holdings, LLC
Surveyor: Doug Connally & Associates
Application Filed: June 19, 2009
Zoning: NS(A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket
- (5) **S089-111**
(CC District 12)
- An application to replat Lot 1 of the Second Amended Plat, Marsh-Frankford Addition, City Block A/8747, into one 0.9478 acre lot and one 2.8929 acre lot, located on Marsh Lane, north of Frankford Road
Applicant/Owner: Marsh Road LLC
Surveyor: Nathan D. Maier Consulting Engineers, Inc.
Application Filed: June 19, 2009
Zoning: CR
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

- (6) **S089-114**
(CC District 9) An application to create one 15.643 acre lot in City Block 7673, located on McCree Road north of Northwest Highway
Applicant/Owner: City of Dallas/Parks & Recreation Dept.
Surveyor: Lim & Associates, Inc.
Application Filed: June 23, 2009
Zoning: CR
Staff Recommendation: **Approval**, subject to the conditions listed in the docket

Residential Replats

- (7) **S089-107**
(CC District 13) An application to replat Lot 2 of the Revised Ridgewood Addition, in City Block 5545, into one 0.999 acre lot, located at 4931 Wedgewood Lane.
Applicant/Owner: Amy and Michael Zicarelli
Surveyor: Analytical Surveys
Application Filed: June 18, 2009
Zoning: R-1AC(A)
Staff Recommendation: **Denial** based on non-compliance with 51A-8.501(a) and 51A-8.503(a)

- (8) **S089-112**
(CC District 7) An application to replat part of Lot 12 and all of Lots 13 and 14, of the South Side Addition, City Block A/1694, into one 0.328 acre lot, located at 3404 Myrtle Street and 2706 Warren Avenue
Applicant/Owner: Olivet Missionary Baptist Church
Surveyor: Keeton Surveying Co.
Application Filed: June 22, 2009
Zoning: PD 595 (R-5(A))
Staff Recommendation: **Denial** based on non-compliance with 51A-8.501(a) and 51A-8.503(e)(1) and (2)

Miscellaneous Docket

- M089-029**
Richard Brown
(CC District 14) Minor amendment to the Development Plan–Subarea A for Planned Development Subdistrict No. 74 for certain GR General Retail Subdistrict Uses within Planned Development District No. 193, the Oak Lawn Special Purpose District, on the west corner of Cedar Springs Road and McKinnon Street.
Staff Recommendation: **Approval**

- M089-030**
Richard Brown
(CC District 9) Minor amendment to the site plan and traffic management plan for Specific Use Permit No. 1729 for an Open-enrollment charter school on a tract of land northeast of the north corner of Easton Road and Garland Road.
Staff Recommendation: **Approval**

- M089-032**
Richard Brown
(CC District 8)
- Minor amendment to the development/landscape plan for Planned Development District No. 752 for R-10(A) Single Family District Uses and a Public school other than an open-enrollment charter school on the south corner of Edd Road and Garden Grove Drive.
Staff Recommendation: **Approval**
- M089-035**
Richard Brown
(CC District 5)
- Minor amendment to the site plan for Specific Use Permit No. 1754 for an Office showroom/warehouse on the northeast line of C.F. Hawn Freeway, northwest of Lovejoy Drive.
Staff Recommendation: **Approval**
- W089-010**
Neva Dean
(CC District 9)
- A waiver of the two-year waiting period in order to submit an application for an amendment to Planned Development District No. 781 for MF-2(A) Multifamily District Uses on the northeast line of Emerald Isle, north of Garland Road.
Staff Recommendation: **Denial**

Zoning Cases – Consent

1. **Z089-146(OTH)**
(Olga Torres Holyoak)
(CC District 3)

An application to amend and expand Specific Use Permit No. 1450 for an Open-enrollment charter school on property zoned an R-7.5(A) Single Family District on the southwest corner of W. Illinois Avenue and Chalmers Street.
Staff Recommendation: **Approval**, subject to site plan and conditions.
Applicant: Vicente Delgado
Representative: Mack Santoyo

2. **Z089-210(WE)**
(Warren Ellis)
(CC District 2)

An application for a Planned Development Subdistrict for CA-2 Central Area District uses on property zoned a CA-2 Central Area Subdistrict within Planned Development District No. 193, the Oak Lawn Special Purpose District and the termination of deed restrictions volunteered by the applicant on the northwest corner of Field Street and Woodall Rodgers Freeway.
Staff Recommendation: **Approval**, subject to a development plan and conditions and **approval** of the termination of deed restrictions.
Applicant: Museum of Nature and Science
Representative: Duncan T. Fulton

3. **Z089-214(WE)**
(Warren Ellis)
(CC District 8)

An application for termination of deed restrictions volunteered by the applicant on property zoned an NS(A) Neighborhood Service District on the southwest corner of South Loop 12 and Cranfill Drive.
Staff Recommendation: **Approval**
Applicant/ Representative: Diann Robinson

Zoning Cases – Individual

4. **Z089-195(WE)**
(Warren Ellis)
(CC District 7)
- An application for an amendment to, and an expansion of, Planned Development District No. 597 for a private school on property zoned Planned Development District No. 597, an MF-2(A) Multifamily Subdistrict, a CC Community Commercial Subdistrict and a NC Neighborhood Commercial Subdistrict within Planned Development District No. 595, the South Dallas/Fair Park Special Purpose District in an area generally on both sides of Pennsylvania Avenue, between Holmes Street and Colonial Avenue, and Panama Place and south of Martin Luther King Boulevard.
- Staff Recommendation: **Approval**, subject to a revised development plan, landscape plan, traffic management plan and staff's recommended conditions.
- Applicant: St. Phillips School
Representative: Bennett Ratliff
5. **Z089-202(WE)**
(Warren Ellis)
(CC District 3)
- An application for a Planned Development District for mixed uses on property zoned an R-7.5(A) Single Family District, an IR industrial Research District with Specific Use Permit No. 107 for a radio tower, Specific Use Permit No. 108 for a radio tower, Specific Use Permit No. 220 for a doctor's clinic or nursing home, and Specific Use Permit No. 98 for quarry on a portion, an MF-1(A) Multifamily District, and an MF-2(A) Multifamily District, and termination of a portion of Specific Use Permit No. 98, Specific Use Permit No. 107, Specific Use Permit No. 108, and Specific Use Permit No. 220 and the termination of deed restrictions volunteered by the applicant on property generally bounded by Interstate 30, Westmoreland Road, Fort Worth Avenue and Pinnacle Park Boulevard.
- Staff Recommendation: **Approval**, subject to a revised conceptual plan, and staff's recommended conditions and **approval** of the termination of Specific Use Permit No. 107, Specific Use Permit No. 108, and Specific Use Permit No. 220 and a portion of Specific Use Permit No. 98 and **approval** of the termination of deed restrictions volunteered by the applicant.
- Applicant: SLF III/INCAP, L.P.
Representative: Jackson Walker, LLP – Susan Mead

6. **Z089-172(RB)**
(Richard Brown)
(CC District 4)
- An application for an amendment to and expansion of Specific Use Permit No. 1602 for a Vehicle storage lot on property zoned a CS Commercial Service District on the southeast corner of South Central Expressway and Bateman Avenue.
Staff Recommendation: **Approval** for a five-year period, subject to a site plan and staff's recommended conditions.
Applicant: United Tows, LLC
Representative: Dallas Cothrum
7. **Z089-209(RB)**
(Richard Brown)
(CC District 7)
- An application for a CR Community Retail District, with retention of the D-1 Liquor Control Overlay, on property zoned an NS(A)-D-1 Neighborhood Service District, with the D-1 Liquor Control Overlay, on the northwest corner of Buckner Boulevard and St. Francis Avenue.
Staff Recommendation: **Denial**
Applicant: Freedom Wash Holdings, LLC
Representative: Vincent Garrard

Development Code Amendment

- DCA078-016**
David Cossum
- Consideration of amendments to Chapter 51A, the Dallas Development Code, to amend regulations pertaining to outside storage and screening requirements.
Staff Recommendation: **Approval**
ZOAC Recommendation: **Approval**

Area Plan – Under Advisement

- UNT-Dallas**
(Peer Chacko & Shilpa Ravande)
(CC District 5 & 8)
(Rodgers & Lavallaisaa)
- Consideration of adoption of the UNT-Dallas Area Plan and incorporation into the *forwardDallas!* comprehensive plan in the area generally along IH-35 (western boundary), IH-20 (southern boundary), W. Laureland Road/Wagon Wheels Trail. (northern boundary) and Tracy Road (eastern boundary). This Area Plan, if adopted, will be used as a policy and implementation guide for future development.
U/A From: May 21, 2009 and June 11, 2009

Other Matters

Consideration of appointments to the following CPC Committees:
Subdivision Review Committee (SRC)
Thoroughfare (Transportation) Committee
(List of committee members available with CPC Coordinator)

Minutes: June 25, 2009

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, July 16, 2009

ZONING ORDINANCE ADVISORY COMMITTEE (ZOAC) MEETING - Thursday, July 16, 2009, City Hall, 1500 Marilla Street, in 5ES, at 9:00 a.m., to consider (1) **DCA078-014** - Amendments to Chapter 51A, the Dallas Development Code, to amend regulations pertaining to Board of Adjustment Panel Size, (2) Consideration and action on Certifications for Demolition in Historic Districts and other Demolitions of Substandard Structures, and (3) Consideration and action on Conceptual Plans.

URBAN DESIGN ADVISORY COMMITTEE (UDAC) - Thursday, July 16, 2009, at 11:00 a.m., City Hall, 1500 Marilla Street, in 5ES, to consider UNT-Dallas Area Plan.

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]