



CITY OF DALLAS

CITY PLAN COMMISSION
Thursday, August 19, 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:

West Dallas Urban Framework Plan
David Whitley, Design Studio

Subdivision Docket
Zoning Docket

ACTION ITEMS:

Subdivision Docket

Planner: Paul Nelson

Residential Replats:

(1) **S090-129**
(CC District 13)

An application to replat a 0.6465 acre tract of land containing all of Lot 10 in City Block 5081 on 9309 Midway Road at Wilada Drive, northwest corner.

Applicant/Owner: Timothy Troop

Surveyor: Mobley Land Surveying

Application Filed: July 27, 2010

Date Notices Sent: August 4, 2010

Zoning: R-10(A)

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

- (2) **S090-130**
(CC District 4) An application to replat a 1.188 acre tract of land containing all of Lot 13A in City Block 4/4106 and all of Lots 16, 17, 18 and 19 in City Block 4/4106 on 344 E. Saner Avenue at Arizona Avenue, southwest corner.
Applicant/Owner: Temple Church of God In Christ
Surveyor: Maddox Surveying and Mapping
Application Filed: July 27, 2010
Date Notices Sent: August 4, 2010
Zoning: R-7.5(A) & CR
Staff Recommendation: **Denial**, because the proposed lot does not conform to the established pattern of adjacent lots as required by Section 51A-8.503(a) of the Dallas Development Code.
- (3) **S090-131**
(CC District 11) An application to replat a 0.973 acre tract of land containing all of Lot 3 in City Block 4/7940 to reduce the existing 75 foot platted building line of 6644 Northaven Road at the intersection with Rick's Circle.
Applicant/Owner: Noel Barrick
Surveyor: D&D Surveyors
Date Notices Sent: August 4, 2010
Application Filed: July 28, 2010
Zoning: R-1 ac.(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.
- (4) **S090-132**
(CC District 9) An application to replat a 0.315 acre tract of land containing part of Lot 13 in City Block 7/2976 on Lake Circle Drive between Hillside Drive and Oakhurst Drive.
Applicant/Owner: Jason McMinn
Surveyor: CBG Surveying, Inc.
Date Notices Sent: August 4, 2010
Application Filed: July 27, 2010
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Certificates of Appropriateness for Sign

Downtown Sign District:

- 1006171001**
Carolyn Horner
(CC District 14) An application for a Certificate of Appropriateness for the installation of an upper projecting attached sign at 1520 Elm.
Applicant: Sue Butler of Starlight Sign.
Staff Recommendation: **Approval**
SSDAC Recommendation: **Approval**

Zoning Cases – Consent

1. **Z090-174(WE)**
Warren Ellis
(CC District 14)
An application for a Specific Use Permit for a commercial amusement (inside) within Planned Development District No. 619 for mixed uses, on the south side of Main Street, west of Ervay Street.
Staff Recommendation: **Approval** for a two-year period, subject to a site plan and conditions.
Applicant: Main Street, Ltd.
Representative: Edward Magee, TKTR Architects, PLLC

2. **Z090-183(WE)**
Warren Ellis
(CC District 3)
An application for a Specific Use Permit for an utility or government installation other than listed on property within Tract A of Planned Development District 468, the Oak Cliff Gateway Special Purpose District on the east side of Beckley Avenue at the terminus of I-30 Frontage Road.
Staff Recommendation: **Approval** for an eight-year period, subject to a site plan and conditions.
Applicant: Dallas County
Representative: Shannon Brown, Dallas County & Monty Anderson, Options Real Estate

3. **Z090-194(WE)**
Warren Ellis
(CC District 3)
An application for an amendment to, and an expansion of, Subarea 2 of Planned Development District No. 585 for A(A) Agricultural District uses and surface parking limited to providing a portion of the parking for the church in Subarea 1 on property zoned Subarea 2 within Planned Development District No. 585 and an A(A) Agricultural District on the south side of Kiest Boulevard, between Spur 408 and Merrifield Road.
Staff Recommendation: **Approval**, subject to a revised development plan, revised landscape plan and conditions.
Applicant: Potter's House of Dallas
Representative: Jonathan Vinson, Jackson Walker LLP

4. **Z090-202(MG)**
Michael Grace
(CC District 3)
An application to renew Specific Use Permit No. 1588 for a child-care facility on property zoned an R-7.5(A) Single Family District, on the southwest corner of Illinois Avenue and Salerno Street.
Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewal for additional five-year periods, subject to conditions.
Applicant/Representative: Joseph Pelton

Zoning Cases – Under Advisement

5. **Z090-142(RB)**
Richard Brown
(CC District 5)
- An application for the creation of a new Subdistrict (Subdistrict 5A) and a Specific Use Permit for a Vehicle storage lot and a Vehicle display, sales, and service use on property within the Subdistrict 5 portion of Planned Development District No. 533, the C. F. Hawn Special Purpose District No. 1, on the northeast line of C.F. Hawn Freeway, northwest of Lovejoy Drive.
- Staff Recommendation: **Hold under advisement** until September 2, 2010
Applicant: Ruth Hunsinger
Representative: Ramon Aranda
U/A From: August 5, 2010

Zoning Cases - Individual

6. **Z090-206(RB)**
Richard Brown
(CC District 2)
- An application for renewal of Specific Use Permit No. 1695 for a Bar, lounge, or tavern and an Inside commercial amusement for a Live music venue on property zoned Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District, on the northwest corner of Commerce Street and La France Street.
- Staff Recommendation: **Approval** for a four-year period, subject to conditions.
Applicant: Double Wide Bar
Representative: Kim Finch
7. **Z090-195(MG)**
Michael Grace
(CC District 6)
- An application for a Specific Use Permit for a Recycling collection center on property zoned an IR Industrial Research District on the northeast corner of Sylvan Avenue and Fabrication Street.
- Staff Recommendation: **Approval** for a two-year period, subject to a site plan and conditions.
Applicant/ Representative: Jose Bonilla and Rigoberto Rosales

Development Code Amendment

- DCA090-011**
David Cossum
- Consideration of an amendment to Chapter 51A section 51A-4.204 and Chapter 51 section 51-4.207, the Dallas Development Code to delete the provisions exempting public or private schools from payment of Specific Use Permit application fees.
- Staff Recommendation: **Approval**
ZOC Recommendation: **Approval**

Other Matters

Extend the 90 day deadline for ZOC to forward a recommendation regarding DCA090-005 - Alternative Financial Establishments per CPC Rules of Procedure, Section 13(f)(8)(E)(ii)

Minutes: August 5, 2010

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, August 19, 2010

ZONING ORDINANCE COMMITTEE (ZOC) MEETING - Thursday, August 19, 2010, City Hall, 1500 Marilla Street, in 5ES, at 9:00 a.m., (1) **DCA090-010** - Consideration of amendments to Parking regulations

Tuesday, August 24, 2010

ARTS DISTRICT SIGN REVIEW COMMITTEE MEETING – Tuesday, August 24, 2010, at 2:00 p.m., City Hall, 1500 Marilla Street, in Conference Room 5BN to discuss the special sign district regulations on property regulated by the Arts District Special Provision Sign District with consideration being given to amending the district to provide for regulations governing signs related to cultural institutions housing performing or visual arts organizations.

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]