



CITY OF DALLAS

CITY PLAN COMMISSION
Thursday, September 16, 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:

Subdivision Docket
Zoning Docket

ACTION ITEMS:

Subdivision Docket Planner: Paul Nelson

Consent Agenda - Preliminary Plat

- (1) **S090-139**
(CC District 2) An application to replat a 0.844 acre tract of land in City Block 6/774 located on the east corner of Gaston Avenue and N. Haskell Avenue.
Applicant/Owner: Wiman Realty Investments, LLC
Surveyor: Analytical Surveys, Inc.
Application Filed: August 27, 2010
Zoning: PD 298, Subdistrict 13
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (2) **S090-140**
(None) An application to create an 8.857 acre lot from a tract of land in the City of Dallas ETJ in Kaufman County located on Lake Ray Hubbard contiguous to the Heath City Limits on Ray Hubbard Drive.
Applicant/Owner: CGMGT Travis Ranch, LLC.
Surveyor: Westwood Professional Services Inc.
Application Filed: August 27, 2010
Zoning: None
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

- (3) **S090-141**
(CC District 5)
- An application to create a 4.838 acre lot from a tract of land in City Block 8001 located on South Central Expressway at Simpson Stuart Road, north corner.
Applicant/Owner: Reno Torres/UTSI Finance, Inc.
Surveyor: Pacheco Koch Consulting Engineers
Application Filed: August 26, 2010
Zoning: IR
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Residential Replats:

- (4) **S090-137**
(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
Application Filed: August 24, 2010
Date Notices Sent: August 31, 2010
Zoning: R-1ac.(A)
Staff Recommendation: **Approval** of the replat subject to compliance with the conditions listed in the docket and approval of reducing the existing 75 foot building line.
- (5) **S090-138**
(CC District 10)
- An application to replat a 0.525 acre tract of land containing all of Lots 30, 31 and 32 in City Block B/5446 into one 11,614 square foot lot and one 11,266 square foot lot on 8803, 8807 and 8811 Bargiames Lane.
Applicant/Owner: Murphy Senn Custom Homes
Surveyor: CBG Surveying , Inc.
Application Filed: August 24, 2010
Date Notices Sent: August 31, 2010
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to compliance with the conditions listed in the docket.

Miscellaneous Docket

W090-009

Neva Dean
(CC District 1)

A waiver of the two-year waiting period in order to submit an application for an amendment to and expansion of Planned Development District No. 682 for a public school other than an open enrollment charter school and MF-2(A) Multifamily District uses on property zoned a Planned Development District No. 682 and an MF-2(A) Multifamily District on the northwest side East 9th Street between Beckley Avenue and Patton Avenue and the southeast side of East 9th Street between Storey Street and Crawford Street.

Staff Recommendation: **Approval**

Owner: Dallas Independent School District

W090-008

Neva Dean
(CC District 4)

A waiver of the two-year waiting period in order to submit an application for an amendment to and expansion of Planned Development District No. 812 for retirement housing, single family, and certain non-residential uses on property zoned an MF-2(A) Multifamily District and an MU-1 Mixed Use District on the northwest corner of Compton Street and Fran Way.

Staff Recommendation: **Approval**

Owner: Sphinx Development Corporation

Zoning Cases – Consent

1. **Z090-169(WE)**

Warren Ellis
(CC District 2)

An application for an MU-3 Mixed Use District and deed restrictions volunteered by the applicant on property zoned an IR Industrial Research District on the east side of Maple Avenue, between Inwood Road and Butler Street.

Staff Recommendation: **Approval** of the MU-3 Mixed Use District and **approval** of the deed restrictions volunteered by the applicant.

Applicant: Chicory Court IX, L.P.

Representative: Jackson Walker, LLP - Suzan Kedron

2. **Z090-235(MG)**

Michael Grace
(CC District 7)

An application for a Specific Use Permit for a public library on property zoned an R-7.5(A) Single Family District generally on the southwest corner of Beck Avenue and Hibiscus Drive.

Staff Recommendation: **Approval** for a permanent time period, subject to a site plan and conditions.

Applicant: Rick Galceran

Representative: Terry Williams

Zoning Cases – Under Advisement

3. **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 in the northeast quadrant 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; July 1, 2010 and July 15, 2010

Zoning Cases – Individual

4. **Z090-203(RB)**
Richard Brown
(CC District 5)
- An application for a Planned Development District for certain Mixed Uses on property zoned CR Community Retail District and an R-7.5(A) Single Family District on west line of Lancaster Road, south of Ann Arbor Avenue and the west line of Denley Drive, south of Ann Arbor Avenue.
- Staff Recommendation: **Approval**, subject to a Tract 1 development/Tract 2 conceptual plan and conditions.
- Applicant: Sherman Roberts
Representative: Paris Rutherford
5. **Z090-200(MG)**
Michael Grace
(CC District 3)
- An application for a Planned Development District for a public school other than an open enrollment charter school and R-5(A) Single Family District uses on property zoned an R-5(A) Single Family District generally on the west side of Pierce Street, south of St. David Drive.
- Staff Recommendation: **Approval**, subject to a development plan and conditions.
- Applicant: Dallas Independent School District (see attached list of Board Members)
Representative: MASTERPLAN – Karl Crawley

6. **Z090-216(OTH)**
Olga Torres Holyoak
(CC District 14)
- An application to amend and renew Specific Use Permit No 1429 for a bank or saving and loan office with drive-in window service, on property zoned HC Heavy Commercial District within Planned Development District No. 193, the Oak Lawn Special Purpose District on the south side of Maple-Routh Connection, between Colby Street and Woodall Rodgers Freeway.
- Staff Recommendation: **Approval** for a ten-year period with eligibility for automatic renewals for additional ten-year periods, subject to a site/landscape plan and conditions.
- Applicant: Rob Soper/Comerica Bank
- Representative: Larry Kelling, Kimberly-Horn and Associates, Inc.
7. **Z090-211(WE)**
Warren Ellis
(CC District 3)
- An application for a Specific Use Permit for gas drilling and production on property zoned an IR Industrial Research District on south side of Jefferson Boulevard, east of Hardy Road adjacent to the water canal in the westernmost quadrant of the Hensley Field Airport and Naval Base.
- Staff Recommendation: **Approval** for a ten-year period with eligibility for automatic renewal of additional ten-year periods, subject to an existing site plan, operation plan for drilling, operation plan for production and conditions.
- Applicant: XTO Energy Inc.
- Representative: Peloton Land Solutions, Jonathan Ragsdale

Authorization of Hearing

- Neva Dean**
(CC District 14)
- A public hearing to decide whether to authorize a public hearing to determine the proper zoning on property zoned Planned Development District No. 145 with Historic Overlay No. 44 and Historic Overlay No. 18 on a portion on property bound by Routh Street, Ross Avenue, St. Paul Street, and Woodall Rodgers Freeway with consideration given to an amendment to Planned Development District No. 145 to allow the use of a conveyance as a building for food preparation from mobile vans and trucks and related regulations. This is a hearing to consider the request to authorize the hearing and not on the rezoning of property at this time.

Neva Dean
(CC District 14)

A public hearing to decide whether to authorize a public hearing to determine the proper zoning on property zoned Planned Development District No. 708 with consideration given to amending Planned Development District No. 708 to allow for a person to use a conveyance as a building for food preparation from mobile vans and trucks in an area generally bound by Woodall Rodgers Freeway, Routh Street, Ross Avenue, and Central Expressway. This is a hearing to consider the request to authorize the hearing and not on the rezoning of property at this time.

Other Matters

Consideration of appointments to following CPC Committees:

Arts District Sign Review Committee

(List of committee members available with CPC Secretary)

Minutes: September 2, 2010

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Tuesday, September 14, 2010

SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC) MEETING – Tuesday, September 14, 2010, at 2:00 p.m., City Hall, 1500 Marilla Street, in Conference Room 5BN, to discuss (1) **1009075022** - An application for a Certificate of Appropriateness for the installation of an upper level sign at 2020 N. Lamar and (2) **1009075023** - An application for a Certificate of Appropriateness for the installation of an upper level sign at 2020 N. Lamar.

Thursday, September 16, 2010

ZONING ORDINANCE COMMITTEE (ZOC) MEETING - Thursday, September 16, 2010, City Hall, 1500 Marilla Street, in 5ES, at 8:30 a.m., to consider (1) **DCA090-005** - Alternative Financial Establishments.

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]