



CITY OF DALLAS

CITY PLAN COMMISSION
Thursday, October 22, 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

BRIEFINGS:

Subdivision Docket
Zoning Docket

ACTION ITEMS:

Subdivision Docket

Planner: Michael Grace

Consent Agenda - Preliminary Plats

- (1) **S089-146**
(CC District 9)
- An application to replat 2.1306 acres containing all of Lots 1H and 1J in City Block C/5414 into one lot located at the intersection of Eastridge Dr. and Skillman St., southwest corner.
Owner: Steve Gregory
Surveyor: SCI
Application Filed: September 28, 2009
Zoning: CR
Staff Recommendation: **Approval**, subject to the conditions listed in the docket.
- (2) **S089-147**
(CC District 7)
- An application to create a 9.994 acre lot out of a tract of land in City Block 5800 located at 5530 Parkdale Ln.
Owner: Lourdes Lindsey
Surveyor: Winkelman & Associates
Application Filed: September 29, 2009
Zoning: LI
Staff Recommendation: **Approval**, subject to the conditions listed in the docket.

- (3) **S090-002**
(CC District 8) An application to create a 10.066 acre lot out of a tract of land in City Blocks 6898 and 7602 generally located at the intersection of E. Camp Wisdom Rd. at Old Ox Rd.
Owner: University of North Texas System
Surveyor: Pacheco Koch Consulting Engineers
Application Filed: October 2, 2009
Zoning: R-5(A) & CH
Staff Recommendation: **Approval**, subject to the conditions listed in the docket.
- (4) **S090-003**
(CC District 8) An application to create a 101.018 acre lot out of a tract of land in City Block 8267 generally located at the intersection of J.J. Lemmon Rd. and Langdon Rd., southwest corner.
Owner: Dallas ISD
Surveyor: Pacheco Koch Consulting Engineers
Application Filed: October 2, 2009
Zoning: CH
Staff Recommendation: **Approval**, subject to the conditions listed in the docket.

Residential Replats

- (5) **S089-144**
(CC District 11) An application to replat a 4.527 acre tract of land containing all of Lot 3 in Block 7463 of Churchill Recreation Center Addition and all of Lots 4A thru 4F of David D. Buller Estates in City Block A/7462 into one lot located at the intersection of Churchill Way and Hillcrest Rd., southeast corner.
Owner: City of Dallas Parks and Recreation
Surveyor: Jaster-Quintanilla
Application Filed: September 23, 2009
Zoning: PD-381
Staff Recommendation: **Approval**, subject to the conditions listed in the docket.
- (6) **S090-001**
(CC District 14) An application to replat a 0.346 acre tract of land containing part of Lot 16 of Lakeview Heights Addition in City Block 2845 into a 7,519 sq. ft. lot and a 7,531 sq. ft. lot located at the intersection of Norris St. and Vanderbilt Ave., northeast corner.
Owner: Lois J. Beene
Surveyor: Analytical Surveys, Inc.
Application Filed: October 1, 2009
Zoning: R-7.5(A)
Staff Recommendation: **Approval**, subject to the conditions listed in the docket.

Miscellaneous Docket

M089-040
Richard Brown
(CC District 13)

Minor amendment to the Development Plan for Planned Development District No. 275 for Single family and Private street uses on the south line of Park Lane, west of Boedeker Street.

Staff Recommendation: **Approval**

D089-013
Olga Torres Holyoak
(CC District 10)

Development plan and landscape plan for Planned Development District No. 758, north of Walnut Hill, east of Whistlestop Place.

Staff Recommendation: **Approval**

D089-017
Olga Torres Holyoak
(CC District 3)

Development plan/landscape plan for Planned Development District No. 743 on the east side of Kiwanis Road, north of Dixie Garden Road.

Staff Recommendation: **Approval**

Zoning Cases – Consent

1. **Z089-241(RB)**
(Richard Brown)
(CC District 10)

An application for a Specific Use Permit for a Transit passenger station or transfer center on property zoned an MF-1(A) Multifamily District and the Subarea B portion of Planned Development District No. 758, on the north line of Walnut Hill Lane, west of White Rock Trail.

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

Applicant: Dallas Area Rapid Transit, Owner

Representative: Dave Powyszynski

2. **Z089-216(MAW)**
(Neva Dean)
(CC District 10)

An application for an MU-3 Mixed Use District and a Specific Use Permit for a mini-warehouse use on property zoned an LO-2 Limited Office District on the southeast corner of Interstate 635 (LBJ Freeway) and Audelia Road.

Staff Recommendation: **Approval** of the MU-3 District and **approval** of the Specific Use Permit for a ten-year period with eligibility for automatic renewal for ten-year period, subject to a site plan and conditions.

Applicant: PS LPT Properties Investors

Representative: Jonathan Vinson, Jackson Walker, L.L.P.

3. **Z089-257(WE)**
(Warren Ellis)
(CC District 13)
- An application for a Specific Use Permit for an Alcoholic Beverage Establishment for a bar, lounge, or tavern within Planned Development District No. 85 for Shopping Center, Office-2 and Multiple Family-3 uses, on the northeast corner of Greenville Avenue and Pineland Drive.
- Staff Recommendation: **Approval** for a five-year period with eligibility for automatic renewals for additional five-year period, subject to a site plan and conditions.
- Applicant: Don Booker
- Representative: Peter Kavanagh – Zone Systems, Inc.

Zoning Cases – Under Advisement

- A. **Z089-253(RB)**
(Richard Brown)
(CC District 13)
- An application for a Planned Development District for a Private school, Child-care facility, and R-1ac(A) Single Family District Use on property zoned an R-1ac(A) Single Family District on the north line of Northwest Highway, between Inwood Road and Meadowbrook Drive.
- Staff Recommendation: **Approval**, subject to a development plan, traffic management plan, and conditions.
- Applicant: Lovers Lane Methodist Church, Owner
- Representative: Kirk R. Williams

Zoning Cases – Individual

4. **Z089-271(WE)**
(Warren Ellis)
(CC District 2)
- An application for a Specific Use Permit for an Alcoholic Beverage Establishment use 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 south side of Elm Street, west of Crowdus Street.
- Staff Recommendation: **Approval** for a two-year time period, subject to a revised site plan and staff's recommended conditions.
- Applicant/Representative: Gabriel Sanchez
5. **Z089-273(WE)**
(Warren Ellis)
(CC District 2)
- An application for a Specific Use Permit for an Alcoholic Beverage Establishment use for a bar, lounge, or tavern and an Inside commercial amusement for a live music venue and a Class A dance hall on property zoned Planned Development District No. 269, the Deep Ellum/Near East Side Special Purpose District on the south side of Elm Street, west of Crowdus Street.
- Staff Recommendation: **Approval** for a two-year time period, subject to a site plan and staff's recommended conditions.
- Applicant: Stephanie Houston
- Representative: Michael Coker Company -Audra Buckley

Development Code Amendments – Under Advisement

DCA078-014 Consideration of an amendment to Chapter 51A, Section 3.102(a) Creation; membership; appointment, the Dallas Development Code, to amend regulations pertaining to Board of Adjustment Panel Size.
David Cossum
Staff Recommendation: **Approval**
ZOAC Recommendation: **Approval**

Land Use Plan

David Whitley A public hearing to amend the forwardDallas! Comprehensive Plan and the Trinity River Corridor Comprehensive Land Use Plan to incorporate amendments to the Oak Cliff Gateway Land Use Opportunity Plan on property generally bounded by Interstate 30 to the north, the east levee of the Trinity River to the northeast, Interstate 35 to the east and south, and properties along Zang Boulevard and Beckley Avenue to the west, including properties near the southwest corner of Beckley Avenue and Colorado Boulevard and properties near the southwest corner of Beckley Avenue and Interstate 30.
Trinity River Corridor Ad Hoc Committee Recommendation & Urban Design Advisory Committee: **Approval**

Other Matters

Consideration of appointments to the following CPC Committees:
Special Sign District Advisory Committee (SSDAC)
Arts District Sign Advisory Committee
Discussion of committees
(List of committee members available with CPC Coordinator)

Minutes: October 15, 2009

Adjournment

CITY PLAN COMMISSION PUBLIC COMMITTEE MEETINGS

Thursday, October 22, 2009

SPECIAL SIGN DISTRICT ADVISORY COMMITTEE (SSDAC) MEETING - Thursday, October 22, 2009, at 9:00 a.m., City Hall, 1500 Marilla Street, in Conference Room 5BN to discuss the following: 1) **SPSD 009-001** - Consideration of amendments to Chapter 51A, the Dallas Development Code, to amend regulations pertaining to the Downtown Special Provision Sign District to allow middle level signs, 2) **0910025002** - An application for a Certificate of Appropriateness by Brad Pilkington of Reynolds Signs, Inc. for the installation of a 62 square foot flat attached sign at 601 N Akard Street, 3) **Z089-264** - Consideration for the Appropriateness of a Special Use Permit for a Non-premise district activity video board in the Special Sign District. The application of Reynolds Outdoor Media, represented by Masterplan, located at 1502 Elm Street for a 144 square foot projecting sign located on the southeast corner of Elm Street and Akard Street, and 4) **Z089-263** - Consideration for the Appropriateness of a Special Use Permit for a Non-premise district activity video board in the Special Sign District. The application of Reynolds Outdoor Media, represented by Masterplan, located at 1321 Commerce Street for a 144 square foot projecting sign located on the northeast corner of Field Street and Commerce Street.

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]